

3280

2997



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 703a9ce99c953b38f314

Receipt Date : 02-Dec-2022 11:09:40 am

Receipt Amount : 72400/-

Amount In Words : Seventy Two Thousands Four Hundred Rupees Only

Token Number : 20220000142603

Office Name : SRO - Ranchi Urban3

Document Type : Sale Deed

Payee Name : SUNIL KUMAR KEJRIWAL HUF Through Its Karta SUNIL KUMAR KEJRIWAL ( Vendee )

GRN Number : 2214562032



पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

*Sunil Bagaria*

*Sunil - Bagaria*  
02/12/2022

निबंधन पदाधिकारी  
सूची सेव-2, राँचे, राँची

2-12-2022

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

*Sunil Kumar Bagaria*

प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।  
*Sunil Kumar Bagaria*

मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

Sumita Bagaria

Sumita Bagaria

02/12/2022

Sale

₹ 18,10,000/-

₹ 72,400/-

R.Com

7,22,845 x 2.50 dca

बिना शर्तों के निम्नलिखित अर्थ  
यदि प्राप्त हो तो 2022 में  
नो 207 नं. के अर्थ

निम्न लिखित अर्थों के अर्थ  
नं. 1852 (1) अ. 4-1-2020  
के अर्थों के अर्थ

**SALE - DEED**

2-12

**THIS INDENTURE OF ABSOLUTE SALE DEED** is made on this the 02<sup>nd</sup> day of December' in the year Two Thousand Twenty Two (2022) of the Christian era at Ranchi;

**BETWEEN**

1. **Mrs. SUNITA BAGARIA** wife of Sri Rahul Bagaria, daughter of Sri Omkar Mal Kedia & granddaughter of Late Shiv Nath Kedia, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Housewife, resident of A-308, Bansal Tower, Bhattacharya Road, Exhibition Road Chowk, Police Station Gandhi Maidan Thana, District Patna in the State of Bihar, an Indian Citizen; and



Sunita

Sunita Bagaria  
02/12/2022



*Prity-Bagaria*



Sunita Bagaria

Sunita Bagaria  
02/12/2022



Thumb



Index finger



Middle finger



Ring finger



Little finger

2 - 12 - 2022

कमुनल अपराहन ... 1001.00  
अवर निबंधन कार्यालय श्री ...  
पता ... श्री ...  
वसि ... श्री ...  
अवर निबंधक ... प्रमाणिकृत ...  
... सन ... के अधीन ...  
... से एक श्री ...  
... में निबंधन के लिए पेश किया



4  
निबंधन पदाधिकारी  
... नंबर-3, कलिका ...  
2 - 12 - 2022

2. **Mrs. PRITY BAGARIA** wife of Sri Rohit Bagaria, daughter of Late Binod Agarwal & granddaughter of Late Rameshwar Lal Agarwal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of A-302, Hari Om Towers, Circular Road, Police Station Lalpur, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter called the "**VENDORS**" for the sake of brevity of the **FIRST PART**;

PAN No. **AFDPB0561M** [Sunita Bagaria]

AADHAAR No. **XXXX XXXX 9586** [Sunita Bagaria]

MOBILE No. **8407088882** [Sunita Bagaria]

PAN No. **AFDPB0560L** [Prity Bagaria]

AADHAAR No. **XXXX XXXX 4507** [Prity Bagaria]

MOBILE No. **9334356324** [Prity Bagaria]

**AND**

1. **SUNIL KUMAR KEJRIWAL (HUF)**, a Hindu Undivided Family represented through its Karta **SUNIL KUMAR KEJRIWAL** son of Late Purushottam Lal Kejriwal and grandson of Late Ghanshyam Das Kejriwal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Bussiness, resident of Manshi Kothi, Lower Bardwan Compound, Gyan Ranjan Path, Lalpur, Police Station Lalpur, District Ranchi, State Jharkhand in the State of Jharkhand, an Indian Citizen; and

2. **DEEPAK SARAWAGI (HUF)**, a Hindu Undivided Family through its Karta **Mr. DEEPAK SARAWAGI** son of Late Raj Kumar Sarawagi and grandson of Late Nathmal Ji Sarawagi, by faith &

*Sunita Bagaria*  
20/11/2022

*Prity Bagaria*

religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Flat No. 409, Panchwati Residency, Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter for the sake of brevity called the "**PURCHASERS**" of the **SECOND PART**.

**PAN No. AABHS2557P** [Sunil Kumar Kejriwal (HUF)]

**ADDHAAR No. XXXX XXXX 0918** [Sunil Kumar Kejriwal]

**MOBILE No. 9431108202** [Sunil Kumar Kejriwal]

**PAN No. AAJHD4332H** [Deepak Sarawagi (HUF)]

**AADHAR No. XXXX XXXX 9590** [Deepak Sarawagi]

**MOBILE No. 9431170644** [Deepak Sarawagi]

The terms and expressions of the "**VENDORS**" and "**PURCHASERS**" shall unless expressly excluded by or repugnant to the subject or context of these present shall mean and include their respective heirs, executors, administrators, successor-in-interest, legal representatives and assigns.

**WHEREAS** the VENDORS had own and possessed the land measuring an Area 5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ratu, Revenue Thana No. 139, District Ranchi, through registered Deed of Sale bearing Deed No. 14095 dated 16<sup>th</sup>/17<sup>th</sup> day of June' 2010, which is entered in Book No. 1, Volume No. 605, Page Nos. 467 to 494, for the year 2010 at the office of the District Sub Registrar, Ranchi;

*Somda Bagaria*

*Paity Bagaria*

**WHEREAS** initially the land appertaining to Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi has recorded in the Revisional Survey Record of Right as a Bakast Malik land of the then Landlord namely Ahlad Ram Ohdar and others;

**AND WHEREAS** the then Landlord Ahlad Ram Ohdar & Ram Kishun Ram Ohdar jointly settled the land measuring an Area 1.07 Acre of Revisional Survey Plot No. 821 under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to and infavour of Bibi Sobran wife of Sekh Nasir Ahmad, by virtue of a permanent heritable and transferable Raiyatee Settlement Indenture dated 28<sup>th</sup> day of January 1939, being Deed No. 248, which is entered in Book No. 1, Volume No. 3, Page Nos. 278 to 280 for the year 1939 at the office of District Sub Registrar, Ranchi, and put her in effective possession thereof and also realized rent in the name of Bibi Sobran and her successor with respect to the said land;

**AND WHEREAS** the said Bibi Sobran died issueless, and after the death of Bibi Sobran her claim, interest, title & possession on and over the aforesaid land measuring an Area 1.07 Acre of Revisional Survey Plot No. 821 under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, was developed upon her nephew (sister's son) namely Seikh Rahman, who was brought up, looked after and maintained since his childhood as "Posh-Putra" by the said Bibi Sobran. Thus, the said Seikh Rahman inherited and succeeded the aforesaid landed property after the death of Bibi Sobran;

*Bibi Bagoria*  
02/12/2022

*Seikh Rahman*

**AND WHEREAS** in terms of decree dated 14<sup>th</sup> day of August' 1964 passed by the Sub-Judge, Ranchi in Partition Suit No. 155 of 1962 (Seikh Jadu & others - Versus - Seikh Rahman, Seikh Allauddin and Others), possession and ownership of the said Seikh Rahman was also confirmed with respect to the land of the said Revisional Survey Plot No. 821 under Khata No. 207 of Village Simalia, Ranchi and the said land was allotted to the exclusive share of the said Seikh Rahman, and he possessed the same with his perfect right, title and interest, then the said Seikh Rahman got mutated his name in the Sherista of the State through Circle Officer, Kanke Anchal, Ranchi with respect to the land of Revisional Survey Plot No. 821 under Khata No. 207 of Village Simalia, Ranchi, vide Mutation Case No. 133 R 27/1966-67 dated 16-03-1967 and paid Revenue Rent in his own name to the competent Authority till his possession;

**AND WHEREAS** the said Seikh Rahman sold and transferred the land measuring an Area 24 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Tlana No. 139, District Ranchi, to one Smt. Nand Kishori Devi, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5960, which is entered in Book No. 1, Volume No. 50, Page Nos. 365 to 370 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Nand Kishori Devi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 11 (i) R 27/1982-83 order dated 11-10-1982/13-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

*Seikh Rahman*  
02/12/2011

*Smt. Nand Kishori Devi*

**AND WHEREAS** the aforesaid Smt. Nand Kishori Devi sold and transferred the land measuring an Area 21 Decimals out of 24 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Haji Mobarak Hussain son of Late Sk. Junaid alias Juman, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of May' 2002, vide Deed No. 5195 for the year 2002 at the office of District Sub Registrar, Ranchi, and put him in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Haji Mobarak Hussain son of Late Sk. Junaid alias Juman came in peaceful possession over his purchased land and got mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1502 R 27/2007-08 & Mutation Appeal No. 154 R 15/2007-08 and paid Revenue Rent in his own name to the competent Authority till his possession;

**AND WHEREAS** out of the aforesaid 21 Decimal of land being portion of the aforesaid Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, the State Government had acquired 16 Decimal of land under the provision of the Land Acquisition Act' 1894 for public purpose, i.e., for widening of Road under Ranchi Ring Road Project in Land Acquisition Case No. 37/2005-06. The said Haji Mobarak Hussain had received Rs. 1,19,361/- only through Cheque No. 530542 dated 08-12-2009 drawn on UCO Bank, J.P.S.C. Ext. Counter, Circular Road, Ranchi by the State as a compensation amounts

*Donita Bagaria*  
02-12-2009

*Katy - Bagaria*

on account of acquisition of his 16 Decimal of land. Thus, after the acquisition Haji Mobarak Hussain retain only 5 Decimal of land in Sub Plot No. 821/IV with 16' wide private passage on its northern side, which is denoted as Sub Plot No. 821/IV-A;

**AND WHEREAS** the said Haji Mobarak Hussain sold and transferred the land measuring an Area 5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the present VENDORS namely (1) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, and (2) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale dated 16<sup>th</sup>/17<sup>th</sup> day of June' 2010, vide Deed No. 14095, which is entered in Book No. 1, Volume No. 605, Page Nos. 467 to 494, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Prity Bagaria, and (2) Mrs. Sunita Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 552 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority;

**AND WHEREAS** now the present VENDORS are exercising their perfect right title and interest over the above mentioned property as an absolute owners thereof free from all encumbrances and without any let or hindrance from any quarter, and they have absolute right to transfer the said property by way of sale to the purchaser.

**AND WHEREAS** now the VENDORS being in urgent need of money and some other legal necessities, wanted to sell the schedule landed property measuring an Area 2.5 Decimals out

*Sunita Bagaria*  
02/12/2022

*Prity Bagaria*

of 5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, and offered the same to the PURCHASERS and the PURCHASERS agreed to purchase the same which is shown in the RED WASH in the map annexed hereto with this sale deed. The PURCHASERS paid a total consideration amount of Rs. 18,10,000/- (Rupees Eighteen Lacs Ten Thousand) only, for the landed property by a mutual consent. The said amount is paid to the VENDORS and the VENDORS acknowledged and accepted the said amount as being paid.

**AND WHEREAS** the VENDORS on receipt of all the consideration amount amounting of Rs. 18,10,000/- (Rupees Eighteen Lacs Ten Thousand) only in the manner described in details of Memo of Consideration below, which has been duly acknowledged by the VENDORS in a separate receipt.

**NOW THIS DEED OF SALE WITNESSETH** that in pursuance of the said consideration of the sum of Rs. 18,10,000/- (Rupees Eighteen Lacs Ten Thousand) only, paid to the VENDORS by the PURCHASERS before the execution of this sale deed, will and pleasure and without any pursuance, force, undue influence or anything of the kind from any quarter or quarters and in their full senses and in a sound state of mind and body does hereby grant, transfer, sell and assigns to AND UNTO the said PURCHASERS, absolutely and forever, free from all encumbrances and obligations;

**AND** the VENDORS do hereby covenant with the PURCHASERS that the later shall be entitled to get their names mutated in

*Smta Bagaria*  
02/10/2022

*Smta Bagaria*

office of the Revenue Authority of Jharkhand State and pay revenue rent in their own names AND the VENDORS shall at all reasonable times on request of and at the cost of the PURCHASERS do execute or cause to be done and executed all such acts, deeds, assurance and things which may be reasonably required for perfecting the title of the PURCHASERS into and said property according to the true meaning and intents of these presents;

AND the VENDORS do yet again covenant with the PURCHASERS that the latter shall be saved harmless and kept indemnified from incur by reason of any defect of title of possession or any charges or any encumbrances or any claim being made by any person other than the VENDORS to the said landed property or on part thereof, now from today the PURCHASERS are the absolute owners of the property hereby sold to them and all the rights, title, interests and claims whatsoever both in law and equity belonging the VENDORS in respect of the property or any part thereof to have and to hold the same to the PURCHASERS absolutely and forever;

**The VENDORS does hereby again covenant with the PURCHASERS as follows:-**

(A) That whatsoever the right, title and interest the VENDORS have on the said land is hereby sold and transferred to the PURCHASERS, shall from the date of its execution and registration of this Sale Deed vests entirely and absolutely to the PURCHASERS, They shall be entitled to exercise all their rights upon the said property described in the Schedule and as per the agreement and understanding between the parties, VENDORS have already put the PURCHASERS in vacant possession of the

*Dumka Bazar*  
02/12/2022

*Saty-Bajwa*

landed property as stated above and PURCHASERS have come in khass possession over the property.

(B) That the VENDORS does hereby assure the PURCHASERS that the VENDORS have not at any times hereto made, committed, done, suffered or had been party to any act, deed, matter or thing whatever by omission or commission by reason whereof the said property subject to these presents or any part whereof has been alienated, exchanged or mortgaged, encumbered, leased or attached in any case or in any way impeached in title or possession.

(C) That the VENDORS assured the said PURCHASERS that the said land is free from all encumbrances, whatsoever to have and hold the property hereby conveyed to the PURCHASERS absolutely.

(D) That the VENDORS covenant with PURCHASERS that VENDORS shall indemnify all losses, damages, claim, demand, and liabilities occur due to any defect in their title.

(E) That the VENDORS further covenants' with the PURCHASERS that VENDORS have not taken any loan from any bank, financial corporation or any other agency or person by encumbering and mortgaging the properties hereby sold, conveyed and transferred.

(F) That the VENDORS further covenants with the PURCHASERS that except the VENDORS and nobody else has or had any right, title, interest, share, possession and any manner of concern with the said property in Schedule below.

(G) That now the PURCHASERS have every right to grant,

*Smrite Bagaria*  
02/12/2022

*Puty - Bagaria*

convey, assigns, sell, transfer the Schedule Property absolutely and forever and they also entitled to lease, gift etc. to anybody as per their will.

**The Schedule**

**(Schedule of the Land)**

All that piece and parcel of the land being the portion of the **Revisional Survey Plot No. 821**, marked as **Sub Plot No. 821/IV-A/Part** under **Khata No. 207**, Khewat No. 3/6, measuring an **Area 2.5 Decimals** more or less out of 5 Decimals, situated at **Village/Mouza Simalia, Police Station Ratu**, Revenue **Thana No. 139, District Ranchi, State Jharkhand**, and more clearly delineated and colored in RED WASH in the map annexed hereto forming a part of this deed.

Mouza	Khata No.	Plot No.	Sub Plot No.	Area
Simalia	207	821	821/IV-A/Part	2.5 Decimals

**Butted and Bounded as follows :-**

North : R.S. Plot No. 821/IV-A/Part  
 South : R.S. Plot No. 823  
 East : R.S. Plot No. 821/III/Part  
 West : Ring Road

*Donita Begaria*  
02/12/2022

*Puty-Begaria*

**Measurement of Land is as follows :-**

Northern side East to West	:	30' - 00"
Southern side East to West	:	06' - 10"
Eastern side North to South	:	61' - 00"
Western side North to South	:	63' - 00"

Category :- Present Category of Land is Commercial.

**MEMO OF CONSIDERATION**

The PURCHASERS had paid Rs. 18,10,000/- (Rupees Eighteen Lacs Ten Thousand) only the consideration amount of the scheduled property to the VENDORS through :-

Ch. No.	Date	Bank's Name	Amount
In the Name of Prity Bagaria			
000025	30-09-2022	Kotak Bank	8,95,950/-
TDS	30-11-2022	BOB	9,050/-
In the Name of Sunita Bagaria			
019227	30-09-2022	Union Bank	8,95,950/-
TDS	30-11-2022	BOB	9,050/-
Total Rs.			18,10,000/-
(Rupees Eighteen Lacs Ten Thousand) only.			

*Sunita Bagaria*  
02/12/2022

*Prity Bagaria*

**CERTIFICATE**

**CERTIFIED** that the land in schedule according to entries in records of right neither Govt. land nor has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

**THIS IS FURTHER CERTIFIED** that the land neither is tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

**IT IS ALSO CERTIFIED** that the VENDORS does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

**IN WITNESS WHEREOF** the VENDORS and PURCHASERS have put their signatures to this present at Ranchi on the date, month and year first above written.

**WITNESSES :-**



LT) of  
Pradeep Dhdar  
Jobo  
Kumar  
02/12/2022

Name - Pradeep Dhdar  
%o - Lt. Ahlad Dhdar  
P/o - Vill - Simaliya  
Ps. - Ratu  
Dist. - Ranchi

Handwritten signature in Hindi: *प्रदीप धर्दार*

2. (10/12/2022)  
श्री. अहलद धर्दार  
विलाजिमा  
ग्राम रातु जिला (राँची)

Handwritten signature in Hindi: *श्री. अहलद धर्दार*











Handwritten signature: *Simida Bagaria*  
02/12/2022

Handwritten signature: *Prady Bagaria*



*Prity-Bagaria*  
*02/12/2022*

**VENDOR'S SIGNATURE AND PHOTOGRAPH**

				
<b>Thumb</b>	<b>First finger</b>	<b>Middle finger</b>	<b>Ring Finger</b>	<b>Little Finger</b>
				
<b>Thumb</b>	<b>First finger</b>	<b>Middle finger</b>	<b>Ring Finger</b>	<b>Little Finger</b>



Srinivas Kumar  
02/12/2022



Dipal Srivastava  
02/12/2022

**PURCHASER'S SIGNATURE AND PHOTOGRAPH**

Thumb	First finger	Middle finger	Ring Finger	Little Finger
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Praty-Bagaria · Sonika Bagaria  
 02/12/2022

Certified that the finger prints of the left hand of each persons whose photograph affixed in the document have been obtained of me or before me.

*Rajesh Kumar*  
02/12/2022

Drafted by : Rajesh Kumar, Advocate

(Ledger No. 1639/01)

Typed by :

*Rajesh Kumar*  
02/12/2022

Advocate Signature



भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम/ Enrolment No.: 2189/47142/05257

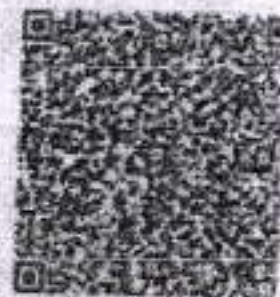
To  
प्रदीप ओहदार  
Pradeep Ohdar  
S/O Ahtad Ohdar  
Vill Simliya Thana Ratu  
Simliya  
Simlia  
Ranchi Jharkhand - 835222  
9708561155

Download Date: 29/12/2017

Generation Date: 23/12/2017

Signature valid

  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2017.12.23 10:00:19  
GT



आपका आधार क्रमांक / Your Aadhaar No. :

**8243 6770 4727**

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India

सुनीता बागेरिया  
Sunita Bageria  
जन्म तिथि / DOB: 13/06/1979  
महिला / Female

Issue Date: 15/10/2014

8247 3273 9586

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: एकादश राहुल बागेरिया, ए 308 बंसल टॉवर, भट्टाचार्य रोड, एग्जिबिशन रोड चौक, एग्जिबिशन रोड, पटना, बिहार, 800001

Print Date: 26/07/2014

Address: C/O: Rahul Bagaria, A 308 Bansal Tower, Bhattacharya Road, Exhibition Road Chowk, Exhibition Road, Patna, Bihar, 800001

8247 3273 9586

1947 help@uidai.gov.in www.uidai.gov.in

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AFDPB0561M



नाम /NAME

SUNITA BAGARIA

पिता का नाम /FATHER'S NAME

OMKAR MAL KEDIA

जन्म तिथि /DATE OF BIRTH

13-06-1979

हस्ताक्षर /SIGNATURE

Sunita Bagaria

आयकर आयोग (सी.ओ.) पटना

COMMISSIONER OF I-TAX (CO), PATNA

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRITY BAGARIA

BINOD AGARWAL

10/01/1978

Permanent Account Number

AFD B05601

*Prity Bagaria*  
Signature





भारत सरकार  
GOVERNMENT OF INDIA



प्रीति बागडिया  
Prity Bagaria  
DOB: 10-01-1978  
Gender: Female



6389 2616 4507

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O: रोहित बागडिया, ए302, हरी  
ओम टावर, सर्कुलर रोड, लालपुर,  
रांची जि.पो., रांची जी.पी.ओ., रांची,  
रांची, झारखण्ड, 834001

Address:  
W/o: Rohit Bagaria, A302, Hari Om  
Tower, Circular Road, Lalpur,  
Ranchi G.p.o., Ranchi G.p.o.,  
Ranchi, Ranchi, Jharkhand,  
834001



1800 303 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 091





भारत सरकार

Government of India

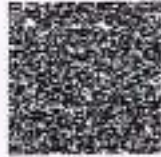


दीपक सारावागी

Deepak Sarawagi

जन्म तिथि / DOB: 03/05/1974

लिंग / Male



7163 6482 9590

मेरा आधार, मेरी पहचान



आयकर

आयकर प्रमाणिकरण

Income Tax e-Verification Authority of India

पता: C/O राज कुमार सारावागी, फ्लॉट नं-409, पंचवटी रेसिडेंसी,  
चोक, कालिका रोड, मोरबादी, रांची यूनिवर्सिटी, रांची,  
झारखण्ड, 834008



Address: C/O Raj Kumar Sarawagi, Flat No-  
409, Panchwati Residency, Chanderni  
Chok, Kalika Road, Morabadi, Ranchi  
University, Ranchi, Jharkhand, 834008

7163 6482 9590



1947



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भारत सरकार  
GOVERNMENT OF INDIA

सुरीश कुमार कोथलियाल  
Suri Kumar Kothliyal

जन्म वर्ष / Year of Birth : 1965  
पुरुष / Male



0918

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: लाल पुरशोतम लाल  
कोथलियाल, माण्डी रोड, बार्दवान  
कम्पाउंड, ग्राम गजल पथ, निबर होली क्रॉस  
स्कूल, लालपुर, बाला-नागपुर, रांची  
जि.पि.ओ., रांची, रांची सी.टी.ओ.  
झारखण्ड, 834001

Address: S/O: Late Purshotam Lal  
Kothliyal, MANSHI KOTHI, LOWER  
BARDWAN COMPOUND, GRAM  
RANJAN PATH, NEAR HCL  
CROSS SCHOOL,  
LALPUR, PS-LALPUR, Ranchi  
G.P.O., Ranchi, Ranchi G.P.O.,  
Jharkhand, 834001



181  
1800 180 1818



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P.O. Box No. 3547,  
Bengaluru-560 071

Father Name - Late Purshotam Lal Kothliyal  
Grandfather Name - Late Ghanashyam Lal Kothliyal  
Occupation - Student  
Police Station - Raipur  
Mobile No - 98301100667

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AABHS2557P



नाम / Name  
SUNIL KUMAR KEJRIWAL (HUF)

13022022

दिनांक / Date of issue  
15/02/2022



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

खेत का नाम, अभिभावक का नाम, रिश्ता

वकाशत, ..... जाति....., निवासी-

जिला का नाम	राँची	अंचल का नाम	रातु	हलका का नाम	हल्का-05	मौजा का नाम	सिमलिया	खाता का प्रकार	रैयती
खेवट नम्बर	3/6	खाता नम्बर	207	थाना का नाम	राँची	थाना नम्बर	139		

(1)	(2)	(3)	किसम जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
207	1062	१. दोन शेख रोजन १. दोन वकाश नीज	दोन दो 2	0 एकड़	38 डिसमील		0	0	0	वकाशत मालिक
	1084	१. दोन रघु राम १. दोन वकाशत करन राम वोगैरह	दोन एक 8	1 एकड़	0 डिसमील					वकाशत मालिक
	45	१. दोन वकाशत नरायण राम वोगैरह १. दोन बलदेव राम वोगैरह	दोन दो 7	0 एकड़	47 डिसमील					वकाशत मालिक
	57	१. दोन वकाशत नरायण राम वोगैरह १. दोन वकाशत बलदेव राम वोगैरह	दोन एक 6	1 एकड़	8 डिसमील					वकाशत मालिक
	58	१. दोन वकाशत नरायण राम वोगैरह १. दोन वकाशत बलदेव राम वोगैरह	दोन दो 1	0 एकड़	38 डिसमील	वकबजे सन तोख अहीर वल्द जगरनाथ अहीर कौम अहीर साकिन देह वजरीए जरपेशगी पट्टा रजीस्ट्री तारीख 6-3-1931 ई मोवलिंग 80-0-0 अस्सी रुपैया सम्बत 1987 साल				वकाशत मालिक

70	१. रास्ता १. टाड़ वकाशत अहलाद राम	टाड़ दो ।	0 एकड़	30 डिसमील		वकाशत मालिक
126	१. टाड़ वकाशत नरायण राम बोगैरह १. रास्ता	टाड़ दो 3	1 एकड़	50 डिसमील		वकाशत मालिक
743	१. परती कदीम नीज १. टोंगरी समिलात	मकान/1. सहन/1 0	0 एकड़	2 डिसमील		वकाशत मालिक
744	१. टाड़ वकाशत नीज १. मकान मैसहन नीज	परती कदीम ।	0 एकड़	6 डिसमील		वकाशत मालिक
746	१. टाड़ वकाशत बीजे राम १. परती कदीम नीज	टाड़ एक ।	0 एकड़	9 डिसमील	बैर/1 डुमर/1 कुलहक वकबजे बीजे राम मालिक	वकाशत मालिक
69	१. टाड़ वकाशत अहलाद राम बोगैरह १. टाड़ वकाशत धुधा राम	टाड़ एक 2	0 एकड़	26 डिसमील	कुआ पक्का/1 वकबजे नराराण राम बोगैरह मालिक नीज पुटकल/1 कुलहक वकबजे नीज	वकाशत मालिक
129	१. टाड़ वकाशत हामोदर राम १. टोंगरी	टाड़ एक ।	0 एकड़	52 डिसमील		वकाशत मालिक
819	१. टाड़ वकाशत बलदेव राम बोगैरह १. टाड़ वकाशत बलदेव राम बोगैरह	टाड़ दो ।	0 एकड़	85 डिसमील	वकबजे मंगरुआ अहीर वल्द गणेश अहीर कौम अहीर साकिन पुटकल टोली हेन्ड नोट कागज तारीख 31- 1-1931 ई मोवलिग 20-0-0 बीस रुपैया बीलएकड़ सुदा मेयाद ताआदाप रुपैया आम/4 कुलहक वकबजे नीज	वकाशत मालिक
821	१. टाड़ वकाशत बलदेव राम बोगैरह १. टाड़ वकाशत दामोदर राम	टाड़ दो ।	1 एकड़	7 डिसमील	वकबजे रेंगा उरांव बो लुका उरांव बो बालहु उरांव पेशरान ऐचो उरांव कौम उरांव साकिन देह जबानी जरपेशगी मोवलिग 40-0-0 चात्तीस	वकाशत मालिक

					रुपैया मुदत 6 साल मेवाड ताआदाय रुपैया आम/5 कुलहक वकबजे नीज		
833	१. टाड़ वकाशत नरायण राम वोगैरह १. परती कदीम ओकर महाराज	टाड़ दो 2	1 एकड़	32 डिसमील	आम/1 करज/2 तकड़ी वो फल वकबजे नीज		वकाशत मालिक
839	१. टाड़ पीछ असरफ १. टाड़ पंचु मुन्हा	टाड़ दो 1	0 एकड़	78 डिसमील	गशतन कबजा झरीआ वो सुकराम पाहन पेशरान गौरीआ पाहन कौम मुन्हा साकिन देह टीला कटहल टोली वहीसे बराबर मुदत 6 साल		वकाशत मालिक
822	१. टाड़ वकाशत बलदेव राम वोगैरह १. टाड़ वकाशत दामोदर राम वोगैरह	टाड़ दो 1	0 एकड़	5 डिसमील			वकाशत मालिक
खाता मे कुल प्लोट संख्या		17	खाता का कुल मिजान (खतियान के अनुसार)		9 86	खाता का कुल लगान	0 0 0

यह एक कंप्यूटर जनित प्रति है

11/30/2022

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रेफती

Page No. : 73

नाम रेपत मय वतिदयत जमाबन्दी

Vol. No. : 15

वो सकुनत नम्बर।

Receipt No. : 0558395304

रातु । सिमलिषा । 139 । प्रीती बागरीया, सुनिता बागरीया

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 5 डिसमील 0 हेक्टर

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	5.00				5.00	5.00
गुजारी (भावली)	1.25				1.25	1.25
सेस	2.50				2.50	2.50
सूद	2.50				2.50	2.50
मुतफरकात	1.00				1.00	1.00
मीजान	12.25				12.25	12.25

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फायिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				5.00	5.00	
गुजारी (भावली)				1.25	1.25	
सेस				2.50	2.50	
सूद				2.50	2.50	
मुतफरकात				1.00	1.00	
मीजान अदायकारी				12.25	12.25	

(१) मीजान कुल (लाफजी में) : **Twenty Four Rupees and Fifty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 14-04-2022

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



*Jan.*

पह एक कम्प्युटर जनित प्रति है।

पह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करें।

**दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।**

Page



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

November 30, 2022

## पंजी II प्रति

भाग वर्तमान	15	पृष्ठ संख्या	73
जिला का नाम	रोही	अनुमंडल नाम	सदर
मौजा का नाम	विमलिया	होस्टिंग संख्या	207
अवंत का नाम		तोबी संख्या	0
हस्ता का नाम		धना नम्बर	139
इल्का-05		इस्टेट का नाम	साल का प्रकार
इस्टेट का नाम		झारखण्ड	रेपती
प्रीती बगरीया, पति-रोहित बगरीया, जाति- ——— एवं सुनित बागरीया, पति-राहुल बागरीया, जाति- ———			
खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
207	5	0 पे 5 डि 0 हे	वा. ख. वा. सं 562-अस27 2012-13 डी. न.- 14059 डी- 17/8/10
कुल परिमाण		0 पे 5 डि 0 हे	धनान
			सेस
हारीख	प्राप्ति पत्र संख्या	साल से	साल तक
11-26-2017	1511624217	2012-2013	2017-2018
01-11-2019	0187505188	2018-2019	2019-2019
02-10-2021	0878311211	2019-2020	2020-2021
04-14-2022	0558305304	2021-2022	2022-2023
लगत रकबा	लागत चात	रोड सेस रकबा	रोड सेस चात
25	5	0.25	1.25
0	5	0	1.25
5	5	1.25	1.25
5	5	1.25	1.25
विद्या सेस रकबा	विद्या सेस चात	स्वास्थ्य सेस रकबा	स्वास्थ्य सेस चात
12.5	2.5	12.5	2.5
0	2.5	0	2.5
2.5	2.5	2.5	2.5
2.5	2.5	2.5	2.5
कृषि सेस रकबा	कृषि सेस चात	कृषि सेस रकबा	कृषि सेस चात
5	1	1	1
0	1	1	1
1	1	1	1

## List Of Mutation Cases on the above transaction in Register-II

## List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्राप्त केवल प्रार्थ की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

धन  
ऑनलाइन जाँच

Figure 21



# Surbaya

सुरबाय नगरपालिका

सुरबाय नगरपालिका

सुरबाय नगरपालिका

सुरबाय नगरपालिका

सुरबाय नगरपालिका

Index to streets



सुरबाय नगरपालिका

106







Taxpayers counterfoil

Date: 30/11/2022 22:57:42 PM

Taxpayers Counterfoil - Challan No. 280		For use in Receiving Bank	
PAN	AABHS2557P	Debit to a/c on: 30/11/2022	
Received from (Name)	SUNXX XXMAR KEJRIWAL (HUF)	Bank of Baroda Law Garden Branch, Ahmedabad	
Address	905000 30092022 AFDPB0561M JD-834001	BSR CODE:0202976	
Payment using E-Banking	For INR 9,050.00	Date Of Tender:30/11/2022	
Tax	INR 9,050.00	Challan Serial No:04486	
Surcharge	INR 0.00	Challan Identification No:02029763011202204486	
Education Cess	INR 0.00	Rupees Nine Thousand and Fifty and Zero paise only	
Fee under sec. 234E	INR 0.00		
Fee	INR 0.00		
Interest	INR 0.00		
Penalty	INR 0.00		
Others	INR 0.00		
Total Amount	INR 9,050.00		
Rs.(in words)	Rupees Nine Thousand and Fifty and Zero paise		
Payment Mode	Internet		
Debit Account Number	26260100003390		
On account of	Income Tax - Other than Companies		
Type of Payment			
For the Assesment	2023-24		
Transaction Date and Time	30-11-2022 19:56:31		

# Form 26QB

Your E-tax Acknowledgement Number is BJ2084412

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee i.e. 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AABHS2557P	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AFDP60551M
Full Name (Masked) of the Transferee	SUNXX XXMAR KEJRIWAL (HUF)	Full Name (Masked) of the Transferor	SUNXXX KAGARIA
Category of Transferee on the basis of PAN	Hindu Undivided Family	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

## Complete Address of the Property Transferee

Name of premises/Building/ Village: MANSI KOTHI  
 Flat/Door/Block No: LOWER BARDWAN COMPOUND  
 Road/Street/Lane: GYAN RANJAN PATH, LALPUR  
 City/District: RANCHE  
 State: JHARKHAND  
 Pin Code: 834001  
 Email ID: aaranchi@gmail.com  
 Mobile No:

## Complete Address of the Property Transferor

Name of premises/Building/ Village: TARI OM TOWERS  
 Flat/Door/Block No: A2  
 Road/Street/Lane: CIRCULAR ROAD, LALPUR  
 City/District: RANCHI  
 State: JHARKHAND  
 Pin Code: 834001  
 Email ID:  
 Mobile No:

Date of Agreement/Booking: 30/09/2022  
 Date of Payment/Credit: 30/09/2022  
 Date of Tax Deduction: 30/11/2022  
 Payment Type: Lumpsum

Whether more than one Transferee/Buyer: Yes  
 Whether more than one Transferor/Seller: Yes

## Complete Address of the Property Transferred

## Tax Deposit Details

Type of Property	Land	Rate of TDS (in %)	1
Name of premises/Building/ Village	RS PLOT NO 821	Total Amount Paid/Credited	605000
Flat/Door/Block No.		TDS Amount to be paid	9050
Road/Street/Lane	SIMALIA, RATU	Interest	0
City/District	RANCHI	Fee	0
State	JHARKHAND	Total payment	9050.00
Pin Code	835222	Value in words	Nine Thousand Fifty Rupees and paise

Total Value of Consideration (Property Value) 1810000

Stamp Duty Value For Property 72400

Mode of Payment Online (Net-Banking)

Bank Name Bank of Baroda

**Note**

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Taxpayers counterfoil

Date: 30/11/2022 22:58:19 PM

Taxpayers Counterfoil - Challan No. 280			For use in Receiving Bank
PAN	AAJHD4332H		Debit to a/c on: 30/11/2022  Bank of Baroda Law Garden Branch, Ahmedabad  BSR CODE:0202976  Date Of Tender:30/11/2022  Challan Serial No:04578  Challan Identification No:02029763011202204578  Rupees Nine Thousand and Fifty and Zero paise only
Received from (Name)	DEEXXX XARAWAGI (HUF)		
Address	905000 25112022 AFDPB0560L JD-834008		
Payment using E-Banking	For INR	9,050.00	
Tax	INR 9,050.00		
Surcharge	INR 0.00		
Education Cess	INR 0.00		
Fee under sec. 234E	INR 0.00		
Fee	INR 0.00		
Interest	INR 0.00		
Penalty	INR 0.00		
Others	INR 0.00		
Total Amount	INR 9,050.00		
Rs.(in words)	Rupees Nine Thousand and Fifty and Zero paise		
Payment Mode	Internet		
Debit Account Number	26260100003390		
On account of	Income Tax - Other than Companies		
Type of Payment			
For the Assessment	2023-24		
Transaction Date and Time	30-11-2022 20:16:19		

## Form 26QB

Your E-tax Acknowledgement Number is BJ2085543

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee i/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAJHD4332H	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AFDP90560L
Full Name (Masked) of the Transferee	DEEXXX XARAWAGI (HUF)	Full Name (Masked) of the Transferor	PRIXX XXGARIA
Category of Transferee on the basis of PAN	Hindu Undivided Family	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

## Complete Address of the Property Transferee

Name of premises/Building/ Village	PANCHWATI RESIDENCY
Flat/Door/Block No.	409
Road/Street/Lane	CHANDN CHOWK, KANKE ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834008
Email ID	aaaranchi@gmail.com
Mobile No.	9431170844

## Complete Address of the Property Transferor

Name of premises/Building/ Village	HARI OM TOWERS
Flat/Door/Block No.	A2
Road/Street/Lane	CIRCULAR ROAD, LALPUR
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	
Mobile No.	9334358324

Date of Agreement/Booking 30/09/2022

Whether more than one Transferee/Buyer Yes

Date of Payment/Credit 25/11/2022

Whether more than one Transferor/Seller Yes

Date of Tax Deduction 30/11/2022

Payment Type Lumpsum

## Complete Address of the Property Transferred

## Tax Deposit Details

11/30/22, 8:14 PM

Confirmation Page

Type of Property Land  
Name of premises/Building/ Villagers PLOT NO 821  
Flat/Door/Block No.  
Road/Street/Lane SIMALIA, RATU  
City/District RANCHI  
State JHARKHAND  
Pin Code 835222

Rate of TDS (in %) 1  
Total Amount Paid/Credited 905000  
TDS Amount to be paid 5050  
Interest 0  
Fee 0  
Total payment 9050.00  
Value in words Nine Thousand Fifty Rupees and paise

Total Value of Consideration (Property Value) 1810000 Stamp Duty Value For Property 72400  
Mode of Payment Online (Net-Banking)  
Bank Name Bank of Baroda

**Note**  
This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Geological Section  
Continued **KHATIAN** from (Lower part)

Name of Station  
No. 2121

Thick  
dip

Thin  
dip

Name of Landowner  
No. 2121

Scale

No.	Name of Station	Thick dip	Thin dip	Name of Landowner	Scale
1	2121	X			
2	2121	X			
3	2121	X			
4	2121	X			
5	2121	X			
6	2121	X			
7	2121	X			
8	2121	X			
9	2121	X			
10	2121	X			
11	2121	X			
12	2121	X			
13	2121	X			
14	2121	X			
15	2121	X			
16	2121	X			
17	2121	X			
18	2121	X			
19	2121	X			
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21	2121	X			
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25	2121	X			
26	2121	X			
27	2121	X			
28	2121	X			
29	2121	X			
30	2121	X			
31	2121	X			
32	2121	X			
33	2121	X			
34	2121	X			
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36	2121	X			
37	2121	X			
38	2121	X			
39	2121	X			
40	2121	X			
41	2121	X			
42	2121	X			
43	2121	X			
44	2121	X			
45	2121	X			
46	2121	X			
47	2121	X			
48	2121	X			
49	2121	X			
50	2121	X			

2121

2121

Handwritten notes and sketches on the left margin, including '2121' and '2121' written vertically.

Main body of handwritten notes and sketches, including '2121' and '2121' written horizontally, and various diagrams and annotations.

Handwritten notes and sketches on the right margin, including '2121' and '2121' written vertically.

अवर निबंधक का कार्यालय , शहरी क्षेत्र संख्या-03, कॉके प्रक्षेत्र,राँची।

दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति।	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण-पत्र अथवा		
	(iii) शुद्धि-पत्र		
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में )		

जाँच लिखिक का हस्ताक्षर  
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



## Document Registration Summary 1

Date :-02-Dec-2022

- Government/Market Value: ₹1809700/-
- Transaction Amount: ₹1810000 /-
- Paid Stamp Duty: ₹72400 /-

On Date 02-12-2022 Presented at SRO - Ranchi  
Urban3  
Signature of Presenter

*Sumita Bagaria*  
SRO - Ranchi Urban3

Receipt : 744750

Receipt Date : 02-12-2022

Presenter Name: - SUNIA BAGARIA

PR ₹1  
SP ₹1230  
LL ₹3  
A1 ₹54300  
Stamp Duty ₹72400

Total ₹127934

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	72400	72400	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562032 • DEPT Transaction Id : 703a9ce99c953b36f314 • Transaction Type :	72400
PR	1	1	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562169 • DEPT Transaction Id : 3e5a55997690fbb9229f • Transaction Type :	1
SP	1230	1230	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562169 • DEPT Transaction Id : 3e5a55997690fbb9229f • Transaction Type :	1230
A1	54300	54300	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562169 • DEPT Transaction Id : 3e5a55997690fbb9229f • Transaction Type :	54300
LL	3	3	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562169 • DEPT Transaction Id : 3e5a55997690fbb9229f • Transaction Type :	3
Sub Total	127934	127934	0				

Article : Sale Deed Number of Pages : 82

*[Signature]*  
Signature of Operator

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR  
Office Name :- SRO - Ranchi Urban3  
District Name :- Ranchi  
State Name :- Jharkhand

## Deed Endorsement

Token No :- 20220000142603

Deed Type	Sale Deed
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 72400, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 54300, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1809613/- ,Transaction Amount :- Rs.1810000/-
Property Details	District :- Ranchi , Tehsil :- Ratu , Village Name :- Simliya Location :- Other Road, Simliya Word No 1 Property Boundaries :- East: R.S. PLOT NO. 821/III/PART, West: RING ROAD, South: R.S. PLOT NO. 823, North: R.S. PLOT NO. 821/IV-A/PART Khata Number - 207Plot Number - 821Volume Number - 15Page Number - 73 Area Of Land :- 2.50 Decimal

Sh./Smt. **SUNITA BAGARIA** s/o/d/o/w/o **OMKAR MAL KEDIA** has presented the document for registration in this office today dated :- 02-Dec-2022 Day :- Friday Time :- 16:29:43 PM









SUNITA

BAGARIA(Individual)




*Sunita Bagaria*

Party Name	Document Type	Document Number
SUNITA BAGARIA	PAN/UID	AFDPB0561M

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>PRITY BAGARIA</b> Address1 - A-302, HARI OM TOWER, CIRCULAR ROAD, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND, Address2 - , , Jharkhand PAN No.: AFDPB056DL, Permission Case No.-	Yes	Prity Bagaria Address:- A302, Hari Om Tower, Circular Road, Lalpur, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:44			<i>Prity Bagaria</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>SUNITA BAGARIA</b> Address1 - A-308, BANSAL TOWER, BHATTACHARYA ROAD, EXHIBITION ROAD CHOWK, P.S. GANDHI MAIDAN THANA, DIST. PATNA, STATE BIHAR, Address2 - ... Jharkhand PAN No.: AFDPB0561M,Permission Case No.-	Yes	Sunita Bageria Address:- A 308 Bansal Tower, Exhibition Road Chowk, Bhattacharya Road, , Exhibition Road, , Patna, 800001, , Bihar, India		SELLER Age:43			<i>Sunita Bagaria</i>
3	<b>SUNIL KUMAR KEJRIWAL HUF Through Its Karta SUNIL KUMAR KEJRIWAL</b> Address1 - MANSHI KOTHI, LOWER BARDWAN COMPOUND, GYAN RANJAN PATH, LALPUR, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.: AABHS2557P,Permission Case No.-	Yes	Sunil Kumar Kejriwal Address:- MANSHI KOTHI,LOWER BARDWAN COMPOUND, NEAR HOLI CROSS SCHOOL, GYAN RANJAN PATH, LALPUR,PS- LALPUR, Ranchi G.P.O. , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:57			<i>Sunil Kumar Kejriwal</i>
4	<b>DEEPAK SARAWAGI HUF Through Its Karta DEEPAK SARAWAGI</b> Address1 - FLAT NO. 409, PANCHWATI RESIDENCY, CHANDANI CHOWK, KANKE ROAD,P.S. GONDA, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.: AAJHD4332H,Permission Case No.-	Yes	Deepak Sarawagi Address:- Flat No-409,Panchwati Residency, , Chandani Chowk,Kanke Road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		PURCHASER Age:48			<i>Deepak Sarawagi</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>PRADEEP OH DAR</b> S/o-D/o LATE AHLAD OH DAR Address1 - VILL. SIMALIYA, P.S. RATU, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.:			

Witness:

I/We Individually/Collectively recognize the Seller(S) and Buyer(s)

*LTJ of  
Pradeep  
ohdar  
Id by  
Pradeep  
ohdar*

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<b>RAJENDAR BHAGAT</b> Address1 - VILL. SIMALIYA, P.S. RATU, DIST. RANCHI, STATE JHARKHAND. Address2 - . . . Jharkhand			

Seal and Signature of Registering Officer

Signature of Operator

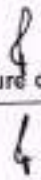


Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( PRITY BAGARIA , SUNITA BAGARIA), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRADEEP OHDAR) Son/Daugliter/Wife of (LATE AHLAD OHDAR) resident of (VILL. SIMALIYA, P.S. RATU, DIST. RANCHI, STATE JHARKHAND) and by occupation (Cultivation ).



Signature of Registering Officer



Seal and Signature of Registering Officer

Date: - 02-Dec-2022



## Pre Registration Docket

Date :- 02-12-2022 10:20 am

Office Name :- SRO - Ranchi Urban3  
Token No:- 20220000142603

Appoinment :- 02-Dec-2022 Time:- 11:35

Article	Sale Deed
Pre Registration Date	01-Dec-2022
No. Of Pages	41
Stamp Duty	72400
Paid Stamp Duty	0
Total Fees	₹ 55,534.

Property Id: 859587

Valuation No. : 1164445 / 2022	:- 2022-2023	Date : 02-December-2022 09:52:AM
State : Jharkhand	District : Ranchi	Tahsil : Ratu
Land Type : Rural	Corporation :	Village/City : Simliya
Simliya Word No 1 - Other Road		
Khata Number - 207		
Plot Number - 821		
Volume Number - 15		
Page Number - 73		

<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹723845/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	2.50 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.5 x 723845=1809612.5	₹18,09,613/-
A	Total		₹18,09,613/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹18,09,700/-
Total Amount in Words : Eighteen Lakhs Nine Thousand Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. PLOT NO. 821/III/PART, West: RING ROAD, South: R.S. PLOT NO. 823, North: R.S. PLOT NO. 821/IV-A/PART
Area	Land area : 2.50 Decimal
Other Description of the Property	Address - VILLAGE SIMALIA P.S. RATU THANA NO. 139 DISTRICT RANCHI
Government/Market Value	1809612.5
Transaction Amount	1810000

SELLER	<b>-Mrs. PRITY BAGARIA, Address - A-302, HARI OM TOWER, CIRCULAR ROAD, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name LATE BINOD AGARWAL , PAN No.- *****560L,Permission Case No.- , Aadhaar No. *****4507</b>
	<b>-Mrs. SUNITA BAGARIA, Address - A-308, BANSAL TOWER, BHATTACHARYA ROAD, EXHIBITION ROAD CHOWK, P.S. GANDHI MAIDAN THANA, DIST. PATNA, STATE BIHAR- ,Father/Husband Name OMKAR MAL KEDIA , PAN No.- *****561M,Permission Case No.- , Aadhaar No. *****9586</b>
PURCHASER	<b>-Mr. SUNIL KUMAR KEJRIWAL HUF Through Its Karta SUNIL KUMAR KEJRIWAL, Address - MANSHI KOTHI, LOWER BARDWAN COMPOUND, GYAN RANJAN PATH, LALPUR, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name LATE PURUSHOTTAM LAL KEJRIWAL , PAN No.- *****557P,Permission Case No.- , Aadhaar No. *****0918</b>
	<b>-Mr. DEEPAK SARAWAGI HUF Through Its Karta DEEPAK SARAWAGI, Address - FLAT NO. 409, PANCHWATI RESIDENCY, CHANDANI CHOWK, KANKE ROAD,P.S GONDA, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name LATE RAJ KUMAR SARAWAGI , PAN No.- *****332H,Permission Case No.- , Aadhaar No. *****9590</b>

Witness Information	<b>Mr. RAJENDAR BHAGAT , Address - VILL. SIMALIYA, P.S. RATU, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name- LATE RAM KISHUN BHAGAT</b>
---------------------	---

Identifier Details	<b>Mr. PRADEEP OHDAR , Address - VILL. SIMALIYA, P.S. RATU, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name- LATE AHLAD OHDAR</b>
--------------------	---

<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	72,400

1	SP	1,230
<b>Total</b>		<b>1,230</b>
<b>Fee Rule:Sale Deed</b>		

1	AI	54,300
2	LL	3
3	PR	1
<b>Total</b>		<b>54,304</b>

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

*Ramesh Kumar*  
02/12/2022

Deed Writer / Advocate

*Sunil Kumar Bagaria*  
*Sunil Kumar Bagaria*

Vendee / Claimant

*Sanita Bagaria*

*Sanita Bagaria*  
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Token No.: 20220000142603

## CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Sale Deed** was presented before the registering officer on date **02-Dec-2022** by **SUNITA BAGARIA**, S/O, D/O, W/O **OMKAR MAL KEDIA** resident of A-308, BANSAL TOWER, BHATTACHARYA ROAD, EXHIBITION ROAD CHOWK, P.S. GANDHI MAIDAN THANA, DIST. PATNA, STATE BIHAR ..

This deed was registered as Document No:- **2022/RANU3/3280/BK1/2997** in Book No :- **BK1**, Volume No :- **339** from Page No :- **377** to **458** at, office of **SRO - Ranchi Urban3**

Date:- **02-Dec-2022**

  
Registering Officer



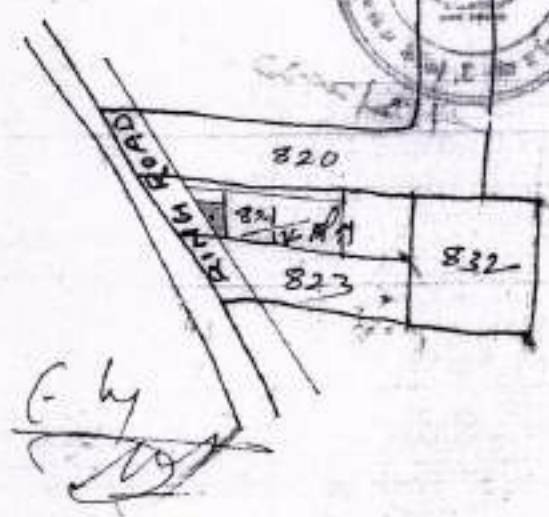
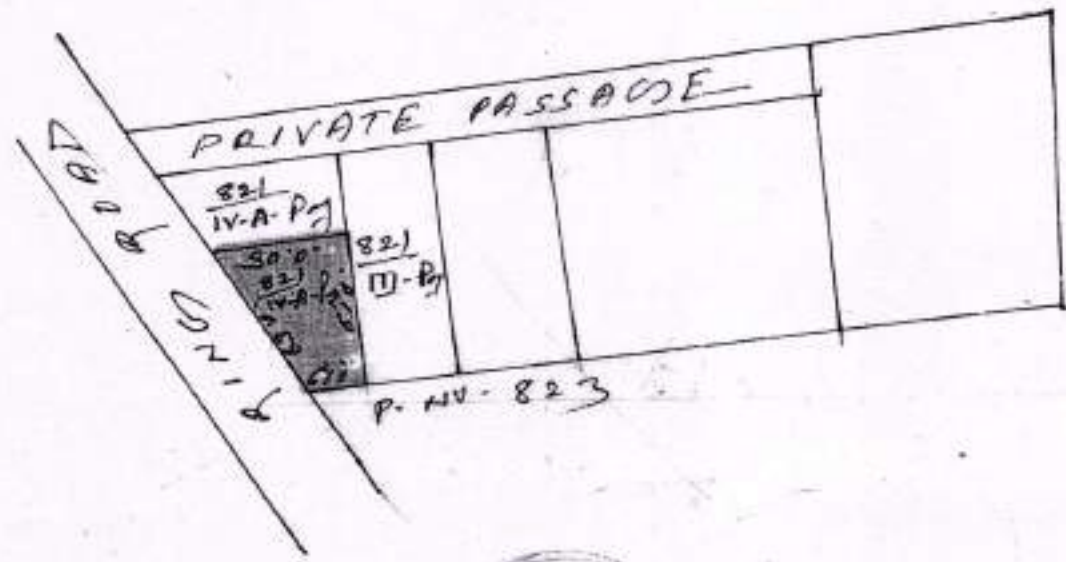
VILLAGE- SIMLIYA SH. NO-01

THANA- RATU DIST GANCHI

THANA NO - 139

AREA SHOWN IN RED WASH

APPLY	SUBP. NO	AREA
821	821	AC-DISMILE
	IV-A-P7	0-2.5



Suman Kumar Swain  
 D. Pal Sarangi  
 Sunita Bagaria  
 Nitya Bagaria  
 02/12/2022