

3283

3000



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9e16a30b42184830b74e

Receipt Date : 02-Dec-2022 11:27:14 am

Receipt Amount : 459840/-

Amount In Words : Four Lakh Fifty Nine Thousands Eight
Hundred And Forty Rupees Only

Token Number : 20220000142558

Office Name : SRO - Ranchi Urban3

Document Type : Sale Deed

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

GRN Number : 2214562513



सर्वोत्तम 21. क. ज. उ. न. त. या अ. ट. आ. न. पु. व.
इसी एक पत्र को प्र. र. 46. के अ. व. के
भारतीय स्ट. अ. अ. अ. 1899 के अनु. के
का. स. 2. के अधीन यथा. त. स्ट. अ.
(स्ट. अ. शु. से वि. य. स्ट. अ. शु.
वा. के. न. है)

Sumita Bagaria
2-12-2022

निबंधन पदाधिकारी
सहरो क्षेत्र-3, 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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय प्रमाणित किया जाता है कि इस रसीद के माध्यम से

Sunil Kumar Kejriwal

पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

Devendra Singh

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



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



Smita Bagaria
2-12-2022

Sale

₹ 1,14,95,997/-

₹ 4,59,849/-

Rs

383188 x 30 dca

हिसाबदस्तावेज मिला के बिना ही
यहां पर बिलाना करीब 2011
को 207 नंबर मिला

Sanita B



बिल नं - 2 - अंश - 421/2011 दिनांक - Sanita Bagaria
02/12/2022
01/11/2022
01/11/2022

A

T.D. S. Challa No

04631 dt 01/11/2022

A

SALE - DEED

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

BETWEEN

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; hereinafter called the **"VENDOR"** 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]

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 & 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]

Sunita Bagaria
03/12/2022

PAN No. AAJHD4332H [Deepak Sarawagi (HUF)]

AADHAR No. XXXX XXXX 9590 [Deepak Sarawagi]

MOBILE No. 9431170644 [Deepak Sarawagi]

The terms and expressions of the "**VENDOR**" 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 VENDOR had own and possessed the land measuring an Area 30 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D 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. 4912 dated 24th day of May' 2004, which is entered in Book No. 1, Volume No. 114, Page Nos. 327 to 342, for the year 2004 at the office of the District Sub Registrar, Ranchi;

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

Smriti Bagaria
05/12/2020

and infavour of Bibi Sobran wife of Sekh Nasir Ahmad, by virtue of a permanent heritable and transferable Raiyatee Settlement Indenture dated 28th 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;

AND WHEREAS in terms of decree dated 14th 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.

Bibi Bageria
02/12/2022

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 33 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D 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 Mr. Gajendra Mohan Mishra son Late Govind Mohan Mishra, by virtue of registered Deed of Sale dated 03rd day of June' 1967, being Deed No. 5961, which is entered in Book No. 1, Volume No. 50, Page Nos. 373 to 378 for the year 1967 at the office of District Sub Registrar, Ranchi, and put him in effective possession of the said land so sold to him, then the said Mr. Gajendra Mohan Mishra came in peaceful possession over his purchased land and got mutated his name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 337 R 27/1979-80 and paid Revenue Rent in his own name to the competent Authority till his possession;

AND WHEREAS the said Mr. Gajendra Mohan Mishra son Late Govind Mohan Mishra through his attorney holder namely Gunendra Mohan Mishra sold and transferred the land measuring an Area 30 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D 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 VENDOR namely Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale dated 24th day of May' 2004, vide Deed No. 4912, which is entered in Book No. 1, Volume No. 114, Page Nos. 327 to 342, for the year 2004, at the office of the District Sub Registrar, Ranchi, then the said Mrs.

Sunita Bagaria
02/12/2022

Sunita Bagaria, came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 2320 R 27/2008-09 and paying Revenue Rent in her own name to the competent Authority;

AND WHEREAS now the present VENDOR is exercising her perfect right title and interest over the above mentioned property as an absolute owner thereof free from all encumbrances and without any let or hindrance from any quarter, and she has absolute right to transfer the said property by way of sale to the purchaser.

AND WHEREAS now the VENDOR being in urgent need of money and some other legal necessities, wanted to sell the schedule landed property measuring an Area 30 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D under Khata No. 207, Khewat No. 3/6 of Village/Moza 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. 1,14,95,997/- (Rupees One Crore Fourteen Lacs Ninety Five Thousand Nine Hundred Ninety Seven) only, for the landed property by a mutual consent. The said amount is paid to the VENDOR and the VENDOR acknowledged and accepted the said amount as being paid.

AND WHEREAS the VENDOR on receipt of all the consideration amount amounting of Rs. 1,14,95,997/- (Rupees One Crore Fourteen Lacs Ninety Five Thousand Nine Hundred Ninety Seven) only in the manner described in details of Memo of

Sunita Bagaria
02/12/2022

Consideration below, which has been duly acknowledged by the
VENDOR in a separate receipt.

NOW THIS DEED OF SALE WITNESSETH that in pursuance
of the said consideration of the sum of Rs. 1,14,95,997/-
(Rupees One Crore Fourteen Lacs Ninety Five Thousand Nine
Hundred Ninety Seven) only, paid to the VENDOR 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 VENDOR do hereby covenant with the PURCHASERS
that the latter shall be entitled to get their names mutated in
office of the Revenue Authority of Jharkhand State and pay
revenue rent in their own names AND the VENDOR 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 VENDOR 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 VENDOR to the said
landed property or on part thereof, now from today the

Anita Bagaria
02/12/2022

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 VENDOR in respect of the property or any part thereof to have and to hold the same to the PURCHASERS absolutely and forever;

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

(A) That whatsoever the right, title and interest the VENDOR has 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, VENDOR has already put the PURCHASERS in vacant possession of the landed property as stated above and PURCHASERS have come in khass possession over the property.

(B) That the VENDOR does hereby assure the PURCHASERS that the VENDOR has 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 VENDOR 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.

Linda Bagaria
02/12/09

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

(E) That the VENDOR further covenants' with the PURCHASERS that VENDOR has 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 VENDOR further covenants with the PURCHASERS that except the VENDOR 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, convey, assigns, sell, transfer the Schedule Property absolutely and forever and they also entitled to lease, gift etc. to anybody as per their will.

Sunita Pragnish
02/12/2022

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/D** under **Khata No. 207**, Khewat No. 3/6, measuring an **Area 30 Decimals** more or less, 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/D	30 Decimals

Butted and Bounded as follows :-

North : R.S. Plot No. 820
 South : R.S. Plot No. 823
 East : R.S. Plot No. 832
 West : R.S. Sub Plot No. 821/C

Measurement of Land is as follows :-

Northern side East to West : 117' - 07"
 Southern side East to West : 117' - 07"
 Eastern side North to South : 112' - 00"
 Western side North to South : 111' - 00"

Category :- Present Category of Land is Residential.

MEMO OF CONSIDERATION

The PURCHASERS have paid Rs. 1,14,95,997/- (Rupees One Crore Fourteen Lacs Ninety Five Thousand Nine Hundred Ninety Seven) only the consideration amount of the scheduled property to the VENDOR through :-

Arvinda Bagaria
02/12/2022

Ch. No.	Date	Bank's Name	Amount
SUNIL KUMAR KEJRIWAL (HUF) - Land Area 12.75 Decimals			
019228	30-09-2022	Union Bank	48,36,942/-
TDS	30-11-2022	BOB	48,858/-
DEEPAK SARAWAGI (HUF) - Land Area 17.25 Decimals			
000021	18-08-2022	Kotak Bank	10,00,000/-
000026	30-09-2022	Kotak Bank	55,44,095/-
TDS	30-11-2022	BOB	66,102/-
Total Rs.			1,14,95,997/-
(Rupees One Crore Fourteen Lacs Ninety Five Thousand Nine Hundred Ninety Seven) only.			

Sumita Bagaria
02/12/2022

CERTIFICATE


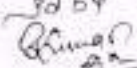
CERTIFIED that the land in schedule according to entries in records of right neither Govt. land nor has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

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 VENDOR 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 VENDOR and PURCHASERS have put their signatures to this present at Ranchi on the date, month and year first above written.

WITNESSES :-

1.  LIT of-
Pradeep Dhdar
sd by

22/12/2022

Name - Pradeep Dhdar
%o - Lt. Ahtad Dhdar
R/o - Vill - Simaliya
P.S. - Ratu
Dist. Ranchi

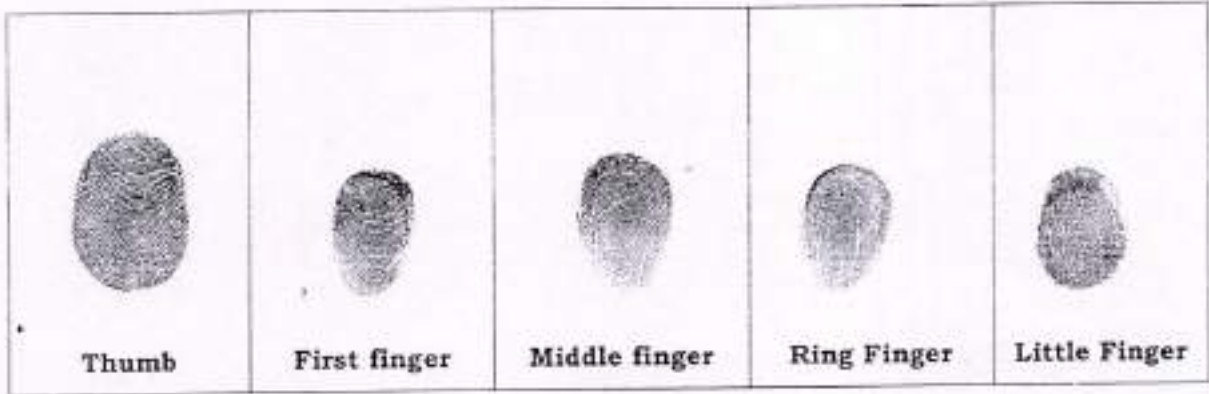
2. (10/05) गणेश
पिता 5/2 (11/12/21) गणेश
सह पति सिमालिया
नामा सिंह
पुत्रा सिमालिया

राजेश्वर गणेश
पिता 5/2 (11/12/21) गणेश

सिमा गणेश
पिता श्री. राजेश्वर, सिमा - गणेश

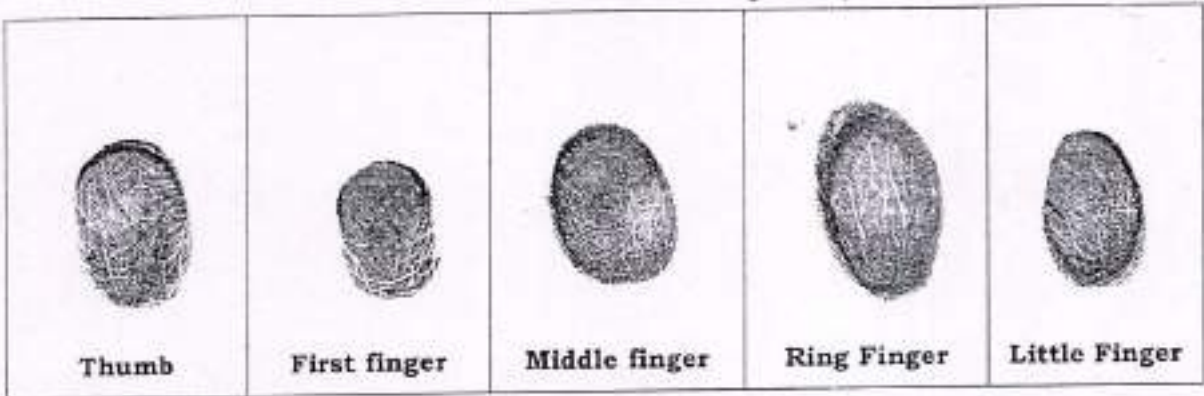
Smrita Bagaria
02/12/2022

Sanita Bagaria
02/12/2022
VENDOR'S SIGNATURE








Sanjay

Sanjay Kumar
No. 1 PURCHASER'S SIGNATURE AND PHOTOGRAPH
02/12/2022





No. 2 PURCHASER'S SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Rajesh Kumar
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

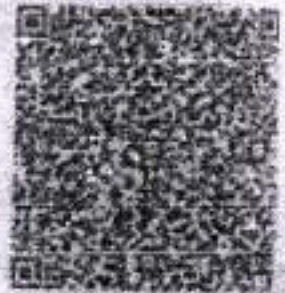
To
प्रदीप ओहदार
Pradeep Ohdar
S/O Anfad Ohdar
Vill Simaliya Thana Ratu
Simliya
Simlia
Ranchi Jharkhand - 835222
9708561155

Download Date: 29/12/2017

Generation Date: 23/12/2017

Signature valid

Digital signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 23
Date: 2017.12.23 18:28:18
01



आपका आधार क्रमांक / Your Aadhaar No. :

8243 6770 4727

मेरा आधार, मेरी पहचान

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 अधिकारी (सी.ओ.) पटना

COMMISSIONER OF I-TAX (CO), PATNA

भारत सरकार
Government of India

भारत

सुनीता बागेरिया
Sunita Bageria
जन्म तिथि / DOB: 13/06/1973
महिला / Female

Issue Date: 16/10/2014

8247 3273 9586

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

भारत

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

Print Date: 26/07/2014

Address: C.C. Renul Bageria, 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



भारत सरकार
GOVERNMENT OF INDIA



सुनील कुमार केजरीवाल
Sunil Kumar Kejriwal

जन्म वर्ष / Year of Birth : 1985
पुंस्य / Male



0918

आधार - आम आदमी का अधिकार



भारतीय डाक
भारतीय विदेशी पत्रवाहक प्राधिकरण
INDIAN POSTAL AUTHORITY OF INDIA

पता: S/O: ल. पुरशोतम लाल
केजरीवाल, बार्दवान कॉम्पाउंड, ग्याय
रानजान पथ, नज़र होली क्रॉस
स्कूल, लालपुर, राँची-लालपुर, राँची
जि.पि.ओ., राँची, राँची जी.पी.ओ.,
झारखण्ड, 834001

Address: S/O: Late Purshotam L
Kejriwal, MANSHE KOTHELLOWE
BARDWAN COMPOUND, GYAI
RANJAN PATH, NEAR HOLI
CROSS SCHOOL,
LALPUR, PS-LALPUR, Ranchi
G.P.O., Ranchi, Ranchi G.P.O.,
Jharkhand, 834001



1567
3000 100 1047



help@airtel.gov.in



www.airtel.gov.in



P.O. Box No.1947,
Bardwan-834 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी अकाउंट नम्बर कार्ड
Permanent Account Number Card

AABHS237P



ATD/Name
SUNIL KUMAR KUMAR (HUF)

1202202

दिनांक / Issue Date
15/02/2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी आयकर पहचान नंबर
Permanent Account Number Card

AAJHIN332H



पता / Address
OFFICE CANTONMENT (M)

दिनांक / Date of Issuance
02/03/2014

02/03/14



भारत सरकार
Government of India



दीपक सरावगी
Deepak Sarawagi
जन्म तिथि * DOB: 03/02/1974
पुरुष / Male



7163 6482 9590

मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता: सीओ राज कुमार सरावगी, फ्लॉर नं-403, पंचवटी परिसर,
चौक, कान्का रोड, मोंबेडी, रांची यूनिवर्सिटी, रांची,
झारखण्ड, 834008



Address: C/O Raj Kumar Sarawagi, Flat No-
403, Panichwati Residency, Chandani
Chowk, Kanka Road, Mombadi, Ranchi
University, Ranchi, Jharkhand, 834008

7163 6482 9590



1947



help@uidai.gov.in



www.uidai.gov.in



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अधिभावक 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)	क्रिस्म जमीन	मिजान	केफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
207	1062	1. दोन शेख रोजन 2. दोन वकाश नीज	दोन दो 2	0 एकड़	31 डिसमील		0	0	0	वकाशत मालिक
	1064	1. दोन रघु राम 2. दोन वकाशत करम राम वोगैरह	दोन एक 8	1 एकड़	0 डिसमील					वकाशत मालिक
	45	1. दोन वकाशत नरायण राम वोगैरह 2. दोन बलदेव राम वोगैरह	दोन दो 7	0 एकड़	47 डिसमील					वकाशत मालिक
	57	1. दोन वकाशत नरायण राम वोगैरह 2. दोन वकाशत बलदेव राम वोगैरह	दोन एक 6	1 एकड़	8 डिसमील					वकाशत मालिक
	58	1. दोन वकाशत नरायण राम वोगैरह 2. दोन वकाशत बलदेव राम वोगैरह	दोन दो 1	0 एकड़	38 डिसमील	वकबजे सन तोख अहीर वल्द जगारनाथ अहीर कौम अहीर साकिन देह वजरीए जरपेशगी पट्टा रजीस्ट्री तारीख 6-3-1931 ई मोवतिग 80-0-0 अस्ती रुपैया सम्बत 1987 साल				वकाशत मालिक

					ताआदाय रुपैया निकसारी माल 0- 4-0 चार आना	
70	१. रास्ता १. टाड़ वकाशत अहलाद राम	टाड़ दो 1	0 एकड़	30 डिसमील		वकाशत मालिक
126	१. टाड़ वकाशत नरायण राम वोगैरह १. रास्ता	टाड़ दो 5	1 एकड़	50 डिसमील		वकाशत मालिक
743	१. परती कदीम नीज १. टोगरी समिलात	मकान/1, सहन/1 0	0 एकड़	2 डिसमील		वकाशत मालिक
744	१. टाड़ वकाशत नीज १. मकान मैसहन नीज	परती कदीम 1	0 एकड़	6 डिसमील		वकाशत मालिक
746	१. टाड़ वकाशत वीजे राम १. परती कदीम नीज	टाड़ एक 1	0 एकड़	9 डिसमील	बैर/1 डुमर/1 कुलहक वकबजे वीजे राम मालिक	वकाशत मालिक
69	१. टाड़ वकाशत अहलाद राम वोगैरह १. टाड़ वकाशत धुधा राम	टाड़ एक 2	0 एकड़	26 डिसमील	कुआ पवका/1 वकबजे नरायण राम वोगैरह मालिक नीज पुटकल/1 कुलहक वकबजे नीज	वकाशत मालिक
129	१. टाड़ वकाशत दामोदर राम १. टोगरी	टाड़ एक 1	0 एकड़	32 डिसमील		वकाशत मालिक
819	१. टाड़ वकाशत बलदेव राम वोगैरह १. टाड़ वकाशत बलदेव राम वोगैरह	टाड़ दो 1	0 एकड़	85 डिसमील	वकबजे मंगरुआ अहीर बन्द गणेश अहीर कौम अहीर साकिन पुटकल टोली हेन्ड नोट कागज तारीख 31- 1-1931 ई मोवलिग 20-0-0 बीस रुपैया बीलएवज सुदा मैयाद ताआदाय रुपैया आम/4 कुलहक वकबजे नीज	वकाशत मालिक
821	१. टाड़ वकाशत बलदेव राम वोगैरह १. टाड़ वकाशत दामोदर राम	टाड़ दो 1	1 एकड़	7 डिसमील	वकबजे रेगा उरांव वो लुका उरांव वो बालहु उरांव पेशरान ऐचो उरांव कौम उरांव साकिन देह जबानी जरपेशगी मोवलिग 40-0-0 चालीस	वकाशत मालिक

					रुपैया मुदत 6 साल मेयाद ता आदाय रुपैया आम/5 कुलहक वकबजे नीज		
833	? टाड़ वकाशत नरायण राम वोगैरह ? परती कदीम ओकर महाराज	टाड़ दो 2	1 एकड़	32 डिसमील	आम/1 करज 2 लकड़ी वो फल वकबजे नीज		वकाशत मालिक
839	? टाड़ शैख असरफ ? टाड़ पंचु मुन्डा	टाड़ दो 1	0 एकड़	78 डिसमील	गशवन कबजा झरीआ वो सुकराम पाहन पेशरान गौरीआ पाहन कौम मुन्डा साकिन देह टोला कटहल टोली वहीसे बराबर मुदत 6 साल		वकाशत मालिक
822	? टाड़ वकाशत बलदेव राम वोगैरह ? 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।

V

फरद मतकी / फरद रैपती Page No. : 269
 नाम रैपत मय वलिदयत जमाबन्दी Vol. No. : 10
 वो सकुनत नम्बर। Receipt No. : 0170639116

Sch XIV- F.No. 180v
 रसीद मालगुजारी
 नाम सर्कल। नाम मौजा मय
 थाना वो थाना नम्बर

रावु। सिमलिया। 139। सुनिता वागरिया

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 30 दिसमील 0 हेक्टर

भरजो नकदी	अराजी भावली	हाफसील 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)	0.18				0.18	0.18
गुजारी (भावली)	0.04				0.04	0.04
सेस	0.09				0.09	0.09
सूद	0.09				0.09	0.09
मृतफरकात	0.04				0.04	0.04
मीजान	0.44				0.44	0.44

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)	0.18				0.18	0.18	
गुजारी (भावली)	0.04				0.04	0.04	
सेस	0.09				0.09	0.09	
सूद	0.09				0.09	0.09	
मृतफरकात	0.04				0.04	0.04	
मीजान अदायकारी	0.44				0.44	0.44	

(१) मीजान कुत (तफजो में) : One Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 1.00

तारीख अमला तहसील कुनिन्दा : 14-04-2022

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



धन
 गॉनलाईन जाँच

यह एक कम्प्यूटर जनित प्रति है।
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 30, 2022

पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	269										
जिला का नाम	रोही	अनुमंडल नाम	सदर										
मौजा का नाम	सिमलिया	होस्टिंग संख्या	207										
		होली संख्या											
		सदर	अर्चल का नाम										
		0	0										
			हलका का नाम										
			0										
			डब्लू-05										
			139										
			इस्टेट का नाम										
			खाला का प्रकार										
			रेपती										
मुनिता कागरिया, पिता-राहुल कागरिया, जाति- -----													
खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
207	021	0 ए 30 डि 0 हे	एम्बिल डारिज केस नम्बर 2320 आर 27 सन 2008-09 आदेशानुसार दर्ज किया गया										
	कुल परिमाण	0 ए 30 डि 0 हे											
			लगान										
			सेस										
			0.18										
			0.43										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चातु. साल	रोड सेस बकाया	रोड सेस चातु. साल	शिक्षा सेस बकाया	शिक्षा सेस चातु. साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु. साल	कृषि सेस बकाया	कृषि सेस चातु. साल
11-25-2017	1511623685	2009-2010	2017-2018	1.44	0.18	0.32	0.04	0.72	0.09	0.72	0.09	0.32	0.04
01-11-2019	0021530222	2018-2019	2018-2019	0	0.18	0	0.04	0	0.09	0	0.09	0	0.04
02-10-2021	0024426763	2019-2020	2020-2021	0.18	0.18	0.04	0.04	0.09	0.09	0.09	0.09	0.04	0.04
04-14-2022	0170639115	2021-2022	2022-2023	0.18	0.18	0.04	0.04	0.09	0.09	0.09	0.09	0.04	0.04

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

Mutation Cases Not Found !!

List Of Case Status Details

New Tab



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की असुविधा के लिए सम्बंधित अधिकारिकारी से संपर्क करें

प्राप्त का नम्बर देखने के लिए प्राप्त नंबर क्लिक करें

Sharma
सौनलाईन जाँचें

सिद्धाचल-६४



१५०५३७५

Sirafga

सिर्फगा

सिर्फगा

सिर्फगा

सिर्फगा

सिर्फगा

Index to sheets.



सिर्फगा

10/6/



Taxpayers counterfoil

Date: 30/11/2022 22:57:03 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:04678 Challan Identification No:02029763011202204678 Rupees Sixty Six Thousand One Hundred and Two and Zero paise only
Received from (Name)	DEEXXX XARAWAGI (HUF)		
Address	6610200 25112022 AFDPB0561M JD-834008		
Payment using E-Banking	For INR	66,102.00	
Tax	INR 66,102.00		
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 66,102.00		
Rs.(in words)	Rupees Sixty Six Thousand One Hundred and		
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 20:40:51		

Form 26QB

Your E-tax Acknowledgement Number is **BJ2086381**

- 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 u/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	600	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAJHD4332H	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AFDPB0561M
Full Name (Masked) of the Transferee	DEEXXX KARAWAGI (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		Complete Address of the Property Transferor	
Name of premises/Building/ VillagePANCHWATI RESIDENCY		Name of premises/Building/ VillageHARI OM TOWERS	
Flat/Door/Block No.	409	Flat/Door/Block No.	A2
Road/Street/Lane	CHANDNI CHOWK, KANKE ROAD	Road/Street/Lane	CIRCULAR ROAD, LALPUR
City/District	RANCHI	City/District	RANCHI
State	JHARKHAND	State	JHARKHAND
Pin Code	834008	Pin Code	834001
Email ID	aaranchi@gmail.com	Email ID	
Mobile No.	943117064-	Mobile No.	8407088882

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	No
Date of Tax Deduction	30/11/2022		
Payment Type	Lumpsum		

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	6610200
Flat/Door/Block No.		TDS Amount to be paid	66102
Road/Street/Lane	SIMALIA, RATU	Interest	0
City/District	RANCHI	Fee	0
State	JHARKHAND	Total payment	66102.00
Pin Code	836222	Value in words	Sixty Six Thousand One Hundred Two 0 Rupees and paise

Total Value of Consideration (Property Value) 11496000

Stamp Duty Value For Property 459840

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 22:58:38 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	4885800 25112022 AFDPB0561M JD-834001	BSR CODE:0202976	
Payment using E-Banking	For INR 48,858.00	Date Of Tender:30/11/2022	
Tax	INR 48,858.00	Challan Serial No:04631	
Surcharge	INR 0.00	Challan Identification No:02029763011202204631	
Education Cess	INR 0.00	Rupees Forty Eight Thousand Eight Hundred and Fifty Eight 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 48,858.00		
Rs.(in words)	Rupees Forty Eight Thousand Eight Hundred		
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 20:29:45		

Form 26QB

Your E-tax Acknowledgement Number is **BJ2085985**

- 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 at or atleast 7 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 u/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	500	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payee/Buyer)	AABHS2557P	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AFDPB0561M
Full Name (Masked) of the Transferee	SUNXX XXMAR KEJRIWAL (HUF)	Full Name (Masked) of the Transferor	SUNXXX XAGARIA
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: **MANSHI KOTHI**
 Flat/Door/Block No. **LOWER BARDWAN COMPOUND**
 Road/Street/Lane **GYAN RANJAN PATH, LALPUR**
 City/District **RANCHI**
 State **JHARKHAND**
 Pin Code **834001**
 Email ID **aaaranchi@gmail.com**
 Mobile No.

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. **8107088882**

Date of Agreement/Booking **30/09/2022**
 Date of Payment/Credit **25/11/2022**
 Date of Tax Deduction **30/11/2022**
 Payment Type **Lumpsum**

Whether more than one Transferee/Buyer **Yes**
 Whether more than one Transferor/Seller **No**

Complete Address of the Property Transferred

Tax Deposit Details

11/30/22, 8:27 PM

Confirmation Page

Type of Property Land
Name of premises/Building/ Village RS 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 4885800
TDS Amount to be paid 48858
Interest 0
Fee 0
Total payment 48858.00
Value in words Forty Eight Thousand Eight Hundred and Fifty Eight Rupees and paise

Total Value of Consideration (Property Value) 11496000 Stamp Duty Value For Property 459540
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.

अवर निबंधक का कार्यालय , शहरी क्षेत्र संख्या-03, काँके 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 लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Document Registration Summary 1

Date :-02-Dec-2022

- Government/Market Value: ₹11495700/-
- Transaction Amount: ₹11495997 /-
- Paid Stamp Duty: ₹459840 /-

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

Sunita Bagaria
SRO - Ranchi Urban3

Receipt : 744755

Receipt Date : 02-12-2022

Presenter Name: - *SUNITA BAGARIA*

PR ₹1
SP ₹1230
LL ₹3
A1 ₹344880
Stamp Duty ₹459840

Total ₹805954

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	459840	459840	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562513 • DEPT Transaction Id : 9e16a30b42184830b74e • Transaction Type :	459840
PR	1	1	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562692 • DEPT Transaction Id : 56d4e9fea9a3d443bbd9 • Transaction Type :	1
SP	1230	1230	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562692 • DEPT Transaction Id : 56d4e9fea9a3d443bbd9 • Transaction Type :	1230
A1	344880	344880	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562692 • DEPT Transaction Id : 56d4e9fea9a3d443bbd9 • Transaction Type :	344880
LL	3	3	0	GRAS	SunilKumarKejriwalHufThroughItsKartaSunilKumarKejriwal	• GRN Number : 2214562692 • DEPT Transaction Id : 56d4e9fea9a3d443bbd9 • Transaction Type :	3
Sub Total	805954	805954	0				

Article : Sale Deed Number of Pages : 82

R
Signature of Operator

A
Signature of Head Clerk

S
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000142558

Deed Type	Sale Deed
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 459840, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 344880, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.11495640/- ,Transaction Amount :- Rs.11495997/-
Property Details	District :- Ranchi , Tehsil :- Ratu , Village Name :- Simliya Location :- Other Road, Simliya Word No 1 Property Boundaries :- East: R.S. PLOT NO. 832, West: R.S. SUB PLOT NO. 821/C, South: R.S. PLOT NO. 823, North: R.S. PLOT NO. 820 Khata Number - 207Plot Number - 821Volume Number - 10Page Number - 269 Area Of Land :- 30.00 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 :- 16:33:31 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	SUNITA BAGARIA 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>

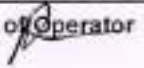
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	DEEPAK SARAWAGI HUF Through Its Karta DEEPAK SARAWAGI Address1 - FLAT NO, 409, PANCHWATI RESIDENCY, CHANDANI CHOWK, KANKE ROAD, P.S. GONDA, DIST. RANCHI, STATE JHARKHAND, Address2 - ... , 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			
3	SUNIL KUMAR KEJRIWAL HUF Through Its Karta SUNIL KUMAR KEJRIWAL 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			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRADEEP OHDAR S/o-D/o LATE AHLAD OHDAR 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)

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

Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb impression are affixed in my presence.

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




Signature of Registering Officer

Date:- 02-Dec-2022


Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 01-12-2022 10:22 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20220000142558

Appoinment :- 02-Dec-2022 Time:- 11:30

Article	Sale Deed
Pre Registration Date	01-Dec-2022
No. Of Pages	41
Stamp Duty	459840
Paid Stamp Duty	0
Total Fees	₹ 3,46,11'4.

Property Id: **859532**

Valuation No. : 1164306 / 2022	:- 2022-2023	Date : 01-December-2022 21:44:PM	
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 - 10			
Page Number - 269			
Property Rates			
Residential Land (Y)			
₹383188/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	30 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 30 x 383188=11495640	₹1,14,95,640/-
A	Total		₹1,14,95,640/-
Note : Final Valuation Is Rounded to Next 100/-			
Total Valuation (A)			₹1,14,95,700/-
Total Amount in Words : One Crore Fourteen Lakhs Ninety Five Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 832, West: R.S. SUB PLOT NO. 821/C, South: R.S. PLOT NO. 823, North: R.S. PLOT NO. 820
Area	Land area : 30.00 Decimal
Other Description of the Property	Address - VILLAGE SIMALIA P.S. RATU THANA NO. 139 DISTRICT RANCHI
Government/Market Value	11495640
Transaction Amount	11495997

SELLER	-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
PURCHASER	-Mr. SUNIL KUMAR KEJRIWAL HUF Through Its Karta SUNIL KUMAR KEJRIWAL, Address - MANSI 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
	-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

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

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

Fee Rule:Sale Deed		
1	Stamp Duty	4,59,840

1	SP	1,230
Total		1,230

Fee Rule:Sale Deed		
1	A1	3,44,880
2	LL	3
3	PR	1

Total

3,44,884

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.

Shivam S
02/12/2022

Deed Writer / Advocate

Sunny Kumar Bhatnagar
Sonal Singh

Vendee / Claimant

Smrita Bagaria

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Token No.: 202200000142558


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/RANU3/3283/BK1/3000** in Book No :- **BK1**, Volume No :- **340** from Page No :- **105** to **186** at, office of **SRO - Ranchi Urban3**

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


Registering Officer



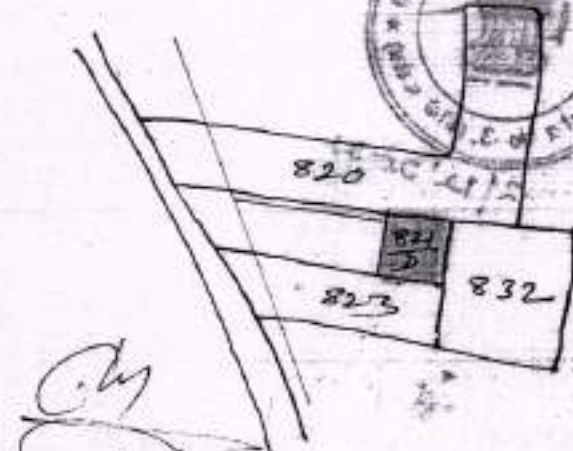
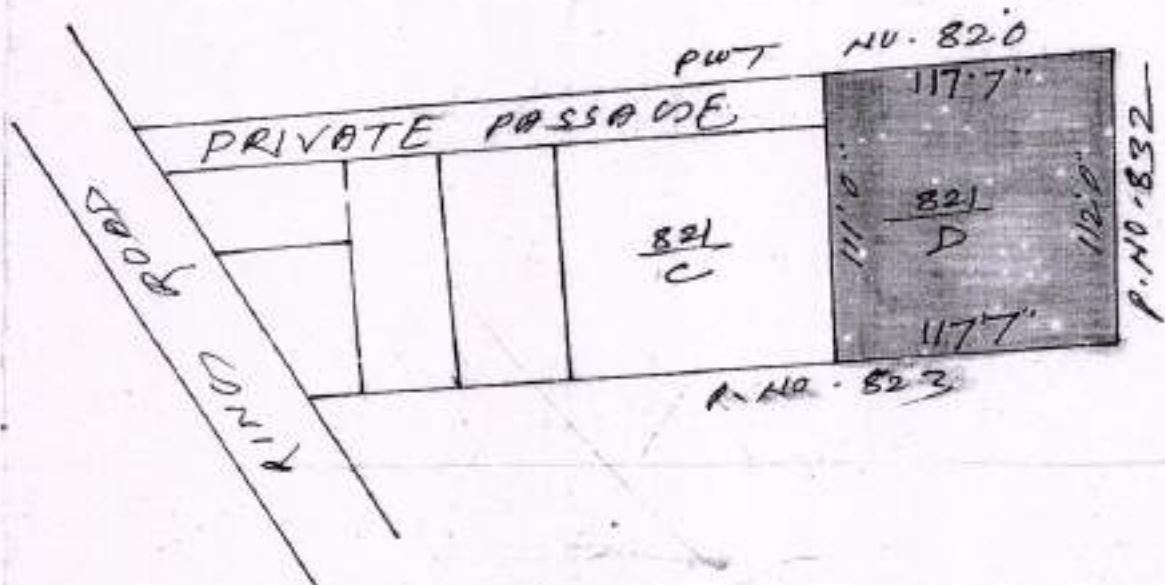
VILLAGE SIMLIYA SH. NO. 01

THANA - RATU DIST PANCHI

THANA NO - 139

AREA SHOWN IN RED WASH

R.S.PCM	SUB P. NO	AREA
821	821 D	80 DISMILE 0 - 30



Sunita Bagaria

Deepa Sawji

Sunil Kumar Khatun

(Handwritten initials)