

3281

2998



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0f486f0e53c5a6c59818

Receipt Date : 02-Dec-2022 11:56:52 am

Receipt Amount : 88136/-

Amount In Words : Eighty Eight Thousands One Hundred And Thirty Six Rupees Only

Token Number : 20220000142575

Office Name : SRO - Ranchi Urban3

Document Type : Sale Deed

Payee Name : BUDHDEO DEVELOPERS Through Its  
Partner BANWARI LAL KABRA ( Vendee )

GRN Number : 2214563547



बचन नियम 21 के अन्तर्गत प्रमाणित किया गया है कि  
इस रसीद का प्रयोग 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  
मुद्रांक अधिनियम, 1899 के अन्तर्गत दण्डनीय अपराध है। प्रमाणित किया जाता है कि इस रसीद के माध्यम से  
पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

*procc*  
Sunita Bagaria  
Ruty-Bagaria  
02-12-2022

निबंधन पदाधिकारी  
बहुचय क्षेत्र-3, राँचे, राँचे

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  
मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। प्रमाणित किया जाता है कि इस रसीद के माध्यम से  
पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

*BDO*

Bennu

Sale

₹ 22,03,404/-

₹ 88,1361/-

Rs

383188 x 5.75 de

विक्रय के लिए निम्नलिखित  
प्लॉट का अधिपति का  
२०७ नंबर का

प्लॉट नंबर 42, बंगला  
IP56(11) B-4-11-2020 का अधिपति  
31

**SALE - DEED**

**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 Bagaria*



*Sunita Bagaria*

*Sunita Bagaria*  
02/12/2022





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**

**BUDHDEO DEVELOPERS**, a partnership concern firm having its head office situated at Flat No. 4B, Savitri Enclave, Bano Manjil Road, Near Pahari Mandir, Police Station Sukhdeo Nagar, District Ranchi, through its Partners **(1) Mr. BANWARI LAL KABRA** son of Late Moti Lal Kabra and grandson of Late Radha Kishan Kabra, 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. 4B, Savitri Enclave, Bano Manjil Road, Near Pahari Mandir, Police Station Sukhdeo Nagar, District Ranchi in the State of Jharkhand, an Indian Citizen; and **(2) Mr. BIJENDRA KUMAR SINGH** son of Late Janardan Singh and grandson of Late Ramgulam Singh, by faith & religion Hindu, by caste

*Sunita Bagaria*  
02/12/2022

*Prity - Bagaria*

General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Sushma Villa, Choudhary Bagan, Near Sani Mandir, Garikhana, Police Station Kotwali, 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. AAQFB5700Q** [Budhdeo Developers]

**AADHAAR No. XXXX XXXX 2649** [Banwari Lal Kabra]

**MOBILE No. 9110106406** [Banwari Lal Kabra]

**AADHAAR No. XXXX XXXX 0162** [Bijendra Kumar Singh]

**MOBILE No. 8709154320** [Bijendra Kumar Singh]

- \* 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 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III 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. 14096 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. 495 to 524, for the year 2010 at the office of the District Sub Registrar, Ranchi;

*Smriti Bagaria*  
02/12/2022

*Kaity - 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;

*Sunita Bagaria*  
02-12-2022

*Sunita Bagaria*

**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 17 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III 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 Smt. Manorama Jytoshi, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5959, which is entered in Book No. 1, Volume No. 38, Page Nos. 97 to 102 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. Manorama Jytoshi 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. 10 (i) R 27/1982-83 order dated 11-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

*Sumita Bagoria*  
02/12/2022

*Pastor Bagoria*

**AND WHEREAS** the aforesaid Smt. Manorama Jytoshi sold and transferred the land measuring an Area 14 Decimals out of 17 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III 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 Mariam Khatoon wife of Haji Mobarak Hussain, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of May' 2002, vide Deed No. 5196 for the year 2002 at the office of District Sub Registrar, Ranchi, and put her 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 Mariam Khatoon wife of Haji Mobarak 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. 1488 R 27/2007-08 & Mutation Appeal No. 155 R 15/2007-08 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Mariam Khatoon wife of Haji Mobarak, turn sold and transferred the land measuring an Area 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III 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. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale dated 16<sup>th</sup>/17<sup>th</sup> day of June' 2010, vide Deed No. 14096, which is entered in Book No. 1, Volume No. 605, Page Nos. 495 to 524, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Sunita Bagaria, and (2) Mrs. Prity Bagaria, jointly came in

Sunita Bagaria  
02/12/2002

Prity Bagaria

peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 577 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/s.

**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 5.75 Decimals out of 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III/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. 22,03,400/- (Rupees Twenty Two Lacs Three Thousand Four Hundred) 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. 22,03,400/- (Rupees Twenty Two Lacs Three Thousand Four Hundred) only in the manner described in details of Memo of Consideration below,

*Smita Bagoria*  
02/11/2013

*Saty - Bagoria*

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. 22,03,400/- (Rupees Twenty Two Lacs Three Thousand Four Hundred) 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 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

*Linda Bagaria*  
02/12/2022

*Linda Bagaria*

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 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.

*Sumita Bagaria*  
02/02/2021

*Sumita Bagaria*

(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, 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/III/Part** under **Khata No. 207**, Khewat No. 3/6, measuring an **Area 5.75 Decimals** more or less out of 14 Decimals, situated at **Village/Mouza Simalia, Police Station Ratu, Revenue Thana No. 139, District Ranchi, State**

*Sumita Bagaria*  
02/12/2022

*Sumita Bagaria*

**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/III/Part	5.75 Decimals

**Butted and Bounded as follows :-**

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

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

Northern side East to West : 27' - 00"  
 Southern side East to West : 27' - 00"  
 Eastern side North to South : 93' - 00"  
 Western side North to South : 92' - 00"

Category :- Present Category of Land is Residential.

**MEMO OF CONSIDERATION**

The PURCHASERS had paid Rs. 22,03,400/- (Rupees Twenty Two Lacs Three Thousand Four Hundred) only the consideration amount of the scheduled property to the VENDORS through :-

*Smita Bagaria*  
02/02/2022

*Pooja - Bagaria*

Ch. No.	Date	Bank's Name	Amount
In the Name of Sunita Bagaria			
859668	18-08-2022	SBI	10,00,000/-
859673	30-09-2022	SBI	1,01,700
In the Name of Prity Bagaria			
859670	30-09-2022	SBI	11,01,700/-
Total Rs.			22,03,400/-
(Rupees Twenty Two Lacs Three Thousand Four Hundred) only.			

### 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).

*Sunita Bagaria*  
02-10-2022

*Prity Bagaria*

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 :-

1.  LTI of  
 Pradeep Ohdar  
 Id by  
 Pradeep Ohdar  
 02/12/2022  
 Name - Pradeep Ohdar  
 S/o - Lt. Ahlad Ohdar  
 R/o - Vill - Simaliya  
 P.S - Ratu  
 Dist. - Ranchi

2. चिन्ह के समान  
 जिला S/O 211 (अ) 2/17 समान  
 जिला पंच (सिमलिआ)  
 आगा रातु  
 जिला (रांची)

Drita Bagaria  
 02/12/2022  
 Drita Bagaria

राजदीनार गजरा  
 राजदीनार गजरा

संतोष गजरा  
 राजदीनार गजरा



Denita Bagaria  
02/12/2022

Prity-Bagaria  
02/12/2022

**VENDOR'S SIGNATURE AND PHOTOGRAPH**

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



Bemw...  
02/12/2022



B...  
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

Smruti Bagaria  
02/12/2022  
Smruti Bagaria

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 Ahfad Ohdar  
Vill Simaliya Thana Ratu  
Simliya  
Simlia  
Ranchi Jharkhand - 835222  
9798561155

Download Date: 29/12/2017

Generation Date: 23/12/2017

Signature valid

Digital Signature  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA IS  
Date: 2017.12.23 16:28:19  
IST



आपका आधार क्रमांक / Your Aadhaar No. :

**8243 6770 4727**

मेरा आधार, मेरी पहचान



भारत सरकार  
GOVERNMENT OF INDIA



प्रीति बागड़िया  
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 बागड़िया, ए302, हरी  
ओम टावर, सर्कुलर रोड, लालपुर,  
रांची जि.पि.ओ., 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



1947  
1800 309 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 061

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRITY BAGARIA

BINOD AGARWAL

10/01/1978

Permanent Account Number

AFDPB0560L

*Prity Bagaria*  
Signature



29032005



भारत सरकार  
Government of India



Issue Date: 15/11/2014



सुनीता बागेरिया  
**Sunita Bageria**  
जन्म तिथि / DOB: 11/06/1978  
लिंग / Gender: महिला / Female

**8247 3273 9586**

**मेरा आधार, मेरी पहचान**



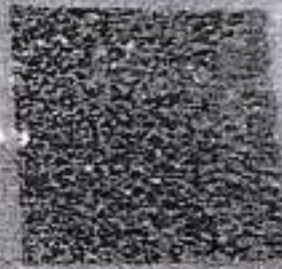
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 15/11/2014

पता: एन.ए. राहुल बागेरिया, ए 305 बंसल टॉवर, भट्टाचार्ज रोड, एग्जिबिशन रोड चौक, एग्जिबिशन रोड, पटना, बिहार, 800001

Address: C/O: Rahul Bagaria, A 305 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 अधिकारी (सी.ओ.) पटना

COMMISSIONER OF I-TAX (CO), PATNA



भारत सरकार  
GOVERNMENT OF INDIA



श्री कृष्ण सिंह  
Shri Krishna Singh  
जन्म ति. / Year of Birth: 1976  
एन / Noida

6729 3147 0162



आधार - आम आदमी का अधिकार





Download Date: 24/01/2020

बनवारी लाल काबरा

Banwari Lal Kabra

जन्म तिथि / DOB: 16/06/1976

पुरुष / MALE

Mobile No.: 9110106406

8973 9977 2649

VID : 9125 3897 4266 1247

भेरा आधार, भेरी पहचान

Issue Date: 23/01/2020

आयकर विभाग  
INCOME TAX DEPARTMENT  
BUDHDEG DEVELOPERS



भारत सरकार  
GOVT OF INDIA



02/07/2016

Permanent Account Number

AAQFB5700Q





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत 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
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
207	1062	1. दोन शेख रोजन ? दोन वकाश नीज	दोन दो 2	0	31	एकड़ डिसमील		0	0	0	वकाशत मालिक
	1084	1. दोन रघु राम ? दोन वकाशत करन राम वोगैरह	दोन एक 8	1	0	एकड़ डिसमील					वकाशत मालिक
	45	1. दोन वकाशत नरायण राम वोगैरह ? दोन बलदेव राम वोगैरह	दोन दो 7	0	47	एकड़ डिसमील					वकाशत मालिक
	57	1. दोन वकाशत नरायण राम वोगैरह ? दोन वकाशत बलदेव राम वोगैरह	दोन एक 6	1	8	एकड़ डिसमील					वकाशत मालिक
	58	1. दोन वकाशत नरायण राम वोगैरह ? दोन वकाशत बलदेव राम वोगैरह	दोन दो 1	0	38	एकड़ डिसमील	वकबजे सन तोख अहीर वल्द जगरनाथ अहोर कौम अहीर साकिन देह वजरीए जरपेशगी पट्टा रजीस्ट्री तारीख 6-3-1931 ई मोबलिंग 80-0-0 अस्ती रुपैया सम्वत 1987 साल				वकाशत मालिक

					ताआदाय रुपैया निकसारी मात 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. टोंगरी 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 धुध राम	टाड़ एक 2	0 एकड़	26 डिसमील	कुआ पक्का 1 वकबजे नरायण राम वोगैरह मालिक नीज पुटकल 1 कुलहक वकबजे नीज	वकाशत मालिक
129	१. टाड़ वकाशत दामोदर राम १. टोंगरी	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 वल्द गणेश अहीर कोम अहीर साकिन पुटकल टोली हेन्ड नोट कागज तारीख 31- 1-1931 ई मोबलिंग 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 रेंगा उरांव वो लुका उरांव वो बालहु उरांव पेशरान ऐबो उरांव कौम उरांव साकिन देह जबानी जरपेशगी मोबलिंग 40-0-0 चात्स	वकाशत मालिक

					रुपैया मुदत 6 साल मेयाद ताआदाय रुपैया आम/5 कुल 00 वकबजे नीज		
833	1. टाड़ वकाशत नरायण राम वोगैरह 2. परती कदीम ओकर महाराज	टाड़ दो 2	1 एकड़	32 डिसमील	आम/1 करज/2 लकड़ी वो फल वकबजे नीज		वकाशत मालिक
839	1. टाड़ शौख असरफ 2. टाड़ पहु मुन्डा	टाड़ दो 1	0 एकड़	78 डिसमील	गशवन कबजा झरीआ वो सुकराम पाहन पेशरान गौरीआ पाहन कौम मुन्डा साकिन देह टोला कटहन टोली बहीसे बराबर मुदत 6 साल		वकाशत मालिक
822	1. टाड़ वकाशत बलदेव राम वोगैरह 2. 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  
धाना वो धाना नम्बर

V

फरद मलकी / फरद रैपती Page No. : 74  
नाम रैपत मय वलिदयत जमाबन्दी Vc. No. : 15  
वो सकुनत नम्बर। Receipt No. : 0896905027

रातु । सिमलिया । 139 । सुनिता बागेरीया, प्रीती बागेरीया		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 14 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

माँग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष (2021-2022)	
माल (नकदी)	14.00				14.00	14.00
गुजारी (भावली)	3.50				3.50	3.50
सेस	7.00				7.00	7.00
सूद	7.00				7.00	7.00
मुतफरकात	2.80				2.80	2.80
मीजान	34.30				34.30	34.30

तफसील अदायकारी

अदायकारी बावत		बकाया				मौतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष (2021-2022)		
माल (नकदी)					14.00	14.00	
गुजारी (भावली)					3.50	3.50	
सेस					7.00	7.00	
सूद					7.00	7.00	
मुतफरकात					2.80	2.80	
मीजान अदायकारी					34.30	34.30	

(१) मीजान कुल (लफजों में) : Sixty Eight Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 68.60

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।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवताधिकारी 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	15	पृष्ठ संख्या	74										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अपंत का नाम	रातु	हलका का नाम	हल्का-08	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	सिमलिया	होस्टिंग संख्या	207	लैबी संख्या	0	शाना नम्बर	139	खाला का प्रकार	रेवनी				
सुनिता बागेरीया, पति-राहुल बागेरीया, जाति- ----- एवं प्रीती बागेरीया, पति-रोहित बागेरीया, जाति- -----													
खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लघान	सेस			
207	821	0 ए 14 डि 0 हे	दा. खा. वाद सं 577 अर27 2012-13 डी. नं. 14096 डी. 17/8/10						14	20.3			
कुल परिमाण		0 ए 14 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत वाला सात	रोड सेस बकाया	रोड सेस वाला सात	शिक्षा सेस बकाया	शिक्षा सेस वाला सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वाला सात	कृषि सेस बकाया	कृषि सेस वाला सात
11-26-2017	1511624363	2012-2013	2017-2018	70	14	17.5	3.5	35	7	35	7	14	2.8
01-11-2019	0566440024	2018-2019	2018-2019	0	14	0	3.5	0	7	0	7	0	2.8
02-10-2021	0809782525	2019-2020	2020-2021	14	14	3.5	3.5	7	7	7	7	2.8	2.8
04-14-2022	0806905027	2021-2022	2022-2023	14	14	3.5	3.5	7	7	7	7	2.8	2.8

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

Mutation Cases Not Found !!

List Of Case Status Details




यह एक कम्प्यूटर जनित प्रति

यह पत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की असुविधाओं के लिए सम्बन्धित अधिकारियों से संपर्क करें।

प्लॉट का नम्बर देखने के लिए प्लॉट नंबर क्लिक करें।

धन  
ऑनलाइन जाँच

विमानतट



10000

*Sambhaya*

साम्भया विभाग

साम्भया विभाग

साम्भया विभाग

साम्भया विभाग

साम्भया विभाग

साम्भया विभाग

Index to streets.



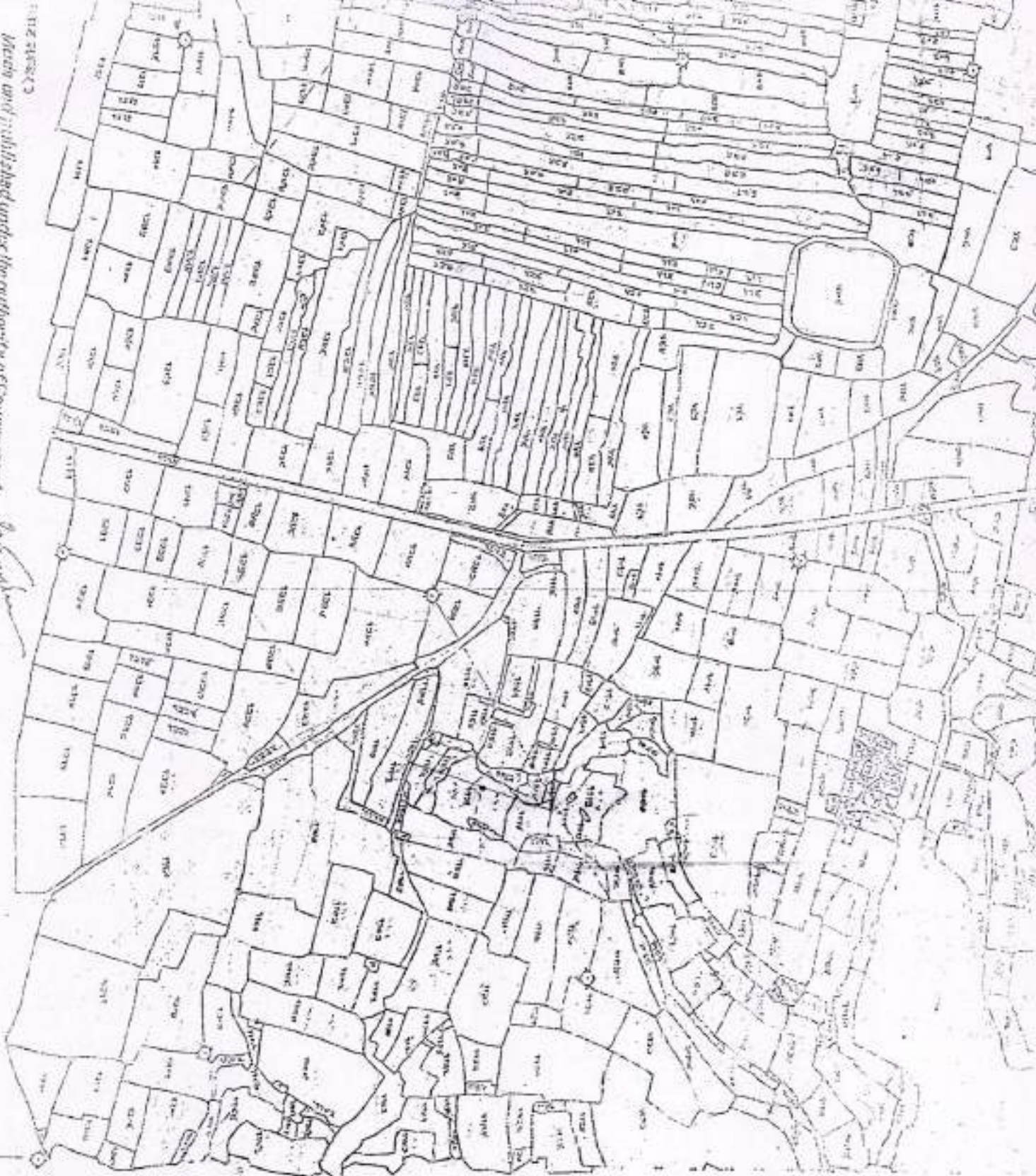
10 G.

साम्भया विभाग



Map and published under the authority of Government.

Superintendent of Surveys



मिस्टर जयसिंह अग्रवाल

सूचना - १ - १९९९

विद्युत सर्वेक्षण कार्यालय  
मुम्बई, महाराष्ट्र



Site plan of the building



Scale 1/6 inches = 1 foot



Site plan of the building

Name of Village: *Handwritten*

Area: *Handwritten*

Year: *Handwritten*

Scale of Land: *Handwritten*

Page: *Handwritten*

Sl. No.	Name of Landholder	Area (Acres)	Remarks
1	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
2	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
3	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
4	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
5	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
6	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
7	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
8	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
9	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
10	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
11	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
12	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
13	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
14	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
15	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
16	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
17	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
18	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
19	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>
20	<i>Handwritten</i>	<i>Handwritten</i>	<i>Handwritten</i>

*Handwritten notes at top left*

*Handwritten notes in middle left*

*Handwritten notes in middle left*

*Handwritten notes at bottom left*

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: ₹2203400/-
- Transaction Amount: ₹2203400 /-
- Paid Stamp Duty: ₹88136 /-

On Date 02-12-2022 Presented at SRO - Ranchi Urban3

Signature of Presenter

*Sumita Bagaria*  
SRO - Ranchi Urban3

Receipt : 744747

Receipt Date : 02-12-2022

Presenter Name: - SUNTTA BAGARIA

PR ₹1  
SP ₹1230  
LL ₹3  
A1 ₹66102  
Stamp Duty ₹88136

Total ₹155472

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	88136	88136	0	GRAS	BudhdeoDevelopersThroughItsPartnerBanwariLalKabra	• GRN Number : 2214563547 • DEPT Transaction Id : 0f486f0e53c5a6c59818 • Transaction Type :	88136
PR	1	1	0	GRAS	BudhdeoDevelopersThroughItsPartnerBanwariLalKabra	• GRN Number : 2214563778 • DEPT Transaction Id : 912f70ff8d68b67f94a1 • Transaction Type :	1
SP	1230	1230	0	GRAS	BudhdeoDevelopersThroughItsPartnerBanwariLalKabra	• GRN Number : 2214563778 • DEPT Transaction Id : 912f70ff8d68b67f94a1 • Transaction Type :	1230
A1	66102	66102	0	GRAS	BudhdeoDevelopersThroughItsPartnerBanwariLalKabra	• GRN Number : 2214563778 • DEPT Transaction Id : 912f70ff8d68b67f94a1 • Transaction Type :	66102
LL	3	3	0	GRAS	BudhdeoDevelopersThroughItsPartnerBanwariLalKabra	• GRN Number : 2214563778 • DEPT Transaction Id : 912f70ff8d68b67f94a1 • Transaction Type :	3
Sub Total	155472	155472	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 :- 20220000142575

Deed Type	Sale Deed
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 88136, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 66102, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2203331/- ,Transaction Amount :- Rs.2203400/-
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: R.S. PLOT NO. 821/IV-A, South: R.S. PLOT NO. 823, North: PRIVATE PASSAGE Khata Number - 207Plot Number - 821 Volume Number - 15Page Number - 74 Area Of Land :- 5.75 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 :- 16:19:02 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	<b>PRITY BAGARIA</b> Address1 - A-302, HARI OM TOWERS, CIRCULAR ROAD, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.: AFDPB0560L, 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			
3	<b>BUDHDEO DEVELOPERS</b> Through its Partner <b>BANWARI LAL KABRA</b> Address1 - FLAT NO. 4B, SAVITRI ENCLAVE, BANO MANJIL ROAD, NEAR PAHARI MANDIR, P.S. SUKHDEO NAGAR, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.: AAQFB5700Q, Permission Case No.-	Yes	Banwari Lal Kabra Address:- savitri enclave, flat no - 4B, near pahadi mandir, bano manjil road, ratu road, , Ranchi G.P.O. , , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:46			
4	<b>BUDHDEO DEVELOPERS</b> Through its Partner <b>BIJENDRA KUMAR SINGH</b> Address1 - SUSHMA VILLA, CHOUDHARY BAGAN, NEAR SANI MANDIR, GARIKHANA, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.: AAQFB5700Q, Permission Case No.-	Yes	Bijendra Kumar Singh Address:- SUSHMA VILLA, NEAR SANI MANDIR, CHOUDHARY BAGAN GARIKHANA, , Ranchi G.P.O. , , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:46			

Identification:

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

Witness:

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

L1102  
Pradeep  
Ohdar  
30/04  
2024

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAJENDAR BHAGAT</b> 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 , PRITY 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

Seal and Signature of Registering Officer

Date:- 02-Dec-2022



## Pre Registration Docket

Date :- 01-12-2022 09:31 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 20220000142575

Appoinment :- 02-Dec-2022 Time:- 11:20

Article	Sale Deed
Pre Registration Date	01-Dec-2022
No. Of Pages	41
Stamp Duty	88136
Paid Stamp Duty	0
Total Fees	₹ 67,336.

Property Id: 859544

Valuation No. : 1164272 / 2022	:- 2022-2023	Date : 01-December-2022 20:47: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 - 15			
Page Number - 74			
<b>Property Rates</b>			
Residential Land (Y)			
₹383188/- Decimal			
Valuation Rule : Residential Land			
<b>Property Details</b>			
1	Land area	5.75 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.75 x 383188=2203331	₹22,03,331/-
A	Total		₹22,03,331/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹22,03,400/-
Total Amount in Words : Twenty Two Lakhs Three Thousand Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. PLOT NO. 821/III/PART, West: R.S. PLOT NO. 821/IV-A, South: R.S. PLOT NO. 823, North: PRIVATE PASSAGE
Area	Land area : 5.75 Decimal
Other Description of the Property	Address - VILLAGE SIMALIA P.S. RATU THANA NO. 139 DISTRICT RANCHI
Government/Market Value	2203331
Transaction Amount	2203400

SELLER	-Mrs. PRITY BAGARIA, Address - A-302, HARI OM TOWERS, CIRCULAR ROAD, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND- Father/Husband Name LATE BINOD AGARWAL , PAN No.- *****560L, Permission Case No.- , Aadhaar No. *****4507
	-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. BUDHDEO DEVELOPERS Through Its Partner BANWARI LAL KABRA, Address - FLAT NO. 4B, SAVITRI ENCLAVE, BANO MANJIL ROAD, NEAR PAHARI MANDIR, P.S. SUKHDEO NAGAR, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name LATE MOTI LAL KABRA , PAN No.- *****700Q, Permission Case No.- , Aadhaar No. *****2649
	-Ms. BUDHDEO DEVELOPERS Through Its Partner Bijendra KUMAR SINGH, Address - SUSHMA VILLA, CHOUDHARY BAGAN, NEAR SANI MANDIR, GARIKHANA, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name LATE JANARDAN SINGH , PAN No.- *****700Q, Permission Case No.- , Aadhaar No. *****0162

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
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<b>Fee Rule: Sale Deed</b>		
1	Stamp Duty	88,136

1	SP	1,230
<b>Total</b>		<b>1,230</b>

<b>Fee Rule: Sale Deed</b>		
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1	A1	66,102
2	LL	3
3	PR	1
<b>Total</b>		<b>66,106</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.

*Ramendra Singh*  
02/12/2022

**Deed Writer / Advocate**

*Bhupendra Singh*

*Bhupendra Singh*

**Vendee / Claimant**

*Sumita Bagaria*

*Sumita Bagaria*

**Vendor / Executant**

कोरोना को धराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Token No.: 20220000142575


## 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/RANU3/3281/BK1/2998** in Book No :- **BK1**, Volume No :- **339** from Page No :- **459** to **540** at, office of **SRO - Ranchi Urban3**

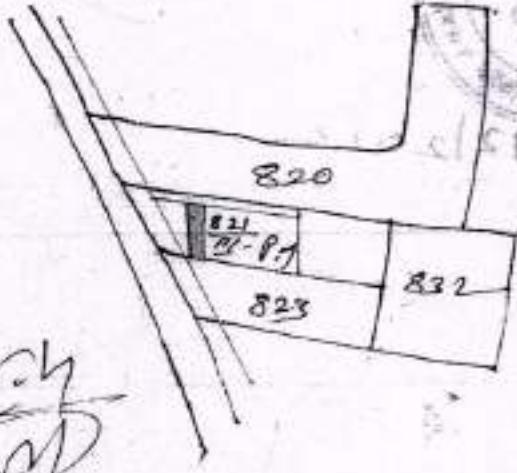
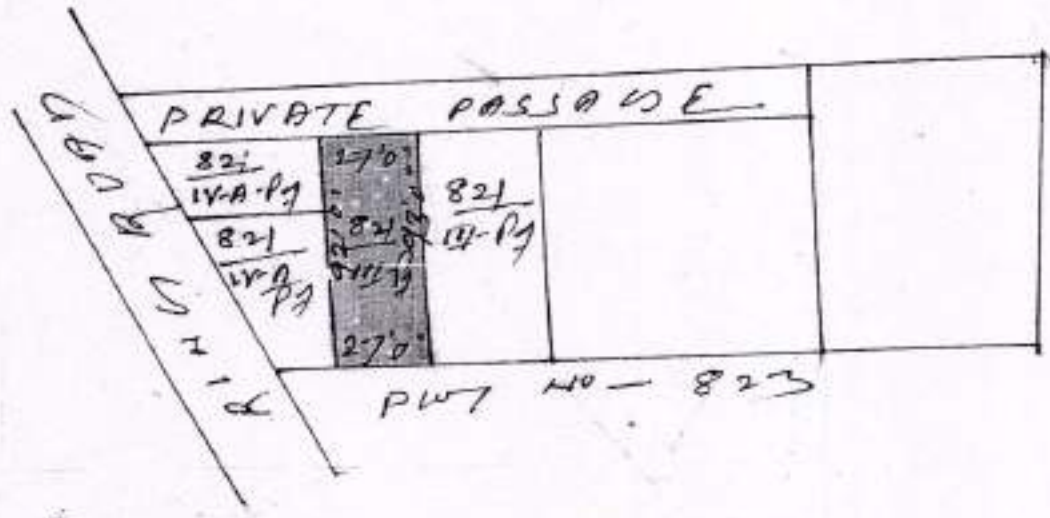
Date:- **02-Dec-2022**

  
Registering Officer



VILLAGE SIMLIYA SH. NO. 01  
 THANA - RATU DIST BANCHI  
 THANA NO - 139

AREA SHOWN IN RED WASH  
 PLOT SVB AND AREA  
 821 821 AC 0.15 MILE  
 III-P of 0.575



Handwritten signature or initials.

Banswari

P. Singh

Sanita Bagaria

Kuty-Bagaria

02/12/2022