

3277

2994



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 86a13d91e8db2a3b5252

Receipt Date : 02-Dec-2022 12:27:51 pm

Receipt Amount : 73000/-

Amount In Words : Seventy Three Thousands Rupees Only

Token Number : 20220000142583

Office Name : SRO - Ranchi Urban3

Document Type : Sale Deed

Payee Name : UMA DEVI NARSARIA ( Vendee )

GRN Number : 2214564779



जानकारी के लिए कृपया सहायक सचिव, राँची शहर, राँची, झारखण्ड से संपर्क करें।  
 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 पाठ्य से पूर्व से किसी प्रकार की सेवा नहीं ली गई है।

Uma Devi Narsaria

नियंत्रण पदाधिकारी  
 शहरी क्षेत्र-3, राँची, झारखण्ड

2-12-2022

Uma Devi Narsaria

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।

Uma Devi Narsaria

Sale

₹ 18,24,254/-

₹ 73,000/-

M.R. Com

₹ 22,84,57/-

~~57,700~~ x 2.50 d =

बिना शर्तों की श्री सुनीता अमी सुनीता

यहाँ प्रारंभिक करि-ने

काही नो 202 नई बिना

बिना शर्तों की सुनीता अमी सुनीता सुनीता Bagaria

दिनांक - 18/12/2022 (ii) R. 4-11-2020

श्री सुनीता अमी

A

**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 Bagaria*





Sumita

Sumita Bagaria  
02/12/2022



2 - 12 - 2022

कपुनहा न्यायपत्राहण 10:00  
नर निबन्धन कार्यालय को. 4 वीं मं. निबन्धन कार्यालय  
पता: को. 4 वीं मं. निबन्धन कार्यालय, रायपुर  
तारीख: 02/12/2022 को. 4 वीं मं. निबन्धन कार्यालय, रायपुर  
यु अवर निबन्धक द्वारा प्रमाणित  
पुस्तक सं. 4 वीं मं. निबन्धन कार्यालय  
नेककासीयो वा दबांदारी में से एक थी  
के अधिकारी हैं न में निबन्धन के लिए पेश किया  
4291



निबन्धन पदाधिकारी  
बडरी खण्ड-3, कलिंग

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**

**Mrs. UMA DEVI NARSARIA** wife of Sri Pradip Kumar Narsaria, daughter of Sri Suraj Bhan Tayal & granddaughter of Late Gopi Ram Tayal, 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 Rani Sati Market, Lalji Hirji Road, Main Road, Police Station Kotwali, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter for the sake of brevity called the "**PURCHASER**" of the **SECOND PART**.

PAN No. **AAVFN3063H** [Uma Devi Narsaria]

AADHAAR No. **XXXX XXXX 1407** [Uma Devi Narsaria]

MOBILE No. **9308827007** [Uma Devi Narsaria]

*Sunita Bagaria*  
02/02/2022

*Prity Bagaria*

The terms and expressions of the "**VENDORS**" and "**PURCHASER**" 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;

**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,

*Smitha Bagaria*  
02.12.2022

*Smitha Bagaria*

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 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;

*Buniba Begaria*  
02/02/2022

*Pachy-Begaria*

**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 Thana 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;

**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

*Sumita Bagaria*  
02/12/2002

*Suby-Bagaria*

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 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 Arca 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

*Sunita Bagaria*  
02/12/2010

*Prity Bagaria*

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 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 PURCHASER and the PURCHASER agreed to purchase the same which is shown in the RED WASH in the map annexed hereto with this sale deed. The PURCHASER paid a total consideration amount of Rs. 18,24,250/- (Rupees Eighteen Lacs Twenty Four Thousand Two Hundred Fifty) 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. 18,24,250/- (Rupees Eighteen Lacs Twenty Four Thousand Two Hundred Fifty) only

*Sunita Bagaria*  
02/12/2022

*Prity Bagaria*

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. 18,24,250/- (Rupees Eighteen Lacs Twenty Four Thousand Two Hundred Fifty) only, paid to the VENDORS by the PURCHASER 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 PURCHASER, absolutely and forever, free from all encumbrances and obligations;

**AND** the VENDORS do hereby covenant with the PURCHASER that the later shall be entitled to get her name mutated in office of the Revenue Authority of Jharkhand State and pay revenue rent in her own name AND the VENDORS shall at all reasonable times on request of and at the cost of the PURCHASER 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 PURCHASER into and said property according to the true meaning and intents of these presents;

**AND** the VENDORS do yet again covenant with the PURCHASER 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

*Sumita Bagaria*  
02/12/2022

*Praty-Bagaria*

PURCHASER is the absolute owner of the property hereby sold to him 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 PURCHASER absolutely and forever;

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

(A) That whatsoever the right, title and interest the VENDORS have on the said land is hereby sold and transferred to the PURCHASER, shall from the date of its execution and registration of this Sale Deed vests entirely and absolutely to the PURCHASER, She shall be entitled to exercise all her right upon the said property described in the Schedule and as per the agreement and understanding between the parties, VENDORS have already put the PURCHASER in vacant possession of the landed property as stated above and PURCHASER has come in khass possession over the property.

(B) That the VENDORS does hereby assure the PURCHASER 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 PURCHASER that the said land is free from all encumbrances, whatsoever to have and hold the property hereby conveyed to the PURCHASER absolutely.

*Smrita Bagaria*  
02/10/2022

*Smrita Bagaria*

(D) That the VENDORS covenant with PURCHASER 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 PURCHASER 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 PURCHASER 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 PURCHASER have every right to grant, convey, assigns, sell, transfer the Schedule Property absolutely and forever and she also entitled to lease, gift etc. to anybody as per her 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.

*Smita Bagaria*  
02/12/2022

*Smita Bagaria*

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

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

Northern side East to West : 40' - 07"  
 Southern side East to West : 30' - 00"  
 Eastern side North to South : 31' - 00"  
 Western side North to South : 31' - 00"

Category :- Present Category of Land is Commercial.

**MEMO OF CONSIDERATION**

The PURCHASER has paid Rs. 18,24,250/- (Rupees Eighteen Lacs Twenty Four Thousand Two Hundred Fifty) only the consideration amount of the scheduled property to the VENDORS through :-

*Smita Bagaria*  
02/12/2022

*Pooja Bagaria*

DD. No.	Date	Bank's Name	Amount
In the Name of Prity Bagaria			
048782	29-09-2022	Union Bank	8,95,950/-
TDS	01-12-2022	HDFC	9,050/-
In the Name of Sunita Bagaria			
048778	17-08-2022	Union Bank	9,10,057/-
TDS	01-12-2022	HDFC	9,193/-
Total Rs.			18,24,250/-
[Rupees Eighteen Lacs Twenty Four Thousand Two Hundred Fifty] only.			

*Prity Bagaria*  
*Sunita 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 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 PURCHASER have put their signatures to this present at Ranchi on the date, month and year first above written.

WITNESSES :-

1.  LTJ o A  
 Pradeep Ojdar  
 3060  
 02/12/2022  
 Name - Pradeep Ojdar  
 Mo - Lt. Akhlesh Ojdar  
 Po - Vill - Simaliya  
 Ra - Ratu  
 Dist - Ranchi

Sande Bagaria  
02/12/2022

2. (मिनेट मजदूर  
 प्रकाश/0 (मिनेट मजदूर)  
 ग्राम पंचायत विमलिया  
 राणा रोड  
 प्रकाश (सिनेट)

Sande Bagaria

राजकिशोर मजदूर  
 प्रकाश/0 (मिनेट मजदूर)

सुदीप मजदूर  
 मिना जी. राजकिशोर मजदूर



Sunita









Sunita Bagaria  
02/12/2022



Rishi Bagaria

Rishi 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








Uma Devi Narasaria

Uma Devi Narasaria

02/12/2022

PURCHASER'S SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Uma Devi Narasaria

Uma Devi Narasaria

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 ओम्दार  
Pradeep Ohdar  
S/O Anilad Ohdar  
Vill Simliya Thana Ratu  
Simliya  
Simlia  
Ranchi Jharkhand - 835222  
9708561155

Download Date: 29-12-2017

Generation Date: 29-12-2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**8243 6770 4727**

मेरा आधार, मेरी पहचान

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



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 डि.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 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

भारत सरकार  
Government of India

सुनीता बगेरिया  
**Sunita Bageria**  
जन्म तिथि / DOB: 19/05/1979  
पेशा / Profile

8247 3273 9586

मेरा आधार, मेरी पहचान

आरक्षित विवरण  
Unique Identification Authority of India

पता: सुनीता बगेरिया, ए. 308 बंसल टावर, अरुणचर्या रोड, एक्सपोजिशन रोड, पटना, बिहार, 800001

Address: Sunita Bageria, A 308 Bansal Tower, Bhattacharya Road, Exhibition Road, Patna, Bihar, 800001

8247 3273 9586

1867 help@uidai.gov.in www.uidai.gov.in

व्हाई सेवा 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

अधीक्षक (सी.टी.) पटना

COMMISSIONER OF I-TAX (CO), PATNA

PERMANENT ACCOUNT NUMBER

PERMANENT ACCOUNT NUMBER

AAVFPN3063H

NAME

UMA DEVI NARASARIA

DATE OF BIRTH

17-09-1968



DATE OF ISSUE

17-09-1968

*Blange*

...

...





आरक्षण प्रमाणिका



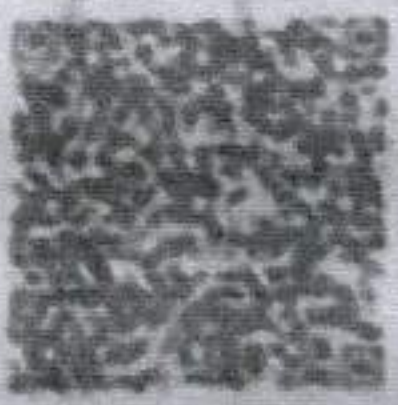
उमा देवी नाइसरिया

Uma Devi Nairsaria

DOB: 17-09-1966

Gender: Female

4633 4643 1407



आरक्षण - आरक्षण प्रमाणिका अतिरिक्त



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
खेदत नम्बर	3/6	खाता नम्बर	207	धाना का नाम	राँची	धाना नम्बर	139		

(1)	(2)	(3)	किरम जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
207	1062	१. दोन खेख रोखन १. दोन वकाश नीज	दोन दो 2	0	31	एकड़ डिसमील		0	0	0	वकाशत मालिक
	1084	१. दोन रघु राम १. दोन वकाशत करन राम वोगैरह	दोन एक 8	1	0	एकड़ डिसमील					वकाशत मालिक
	45	१. दोन वकाशत नरामण राम वोगैरह १. दोन बलदेव राम वोगैरह	दोन दो १	0	47	एकड़ डिसमील					वकाशत मालिक
	57	१. दोन वकाशत नरामण राम वोगैरह १. दोन वकाशत बलदेव राम वोगैरह	दोन एक 6	1	8	एकड़ डिसमील					वकाशत मालिक
	58	१. दोन वकाशत नरामण राम वोगैरह १. दोन वकाशत बलदेव राम वोगैरह	दोन दो 1	0	38	एकड़ डिसमील	वकबजे रान तोख अहीर वल्द जगरनाथ अहीर कोम अहीर साकिन देह वजरीए जरपेवागी फट्टा रजीरुई तारीख १-३-१९३१ ई मोवतिग ८०-०-० अस्सी रुपैया सम्वत १९८७ साल				वकाशत मालिक

70	१. रास्ता १. टाड़ वकाशत अहलाद राम	टाड़ दो 1	0 एकड़	30 डिसमीत		वकाशत मालिक
126	१. टाड़ वकाशत नरायण राम वोगैरह १. रास्ता	टाड़ दो 5	1 एकड़	50 डिसमीत		वकाशत मालिक
743	१. परती कदीम नीज १. टोंगरी समितात	मकान 1, सहन 1 0	0 एकड़	2 डिसमीत		वकाशत मालिक
744	१. टाड़ वकाशत नीज १. मकान मेसहन नीज	परती कदीम 1	0 एकड़	6 डिसमीत		वकाशत मालिक
746	१. टाड़ वकाशत बीजे राम १. परती कदीम नीज	टाड़ एक 1	0 एकड़	9 डिसमीत	बैर 1, डुमर 1 कुलहक वकबजे बीजे राम मालिक	वकाशत मालिक
69	१. टाड़ वकाशत अहलाद राम वोगैरह १. टाड़ वकाशत धुधा राम	टाड़ एक 2	0 एकड़	26 डिसमीत	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 डिसमीत		वकाशत मालिक
819	१. टाड़ वकाशत बलदेव राम वोगैरह १. टाड़ वकाशत बलदेव राम वोगैरह	टाड़ दो 1	0 एकड़	85 डिसमीत	वकबजे मंगलआ अहीर वन्द गणेश अहीर कौम अहीर साकिन पुटकल टोला सैन्ड मोट कामज तारीख 31-1-1937 ई मोबलिंग 20-0-0 बीस रुपैया बीलापवण सुदा मैयद ताआदाम 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 डिसमीत	वकबजे रेगा उरांव वो लुका उरांव वो बावाह उरांव पेशरान पेची उरांव कौम उरांव साकिन देह खबानी जरपेशगी मोबलिंग 40-0-0 चालीस	वकाशत मालिक

				रुपैया मुदत 6 साल मैयाद लाभादाय रुपैया आम/5 कुलकुल वकबजे नीज					
833	1. टाड़ वकाशत नरायण राम बोगैरह 2. परती कदीम ओकर महाराज	टाड़ दो 2	1 एकड़	32 डिसमील	आम 1 कगज/2 ताकड़ी वो फल वकबजे नीज				वकाशत भासिक
839	1. टाड़ बोग असरफ 2. टाड़ पंधु मुन्हा	टाड़ दो 1	0 एकड़	78 डिसमील	गवातन कबजा शरीआ दो सुकराम पाहन पैधराम गौरीआ पाहन कौम मुन्हा साकिन वेह टोला कटइल टोली वहीसे बराबर मुदत 6 साल				वकाशत भासिक
822	1. टाड़ वकाशत बलदेव राम बोगैरह 2. टाड़ वकाशत दामोदर राम बोगैरह	टाड़ दो 1	0 एकड़	5 डिसमील					वकाशत भासिक
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

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।

11/30/2022

Sch XIV-F.No. 180v

रसीद मालगुजारी

नाम रकत । नाम मौज मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय उल्लिखित जमाबन्दी

वो संकुनत नम्बर)

Page No. : 73

Vol. No. : 15

Receipt No. : 0558395304

रातु । सिनविया । 139 । प्रीती बगरीया, सुनिता बागरीया

खाता संख्या	सेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 5 डिसमोल 0 हेक्टर

अराजी नकदी	अराजी भावती	राफसीत हिमाब लगान भावती
------------	-------------	-------------------------

जित का सालाना माग मय तफसील (बकाया वी हाल) मौजदा साल का।

माग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)	
माल (नकदी)	5.00				5.00	5.00
गुजारी (भावती)	1.25				1.25	1.25
सेस	2.50				2.50	2.50
सुद	2.50				2.50	2.50
मूतफरकात	1.00				1.00	1.00
मोजान	12.25				12.25	12.25

राफसीत अदायकारी

अदायकारी बावत	सालाना	बकाया				भीतलबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)		
माल (नकदी)	5.00				5.00	5.00	
गुजारी (भावती)	1.25				1.25	1.25	
सेस	2.50				2.50	2.50	
सुद	2.50				2.50	2.50	
मूतफरकात	1.00				1.00	1.00	
मोजान अदायकारी	12.25				12.25	12.25	

(१) मोजान कुल (सफ्तों में): Twenty Four Rupees and Fifty Paise

(२) नाम वेहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 14-04-2022

कास महल का बकाया मालगुजारी पर (सिवय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिया जाता है।



धन

यह एक कम्प्युटर जनित प्रति है।

यह प्राप्त केवल प्रार्थी की जवाबदारी के लिए है।

किसी भी प्रकार की अपुद्धियों के लिए सम्बन्धित अंशदायकारी से संपर्क करें।

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

Print





Владимир-Ек

№ 1000/24

№ 1000/24

834

835



1917-18  
Map published under the authority of Government.

Survey of India  
Department of Survey



सिमावादी नक्शा

1:10,000  
Scale

श्री. ए. ए. वा.  
सिद्धि लाल शर्मा  
सुपरीवाइजर, 1917-18



Plan of the site of the ...



Plan of the site of the ...

**Taxpayer's Counterfoil**

Name of the Assessee **UMA XXXX NARSARIA**

PAN

**A A V P N 3 0 6 3 H**

Major Head

**0021 - INCOME-TAX (OTHER THAN COMPANIES)**

Minor Head

**800 - TDS on Sale of Property**

919250  
30112022  
AFDPB0561M  
BJ2094481  
RANCHI

Description of Tax	Amount in Rupees
Basic Tax	9,193.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
<b>TOTAL</b>	<b>9,193.00</b>

**HDFC BANK LIMITED**

**Challan No** 280  
**BSR Code** 0510308  
**Date of Receipt** 01/12/2022  
**Challan Serial No** 10780  
**Assessment Year** 2023-24  
**Bank Reference** 10780  
**Drawn On** HDFC Bank Netbanking

Rupees (In words)

**INR NINE THOUSAND ONE HUNDRED NINETY THREE ONLY**

CIN

**051030801122210780**

Debit Account No.

**50200059092931**

Payment Realization Date

**01/12/2022 09:53:21**

Please Save a copy of this Acknowledgement Receipt for your future reference.

# Form 26QB

Your E-filing Acknowledgment Number is **BL2094421**

- The Acknowledgment No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save their Acknowledgment No. for downloading Form 26QB by e-filing and to
- As acknowledged by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TDS's website after about 2 days of deposit of tax amount of the respective Form.
- The TDS amount as per Form 26QB should be entered in the field Basic Tax (Income Tax) on the taxpayer's web portal as TDS certificate/Form 16B will be issued on basis of e-filing facility.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for the deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for the deduction.
- If Date of Payment Form 26QB is taxpayer prescribed due date, the same may affect the filing for the year.

Tax Assessee	Assessment Year	Assessment Year	Assessment Year
Below Head Code	0021	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee (Payee/Debtor)	000	Financial Year	2022-23
Full Name (Mention of the Transferee)	AAARPHOCCH	Permanent Account No. (PAN) of Transferee (Payee/Debtor)	AFDPB2263R
Category of Transferee on the basis of PAN	Individual	Full Name (Mention of the Transferee)	SUNILK XACAMIA
Status of PAN as per ITD PAN Master	Active PAN	Category of Transferee on the basis of PAN	Individual
		Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferee	
Name of assessee/Building/Village/House No./Block	GROUND FLOOR	Name of assessee/Building/Village/House No./Block	ASD
Plot/Street/Lane	LALI HIGLI ROAD	Plot/Street/Lane	CIRCULAR ROAD
City/District	RANCHI	City/District	RANCHI
State	JHARKHAND	State	JHARKHAND
Pin Code	834001	Pin Code	834001
Email ID	AMHSHENKANSRABAG@GMAIL.COM	Email ID	AAKASHKUTIPR@SESRANCHI@GMAIL.COM
Mobile No.	9075041105	Mobile No.	9386291100

Date of Agreement/Booking	17/03/2022	Whether more than one Transferee/Debtor
Date of Payment/Credit	30/11/2022	Whether more than one Transferee/Debtor
Date of Tax Deduction	30/11/2022	
Payment Type	Lumpsum	

**Complete Address of the Property Transferred**

Type of Property	Unit
Name of premises Building/ Village/ Plot No. etc. and TA No. etc.	
Flat/Shop/Block No.	
Road/Street/ Lane	SIBRAH, PG ROAD
City/Town	RANCHI
State	JHARKHAND
Pin Code	835212

**Tax Deposit Details**

Rate of TDS (in %)	1
Total Amount Paid/ Credit	970000
TDS Amount to be paid	9700
Tax Paid	0
Total Payment	2
Value in words	9700.00

Note: Thousand One Hundred and Ninety Three Thousand and Nine

Total Value of Consideration (Property value) 832280	Stamp Duty Value for Property 8636.18
Mode of Payment	Online (Banking)
Bank Name	HDFC Bank

**Note**

The declarant/agent is/are for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be equated as proof of payment of tax.

**Taxpayer's Counterfoil**Name of the Assessee **UMA XXXX NARSARIA**

PAN

**A A V P N 3 0 6 3 H**

Major Head

**0021 - INCOME-TAX (OTHER THAN COMPANIES)**

Minor Head

**800 - TDS on Sale of Property****905000  
30112022  
AFDPB0560L  
BJ2095354  
RANCHI**

Description of Tax	Amount in Rupees
Basic Tax	9,050.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
<b>TOTAL</b>	<b>9,050.00</b>

**HDFC BANK LIMITED****Challan No 280  
BSR Code 0510308  
Date of Receipt 01/12/2022  
Challan Serial No 11359  
Assessment Year 2023-24  
Bank Reference 11359  
Drawn On HDFC Bank Netbanking**

Rupees (In words)

**INR NINE THOUSAND FIFTY ONLY**

CIN

**051030801122211359**

Debit Account No.

**50200059092931**

Payment Realization Date

**01/12/2022 10:29:16**

Please Save a copy of this Acknowledgement Receipt for your future reference.

# Form 26QB

Form 26QB is an Acknowledgement Number in SL/2008/004

- The Acknowledgement Number is an acknowledgment for the receipt of a payment of TDS on the sale of immovable property. It is not a receipt for the payment of TDS on the sale of immovable property.
- The Acknowledgement Number is not a receipt for the payment of TDS on the sale of immovable property. It is only a receipt for the payment of TDS on the sale of immovable property.
- The TDS amount on the Form 26QB should be entered in the field 'TDS Amount' on the Form 26QB. The TDS amount on the Form 26QB should be entered in the field 'TDS Amount' on the Form 26QB.
- TDS on the sale of immovable property is payable by the transferee. The transferee should enter the TDS amount in the field 'TDS Amount' on the Form 26QB.
- TDS on the sale of immovable property is payable by the transferee. The transferee should enter the TDS amount in the field 'TDS Amount' on the Form 26QB.
- If the transferee is not a resident in India, the transferee should enter the TDS amount in the field 'TDS Amount' on the Form 26QB.

For Applicant	001	Assessment Year	2024
Minor Head Code	00	Financial Year	2023
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ANPACDQH	Permanent Account No. (PAN) of Transferee (Receiver/Seller)	PTD1
Full Name (Mailed) of the Transferee	UJA KESHU KUMARIA	Full Name (Mailed) of the Transferee	PTD1
Category of Transferee on the basis of PAN	Individual	Category of Transferee on the basis of PAN	PTD1
Status of PAN as per ITO PAN Master	Active PAN	Status of PAN as per ITO PAN Master	PTD1

Complete Address of the Property Transferee		Complete Address of the Property Transferee	
Name of premises/Bldg/ Village/PO/ SOI MARKET		Name of premises/Bldg/ Village/PO/ SOI MARKET	
Plot/Block No.	GROUND FLOOR	Plot/Block No.	400
Road Street Lane	L.A. A ROAD	Road Street Lane	DR. LAKSHMI
City/Town	RAIPUR	City/Town	RAIPUR
State	CHHATTISGARH	State	CHHATTISGARH
Pin Code	491001	Pin Code	491001
E-mail ID	ANANDKESHU@GMAIL.COM	E-mail ID	ANANDKESHU@GMAIL.COM
Mobile No.	97604402	Mobile No.	97604402

Date of Agreement/Booking	16/03/2023	Whether transferee and Transferee Resident	
Date of Payment/Cash	16/03/2023	Whether transferee and Transferee Salaried	
Date of Tax Declaration	16/03/2023		
Payment Type	Loan		

Complete Address of the Property Transferee		Tax Deduction Details	
Type of Property		Rate of TDS on Sale	
Name of premises/Bldg/ Village/PO/ SOI MARKET		Total Amount Paid/Received	
Plot/Block No.		TDS Amount is 24.00%	
Road Street Lane	DR. LAKSHMI	Interest	
City/Town	RAIPUR	Tax	
State	CHHATTISGARH	Total payment	
Pin Code	491001	Value in words	

Total Value of Consideration (Property value/TCR+TDS)	Stamp Duty Value For Property
Mode of Payment	Stamp Duty Value
Bank Name	Stamp Duty Value

**Note:** The 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.

CHARTERED SURVEYOR  
Khatian  
Firm Name (in Hindi)

Name of village  
Date

Town  
Dist.

Block Number  
Area (in Hectares)

Area of land  
in acres

Area of land  
in acres

Sl. No.	Area (in Hectares)	Area (in Acres)	Remarks
1	1.00	2.47	...
2	1.00	2.47	...
3	1.00	2.47	...
4	1.00	2.47	...
5	1.00	2.47	...
6	1.00	2.47	...
7	1.00	2.47	...
8	1.00	2.47	...
9	1.00	2.47	...
10	1.00	2.47	...
11	1.00	2.47	...
12	1.00	2.47	...
13	1.00	2.47	...
14	1.00	2.47	...
15	1.00	2.47	...
16	1.00	2.47	...
17	1.00	2.47	...
18	1.00	2.47	...
19	1.00	2.47	...
20	1.00	2.47	...



Handwritten notes and signatures in Hindi, including names like 'Khatian' and 'Khatian'.

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 सर्व 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 बाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	हॉल्लिडिंग 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: ₹1809700/-
- Transaction Amount: ₹1824250 /-
- Paid Stamp Duty: ₹73000 /-

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

*Sumita Bagaria*  
SRO - Ranchi Urban3

Receipt : 744745

Receipt Date : 02-12-2022

Presenter Name: - **SUNITA BAGARIA**


PR ₹1  
SP ₹1230  
LL ₹41  
A1 ₹54728  
Stamp Duty ₹73000


**Total** ₹129000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	72970	73000	-30	GRAS	UmaDeviNarsaria	• GRN Number : 2214564779 • DEPT Transaction Id : 86a13d91e8db2a3b5252 • Transaction Type :	73000
PR	1	1	0	GRAS	UmaDeviNarsaria	• GRN Number : 2214564970 • DEPT Transaction Id : 55f1408ee77a8538c415 • Transaction Type :	1
SP	1230	1230	0	GRAS	UmaDeviNarsaria	• GRN Number : 2214564970 • DEPT Transaction Id : 55f1408ee77a8538c415 • Transaction Type :	1230
A1	54728	54728	0	GRAS	UmaDeviNarsaria	• GRN Number : 2214564970 • DEPT Transaction Id : 55f1408ee77a8538c415 • Transaction Type :	54728
LL	3	41	-38	GRAS	UmaDeviNarsaria	• GRN Number : 2214564970 • DEPT Transaction Id : 55f1408ee77a8538c415 • Transaction Type :	41

Sub Total	128932	129000	-68				
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Article : Sale Deed Number of Pages : 82

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



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

## Deed Endorsement

Token No :- 2022000014258

Deed Type	Sale Deed
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 72970, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 54728, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1809613/- ,Transaction Amount :- Rs.1824250/-
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. 821/IV- A/PART, North: PRIVATE PASSAGE 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 :- 16:26:12 PM







SUNITA

*Sunita Bagaria*




BAGARIA(Individual)

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	PRITY BAGARIA Address1 - A-302, HARI OM TOWER, 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			<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.: AFDFB0561M, Permission Case No.-	Yes	Sunita Bagaria 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>UMA DEVI NARSARIA</b> Address1 - RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.: AAVFN3063H, Permission Case No.-	Yes	Uma Devi Narsaria Address:- , rani sati market, lalji hirji road, main road ranchi, Ranchi G.P.O., Ranchi, 834001, Jharkhand, India		PURCHASER Age:56			<i>Uma Devi Narsaria</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:**

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

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



4  
Signature of Registering Officer

Date: 02-Dec-2022

Seal and Signature of Registering Officer





## Pre Registration Docket

Date :- 01-12-2022 09:23 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 20220000142583

Appointment :- 02-Dec-2022 Time:- 11:25

Article	Sale Deed
Pre Registration Date	01-Dec-2022
No. Of Pages	41
Stamp Duty	72970
Paid Stamp Duty	0
Total Fees	₹ 55,962.

Property Id: **859554**

Valuation No. : 1164295 / 2022 :- 2022-2023 Date : 01-December-2022 21:23: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 - 73

### Property Rates

Commercial Land (Y)

₹723845/- Decimal

Valuation Rule : Commercial land

### Property Details

1 Land area 2.50 Decimal

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.5 x 723845=1809612.5	₹18,09,613/-
A	Total		₹18,09,613/-

Note : Final Valuation is Rounded to Next 100/-

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. 821/IV-A/PART, North: PRIVATE PASSAGE
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	1824250

SELLER	<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>
	<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>
PURCHASER	<b>-Mrs. UMA DEVI NARSARIA, Address - RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name SURAJ BHAN TAYAL , PAN No.- *****063H,Permission Case No.- , Aadhaar No. *****1407</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>
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Identifier Details	<b>Mr. PRADEEP OHDAR , Address - VILL. SIMALIYA, P.S. RATU, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name- LATE AHLAD OHDAR</b>
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Fee Rule:Sale Deed		
1	Stamp Duty	72,970

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

Fee Rule:Sale Deed:		
1	A1	54,728
2	LL	3
3	PR	1
<b>Total</b>		<b>54,732</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.

*Rajendra Singh*  
02/12/2022

Deed Writer / Advocate

*Uma Devi Narraria Inly-Bagaria*

Vendee / Claimant

*Sumita Bagaria*

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Token No.: 20220000142583

## CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Safe 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/RANU3/3277/BK1/2994** in Book No :- **BK1**, Volume No :- **339** from Page No :- 129 to 210 at, office of **SRO - Ranchi Urban3**

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

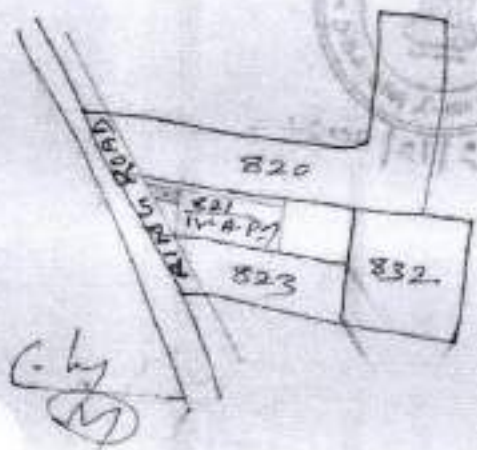
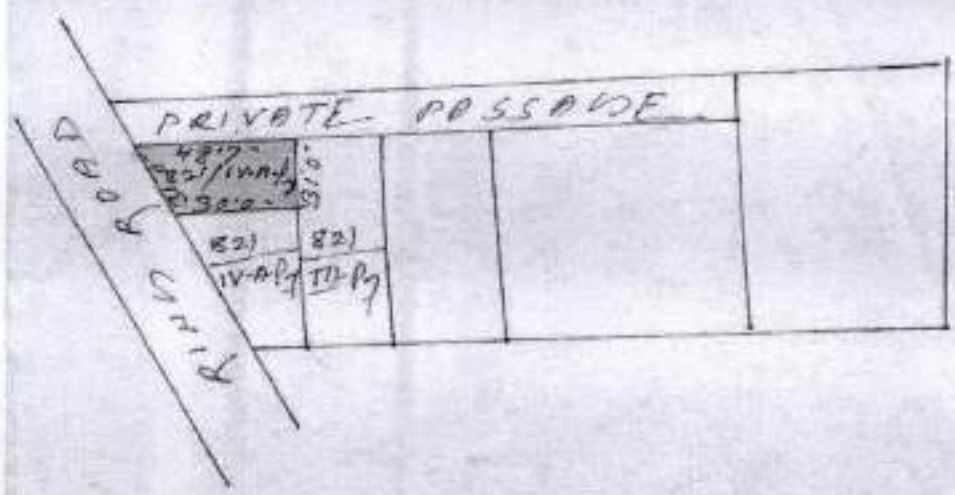


Registering Officer



VILLAGE SIMUYA SH. NO-01  
 THANA - RATU DIST- RANCHI  
 THANA NO - 139

AREA SHOWN IN RED WASH  
 R.S. NO SVAP. NO AREA  
 821 821 AC-DISTANCE  
 IV-A-P7 0 - 2.5



Uma Devi Chatterjee  
 Patti Chatterjee  
 Sumita Bagaria  
 02/12/2022

C. by  
 M