

3279

2996



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 44b5ba1dcc744615aa36

Receipt Date : 02-Dec-2022 12:09:52 pm

Receipt Amount : 421550/-

Amount In Words : Four Lakh Twenty One Thousands Five Hundred And Fifty Rupees Only

Token Number : 20220000142546

Office Name : SRO - Ranchi Urban3

Document Type : Sale Deed

Payee Name : UMA DEVI NARSARIA ( Vendee )

GRN Number : 2214564042



बचन नियम-21 के अंतर्गत मुद्रांक शुल्क का भुगतान।  
 मुद्रांक शुल्क का भुगतान कर व रा. 46... के अंतर्गत  
 भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
 भाग-3 का स. 23 के अधीन यथावत स्टाम्प  
 स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
 राक्षित नहीं।

*Uma Devi Narsaria*  
02/12/2022

&  
 निबंधन पदाधिकारी  
 राहरी 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 मुद्रांक अधिनियम, 1899 की भाग 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।

*Uma Devi Narsaria*

Sale  
₹ 1,05,38,000/-  
₹ 4,21,550/-  
Re

383188 x 27.50 dec  
मिनाबाईका - पत्नी - ले मिनाबाई किणी  
यांना - या एरिअर - खणी - ले  
खणी - नं 507 (207) रची  
किणी



Prity Bagaria

Prity Bagaria  
02/12/2022

**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**

**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 "**VENDOR**" for the sake of brevity of the **FIRST PART;**



मिनाबाईका - पत्नी - ले मिनाबाई किणी  
यांना - या एरिअर - खणी - ले  
खणी - नं 507 (207) रची  
किणी  
4-1-2022

T.O.S. Challa n. 12006  
4-1-12.2022 Ar  
272



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

**AADHAAR No. 6389 2616 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. AAVPN3063H** [Uma Devi Narsaria]

**AADHAAR No. 4633 4643 1407** [Uma Devi Narsaria]

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

The terms and expressions of the "**VENDOR**" 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 **VENDOR** had own and possessed the land measuring an Area 27.5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/C 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. 1559 dated 13<sup>th</sup> day of February'

*Prity - Narsaria*  
02/12/2003

2004, which is entered in Book No. 1, Volume No. 37, Page Nos. 449 to 468, 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 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

*Handwritten signature*  
02/11/20

"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;

**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. 821/2 also known as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simaliya, Police Station Ranchi new Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Madhuri Mishra wife of Dr. Manindra Narayan Mishra, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5962, which is entered in Book No. 1, Volume No. 50, Page Nos. 379 to 384 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. Madhuri Mishra came in peaceful possession over her

*Prof. Rajendra*  
02/11/2000

purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 18 R 27/1980-81 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Smt. Madhuri Mishra sold and transferred the land measuring an Area 27.5 Decimals out of 33 Decimals of Revisional Survey Pict No. 821, marked as Sub Plot No. 821/C 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. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale dated 13<sup>th</sup> day of February' 2004, vide Deed No. 1559, which is entered in Book No. 1, Volume No. 37, Page Nos. 449 to 468, for the year 2004 at the office of the District Sub Registrar, Ranchi, and put her in khas and exclusive possession thereof; AND rest area of 5.5 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 Mrs. Prity 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. 2321 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 they have absolute right to transfer the said property by way of sale to the purchaser.

*Prity Bagaria*  
02/12/2008

**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 27.5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simaliya, 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. 1,05,38,000/- (Rupees One Crore Five Lacs Thirty Eight Thousand) 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. 1,05,38,000/- (Rupees One Crore Five Lacs Thirty Eight Thousand) only in the manner described in details of Memo of 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. 1,05,38,000/- (Rupees One Crore Five Lacs Thirty Eight Thousand) only, paid to the **VENDOR** 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;

*Handwritten signature*

**AND** the **VENDOR** do hereby covenant with the **PURCHASER** that the latter 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 **VENDOR** 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 **VENDOR** 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 **VENDOR** to the said landed property or on part thereof, now from today the **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 **VENDOR** in respect of the property or any part thereof to have and to hold the same to the **PURCHASER** absolutely and forever;

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

(A) That whatsoever the right, title and interest the **VENDOR** has 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, **VENDOR**

*Party - Agreed*

has 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 VENDOR does hereby assure the PURCHASER 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 PURCHASER that the said land is free from all encumbrances, whatsoever to have and hold the property hereby conveyed to the PURCHASER absolutely.

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

(E) That the VENDOR further covenants' with the PURCHASER 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 PURCHASER 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.

*Poivy - Sigavia*  
02-11-2019

(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/C** under **Khata No. 207**, Khewat No. 3/6, measuring an **Area 27.5 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/C	27.5 Decimals

**Butted and Bounded as follows :-**

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

*Prity - Roy's*  
02/12/2022

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

Northern side East to West	:	131' - 00"
Southern side East to West	:	120' - 06"
Eastern side North to South	:	95' - 00"
Western side North to South	:	94' - 00"

Category :- Present Category of Land is Residential.

**MEMO OF CONSIDERATION**

The PURCHASER has paid Rs. 1,05,38,000/- (Rupees One Crore Five Lacs Thirty Eight Thousand) only the consideration amount of the scheduled property to the VENDOR through :-

DD. No.	Date	Bank's Name	Amount
048780	18-08-2022	Union Bank	25,00,000/-
048784	29-09-2022	Union Bank	79,32,620/-
TDS	01-12-2020	HDFC	1,05,380/-
Total Rs.			1,05,38,000/-
(Rupees One Crore Five Lacs Thirty Eight Thousand) only.			

*Handwritten signature*  
0011020022

**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.

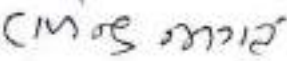
**IT IS ALSO CERTIFIED** that the VENDOR does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

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

Partly - Simaliya  
02/12/2022

**WITNESSES :-**

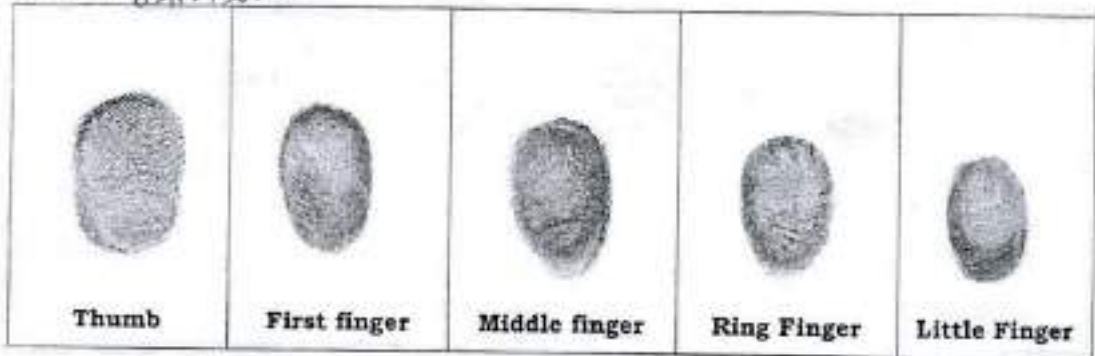
1.  LTI of  
Pradeep Ohdar  
Joby  
Ranchi  
02/12/2022  
Name - Pradeep Ohdar  
%o - Lt. Ahlad Ohdar.  
R/o - Vill - Simaliya  
P.S. - Ratu  
Dist. - Ranchi

2.   
पिता स/के स/के  
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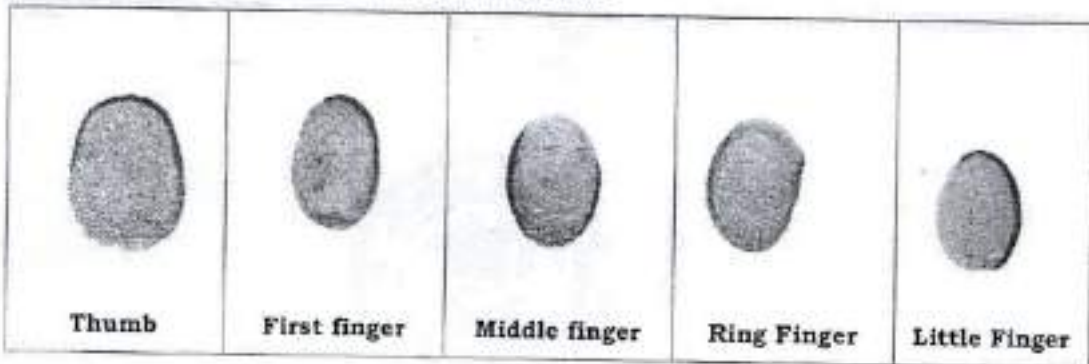
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*Puty-Bogoria*  
VENDOR'S SIGNATURE  
02/12/2022



*Uma Devi Narvaria*  
PURCHASER'S SIGNATURE AND PHOTOGRAPH  
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 Anlad Ohdar  
Vill Simaliya Thana Ratu  
Simliya  
Simli  
Ranchi Jharkhand - 835222  
9706561155

Download Date: 29/12/2017

Generation Date: 23/12/2017

Signature valid

✓  
Digitally signed by Pradeep Ohdar  
DN: cn=Pradeep Ohdar, o=Pradeep Ohdar,  
ou=Pradeep Ohdar, email=pradeep.ohdar@pradeepohdar.com



आपका आधार क्रमांक / Your Aadhaar No. :

**8243 6770 4727**

मेरा आधार, मेरी पहचान

सर्वोच्च न्यायालय



PERMANENT ACCOUNT NUMBER

AAVPN3063H

UMA DEVI NARSARIA

SURAJ BHAI TAYAL

17-09-1968

*Blange*

आयकर विभाग, मुंबई  
आयकर विभाग, मुंबई



सर्वोपयोगी सेवा

सर्वोपयोगी सेवा



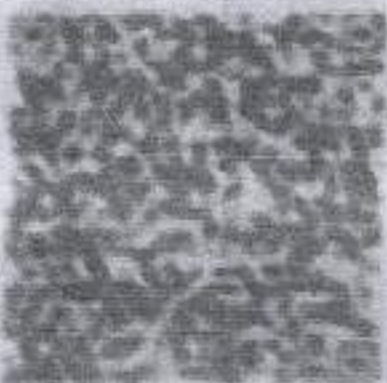
उमा देवी नाईसरीया

Uma Devi Naisaria

DOB: 17-09-1966

Gender: Female

4633 4643 1407



अभ्युक्त - आत्म आदर्शनी का अभियंता



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, 5री  
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  
1200 300 1947



help@uidai.gov.in



www.uidai.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRITY BAGARIA

BINOD AGARWAL

10/01/1978

Permanent Account Number

AFDPB0560L

*Prity Bagaria*  
Signature



29037005



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	धाना का नाम	राँची	धाना नम्बर	139		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	विधान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खात वर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
207	1062	१. दौन शेख रोजन १. दौन वकाश नीज	दौन दो 2	0 एकड़	31 डिसमील			0	0	0	वकाशत मालिक
	1084	१. दौन रघु राम १. दौन वकाशत करन राम बोगैरह	दौन एक 8	1 एकड़	0 डिसमील						वकाशत मालिक
	45	१. दनी वकाशत नरायण राम बोगैरह १. दौन बलदेव राम बोगैरह	दौन दो 7	0 एकड़	47 डिसमील						वकाशत मालिक
	57	१. दौन वकाशत नरायण राम बोगैरह १. दौन वकाशत बलदेव राम बोगैरह	दौन एक 6	1 एकड़	8 डिसमील						वकाशत मालिक
	58	१. दौन वकाशत नरायण राम बोगैरह १. दौन वकाशत बलदेव राम बोगैरह	दौन दो 1	0 एकड़	38 डिसमील	वकाशत सन तोख अहीर बल्द जगरनाथ अहीर कौम अहीर साकिन देड वजरीए जरपेशगी पट्टा रजिस्ट्री तारीख 6-3-1931 ई मौवलिंग 80-0-0 अस्सी रुपैया सम्वत 1987 साल					वकाशत मालिक

70	१. रास्ता १. टाड़ वकाशत अहुलाद राम	टाड़ दो 1	0 एकड़	30 डिसमील		वकाशत मालिक
126	१. टाड़ वकाशत नरायण राम योगैरह १. रास्ता	टाड़ दो 5	1 एकड़	50 डिसमील		वकाशत मालिक
743	१. परती कदीम नीज १. टोंगरी समितलत	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	5 डिसमील		वकाशत मालिक
746	१. टाड़ वकाशत बोंडे 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 अहुलाद राम योगैरह १. टाड़ वकाशत धुधा राम	टाड़ एक 2	0 एकड़	26 डिसमील	कुआ पकवा 1 वकबजे नरायण राम योगैरह 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 योगैरह १. टाड़ वकाशत बलदेव राम योगैरह	टाड़ दो 1	0 एकड़	55 डिसमील	वकबजे मंगरुआ अहीर चल्द गणेश अहीर कौम अहीर सकिन पुटकल टोली हेन्ड नोट कागज तारीख 31- 1-1931 ई भोवतिग 20-0-0 बीस रुपैया बीलपचन सुदा मेसाद ताआदाय रुपैया आम 4 कुलहक वकबजे नीज	वकाशत मालिक
821	१. टाड़ वकाशत बलदेव राम योगैरह १. टाड़ वकाशत दामोदर राम	टाड़ दो 1	1 एकड़	7 डिसमील	वकबजे रैगा उरांव बी तुका उरांव बी बालहु उरांव पेखराम ऐमो उरांव कौम उरांव सकिन देह जबानी करपेसगी भोवतिग 40-0-0 चालीस	वकाशत मालिक

				रुपैया मुद्रत 6 साल मेपाद ताआदाय रुपैया आम्-5 कुलहक वकबजे नीज				
833	1. टाड़ वकाशत नरामय राम कोरैरह 2. परली कदीम ओकर महारज	टाड़ दो 2	1 एकरइ	32 डिसमील	आम्/1 करज/2 लकड़ी वो फल वकबजे नीज			वकाशत मालिक
839	1. टाड़ शेख असरफ 2. टाड़ पंचु मुन्डा	टाड़ दो 1	0 एकरइ	75 डिसमील	गशवन सबजा दारीआ वो मुकराम पाहन मेमारन गौरीआ पाहन कोम मुन्डा साकिन देह टोला कटहल टोली वहीसे बराबर मुद्रत 6 साल			वकाशत मालिक
832	1. टाड़ वकाशत बसदेव राम कोरैरह 2. टाड़ वकाशत दामोदर राम कोरैरह	टाड़ दो 1	0 एकरइ	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 अधिकारी से संपर्क करें।

Sch XIV- F.No. 18Gv

रसीद मातगुजारी  
नाम सर्वेक्ष 1 नाम मौजा मय  
धाना वों धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 270  
नाम रैयत मय कलिदयत कामानदी Vol. No. : 10  
वों रकुनत नम्बर। Receipt No. : 0128939111

राजु। सिमलिया। 139। प्रीति बागरिया

शाता संख्या	सेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 27.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

जौत का साताना मांग मय तफसील (बकाया वों हाल) मौजूदा साल का।

मांग बावत	साताना	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 (भावती)	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
मौजान	0.44				0.44	0.44

तफसील अदायकारी

अदायकारी बावत	साताना	बकाया				मोतालबा 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	
गुजारी (भावती)					0.04	0.04	
सेस					0.09	0.09	
सूद					0.09	0.09	
मृतफरकात					0.04	0.04	
मौजान अदायकारी					0.44	0.44	

(१) मौजान कुल (हाल में) : One Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 1.00

तारीख अमला तहसील कुनिन्दा : 14-04-2022

राज्य सरकार का बकाया मातगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं किया जात है।



Phaini  
ऑनलाइन जॉर

यह एक कंप्यूटर जनित प्रति है।

यह प्रपत्र केवल शर्धी की जानकारी के लिए है।

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

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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी ॥ प्रति

November 30, 2022

भाग वर्तमान	10	पृष्ठ संख्या	270
जिला का नाम	रोहो	अनुसूचित नाम	सदर
सौर का नाम	सिन्धु	सूचिका संख्या	207
सर्वे का नाम	सर्वे	सर्वे संख्या	0
हाल का नाम	हाल	हाल संख्या	139
इस्टेट का नाम	इस्टेट	इस्टेट का प्रकार	रेपती

प्रति भागीदार, पति-संज्ञित भागीदार, जति-\_\_\_\_\_

खता नम्बर	प्लॉट संख्या	रकबा	परिचय के लिए प्राधिकार	समान	सेस
202	521	0 ए 27.5 डि 0 इ	वाकिल खरीदक सेस नम्बर 2321 और 27 सन 2008-09 जर्जियननुसार दर्ज किया गया	0.18	0.43
	कुल परिमाण	0 ए 27.5 डि 0 इ			

जारीत	प्राप्ति पत्र संख्या	साल से	साल तक	खाना बकाया	सामान्य बांधू साल	रोड सेस बकाया	रोड सेस साल	विद्युत सेस बकाया	विद्युत सेस साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस साल	कृषि सेस बकाया	कृषि सेस साल
14-25-2017	1511823895	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	3254880711	2018-2019	2018-2019	0	0.18	0	0.04	0	0.09	0	0.09	0	0.04
02-10-2021	0929052029	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	0128939111	2021-2022	2022-2023	0.18	0.18	0.04	0.04	0.09	0.09	0.09	0.09	0.04	0.04

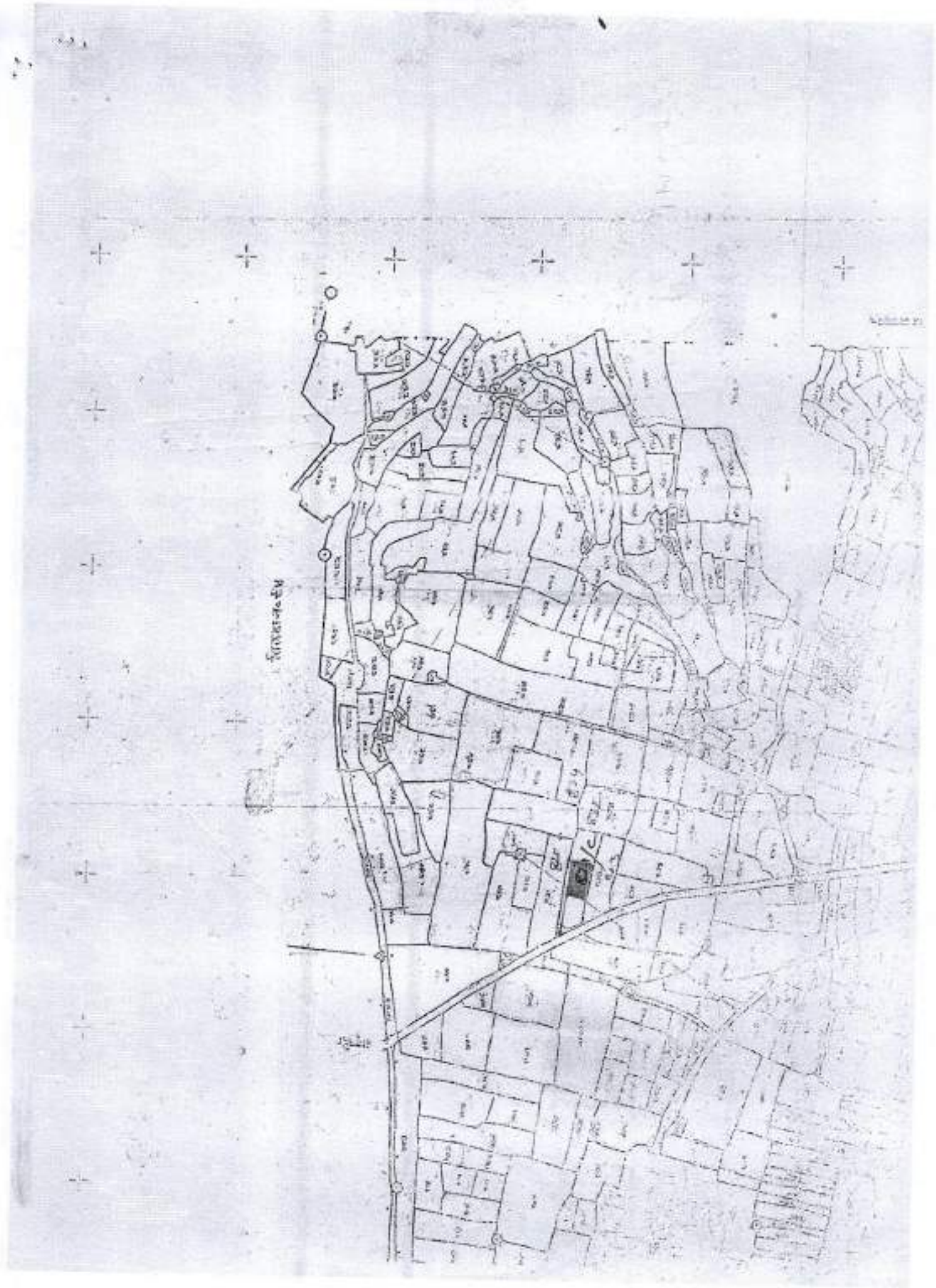
List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details



यह एक ऑनलाइन सुविधा है।  
यह सुविधा केवल सर्वे और जलकारी के लिए है।  
किसी भी प्रकार की अपीलियों के लिए सम्बन्धित अधिकारियों से संपर्क करें।  
सर्वे का नक्सा देखने के लिए सर्वे नंबर दिया है।

*Pran*  
ऑनलाइन जॉर



*Sirindiyā*

सिरींदिया

सिरींदिया

सिरींदिया

सिरींदिया

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सिरींदिया

सिरींदिया

*Index to streets.*



सिरींदिया



Scale 1:2500

Map published under the authority of Government

Director General of Survey



निर्माणकारी अन्वय

सूचना - १९५५ - ५५

विश्व कर्मलया अचलिय  
मुलधार बाल, पडना-७



**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

**600 - TDS on Sale of Property**

**10538000  
30112022  
AFDPB0560L  
BJ2096124  
RANCHI**

Description of Tax	Amount in Rupees
Basic Tax	105,380.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
<b>TOTAL</b>	<b>105,380.00</b>

**HDFC BANK LIMITED**

**Challan No 280**  
**BSR Code 0510308**  
**Date of Receipt 01/12/2022**  
**Challan Serial No 12006**  
**Assessment Year 2023-24**  
**Bank Reference 12006**  
**Drawn On HDFC Bank Netbanking**

Rupees (In words)

**INR ONE LAKH(S) FIVE THOUSAND THREE HUNDRED EIGHTY ONLY**

CIN

**051030801122212006**

Debit Account No.

**50200059092931**

Payment Realization Date

**01/12/2022 10:59:31**

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





State of Kerala  
Khatian Form (Lower Half)

Name of Village  
Pottan

Date  
20/11/72

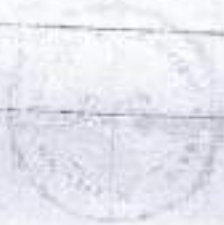
Area in  
acres

Name of  
holder

Page

18

No	Area in acres	Name of holder	Remarks
1	10.00	Pottan	
2	10.00	Pottan	
3	10.00	Pottan	
4	10.00	Pottan	
5	10.00	Pottan	
6	10.00	Pottan	
7	10.00	Pottan	
8	10.00	Pottan	
9	10.00	Pottan	
10	10.00	Pottan	
11	10.00	Pottan	
12	10.00	Pottan	
13	10.00	Pottan	
14	10.00	Pottan	
15	10.00	Pottan	
16	10.00	Pottan	
17	10.00	Pottan	
18	10.00	Pottan	
19	10.00	Pottan	
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24	10.00	Pottan	
25	10.00	Pottan	
26	10.00	Pottan	
27	10.00	Pottan	
28	10.00	Pottan	
29	10.00	Pottan	
30	10.00	Pottan	
31	10.00	Pottan	
32	10.00	Pottan	
33	10.00	Pottan	
34	10.00	Pottan	
35	10.00	Pottan	
36	10.00	Pottan	
37	10.00	Pottan	
38	10.00	Pottan	
39	10.00	Pottan	
40	10.00	Pottan	
41	10.00	Pottan	
42	10.00	Pottan	
43	10.00	Pottan	
44	10.00	Pottan	
45	10.00	Pottan	
46	10.00	Pottan	
47	10.00	Pottan	
48	10.00	Pottan	
49	10.00	Pottan	
50	10.00	Pottan	



Handwritten notes at the bottom of the page, including the name 'Pottan' and other illegible text.

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

दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति।	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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।	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	मुद्रांक शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	आधार सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	PAN सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	<input type="checkbox"/>	<input type="checkbox"/>

जाँच लिपिक का हस्ताक्षर  
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



## Document Registration Summary 1

Date :-02-Dec-2022

- Government/Market Value: ₹10537700/-
- Transaction Amount: ₹10538000 /-
- Paid Stamp Duty: ₹421550 /-

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

Signature of Presenter

*Prity - Bagaria*  
SRO - Ranchi Urban3

Receipt : 744746

Receipt Date : 02-12-2022

Presenter Name: - *PRITY - BAGARIA*

PR	₹1
SP	₹1230
LL	₹29
A1	₹316140
Stamp Duty	₹421550


**Total** ₹738950

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	421520	421550	-30	GRAS	UmaDeviNarsaria	• GRN Number : 2214564042 • DEPT Transaction Id : 44b5ba1dcc744615aa36 • Transaction Type :	421550
PR	1	1	0	GRAS	UmaDeviNarsaria	• GRN Number : 2214564171 • DEPT Transaction Id : 0f281f7bf9d548b9041e • Transaction Type :	1
SP	1230	1230	0	GRAS	UmaDeviNarsaria	• GRN Number : 2214564171 • DEPT Transaction Id : 0f281f7bf9d548b9041e • Transaction Type :	1230
A1	316140	316140	0	GRAS	UmaDeviNarsaria	• GRN Number : 2214564171 • DEPT Transaction Id : 0f281f7bf9d548b9041e • Transaction Type :	316140
LL	3	29	-26	GRAS	UmaDeviNarsaria	• GRN Number : 2214564171 • DEPT Transaction Id : 0f281f7bf9d548b9041e • Transaction Type :	29

Sub Total	738894	738950	-56				
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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 :- 20220000142546

Deed Type	Sale Deed
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 421520, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 316140, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.10537670/- , Transaction Amount :- Rs.10538000/-
Property Details	District :- Ranchi , Tehsil :- Ratu , Village Name :- Simliya Location :- Other Road, Simliya Word No 1 Property Boundaries :- East: R.S. PLOT NO. 821/D, West: R.S. PLOT NO. 821/III/PART, South: R.S.PLOT NO. 823, North: PRIVATE PASSAGE Khata Number - 207Plot Number - 821Page Number - 270Volume Number - 10 Area Of Land :- 27.50 Decimal

Sh./Smt.PRITY BAGARIA s/o/d/o/w/o LATE BINOD AGARWAL has presented the document for registration in this office

today dated :- 02-Dec-2022 Day :- Friday Time :- 16:22:05 PM





PRITY

BAGARIA(Individual)




*Prity - Bagaria*

Party Name	Document Type	Document Number
PRITY BAGARIA	PAN/UID	AFDPB0560L

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	UMA DEVI NARSARIA Address1 - RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND, Address2 - ... Jharkhand PAN No.: AAVPN3063H, 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	PRADEEP OH DAR 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	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, ( PRITY BAGARIA), has/have admitted the execution before me. He/ 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 ).



Signature of Registering Officer



## Pre Registration Docket

Date :- 01-12-2022 07:03 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 20220000142546

Appointment :- 02-Dec-2022 Time:- 11:15

Article	Sale Deed
Pre Registration Date	01-Dec-2022
No. Of Pages	41
Stamp Duty	421520
Paid Stamp Duty	0
Total Fees	₹ 3,17,374.

Property Id: **859520**

Valuation No. : 1164224 / 2022 :- 2022-2023 Date : 01-December-2022 19:02: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

Page Number - 270

Volume Number - 10

### Property Rates

Residential Land (Y)

₹383188/- Decimal

Valuation Rule : Residential Land

### Property Details

1 Land area 27.50 Decimal

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 27.5 x 383188=10537670	₹1,05,37,670/-
A	Total		₹1,05,37,670/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹1,05,37,700/-

Total Amount in Words : One Crore Five Lakh Thirty Seven Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. PLOT NO. 821/D, West: R.S. PLOT NO. 821/III/PART, South: R.S.PLOT NO. 823, North: PRIVATE PASSAGE
Area	Land area : 27.50 Decimal
Other Description of the Property	Address - VILLAGE SIMALIA P.S. RATU THANA NO. 139 DISTRICT RANCHI
Government/Market Value	10537670
Transaction Amount	10538000

SELLER	-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
PURCHASER	-Mrs. UMA DEVI NARSARIA, Address - RANI SATI MARKET, LAJJI 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

Witness Information	Mr. RAJENDAR BHAGAT , Address - VILL. SIMALIYA, P.S. RATU, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name- LATE RAM KISHUN BHAGAT
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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	4,21,520

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

<b>Fee Rule: Sale Deed</b>		
1	A1	3,16,140
2	LL	3
3	PR	1
<b>Total</b>		<b>3,16,144</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.

*Shweta  
Adv  
02/12/2022*

**Deed Writer / Advocate**

*Uma Devi Narraria*

**Vendee / Claimant**

*hity - Bagoria*

**Vendor / Executant**

Token No.: 20220000142546

## CERTIFICATE

### Office of the SRO - Ranchi Urban3

This **Sale Deed** was presented before the registering officer on date **02-Dec-2022** by **PRITY BAGARIA, S/O, D/O, W/O LATE BINOD AGARWAL** resident of A-302, HARI OM TOWER, CIRCULAR ROAD, P.S. LAJPUR, DIST. RANCHI, STATE JHARKHAND .-

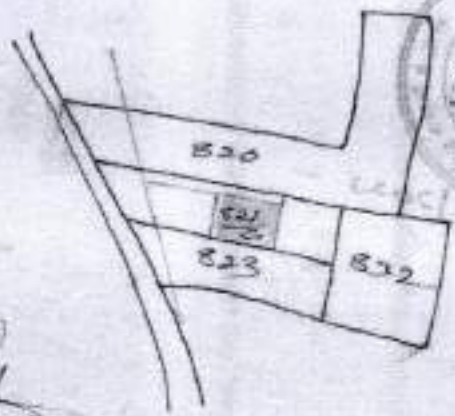
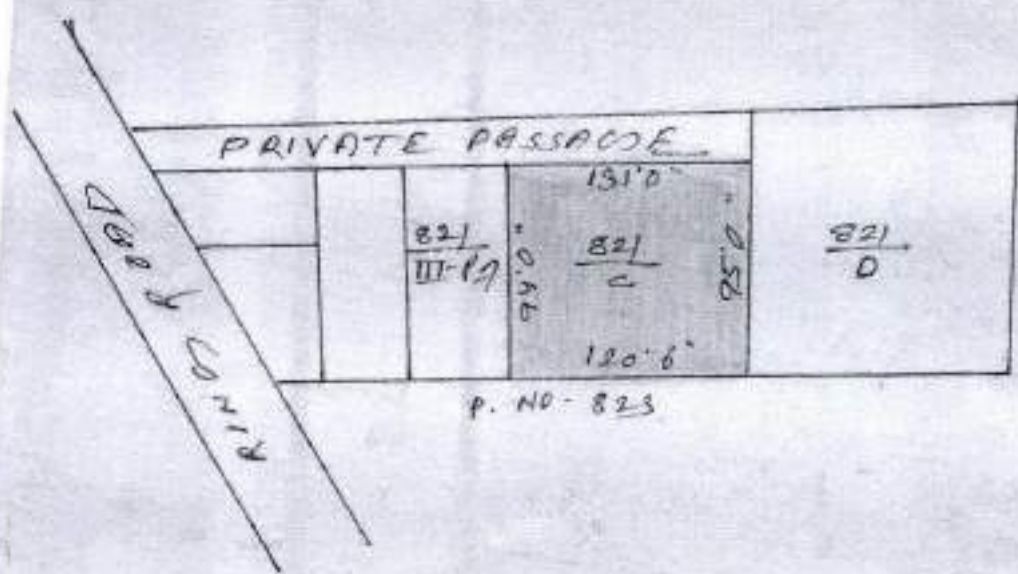
This deed was registered as Document No:- **2022/RANU3/3279/BK1/2996** in Book No :- **BK1**, Volume No :- **339** from Page No :- **295** to **376** at, office of **SRO - Ranchi Urban3**

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

  
Registering Officer



VILLAGE SIMLITA SH. NO-01  
THANA - RATU DIST PANCHI  
THANA NO - 139  
AREA JHARON IN RED WASH  
ASPECT SUB P. NO AREA  
821 821 AC - 015 MILE  
C C 0.275



Uma Devi Chatterjee  
Joint Magistrate  
02/12/2022

Ch  
24