



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c8d5f80e712f34960c34

Receipt Date : 17-Aug-2023 01:04:35 pm

Receipt Amount : 276224/-

Amount In Words : Two Lakh Seventy Six Thousands Two Hundred And Twenty Four Rupees Only

Token Number : 202300104593

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RUKMANI PROPERTY PROJECT PVT LTD
REP BY SUMIT KUMAR SINGH (Vendee)

GRN Number : 2318797290



-: For Office Use :-

*Defered
Cusyon*



2023/JSP/4676/BK/4354

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।

इस रसीद के माध्यम से मुद्रांक शुल्क का भुगतान किया गया है।



*LTD of RUKMANI Devi by the pen of
Anjali Beaman
18/08/2023*

Sumit Kumar Singh

Schroder
69, US, 6001-

P.S
Birsanagar

STP
276224/-



329
1271

CPY
17/8/23

FT 2 of Pyari Devi
by the perm of Angad
Gomn 17/08/2023
Angad Gomn

संख्या २३ दि १७/०८/२३
२३ दि १७/०८/२३
२३ दि १७/०८/२३

विशेष न्याय विभाग
जमशेदपुर
१७/०८/२३

न्यायपालिका प्रमाणित सूची
जोडा एव शही प्राया

Pharmak
17/8/23

SALE DEED

CPY
17/8/23

CPY
17/8/23

Teachgebr

THIS DEED OF SALE is made on this the 17th day of August, 2023 at Jamshedpur, by:

4-207, 168=00
U-02=00
PR-01=00

PYARI DEVI (UID : xxxx xxxx 9624 and PAN : FUSPD4740M), W/o Late Bhodai Lohar, by faith Hindu, by category General, Indian National, by occupation Household affairs, R/o H. no. 33, Dangar Kuli, P.O. Loabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, in the state of Jharkhand, hereinafter called the 'VENDOR / SELLER' (which expression shall unless excluded by and repugnant to the context must mean and include its/his legal heirs, successors, successor - in - office, nominees, legal representatives, administrators, executors and assigns) of the ONE PART.

CPY
17/8/23



LT D of Pysari Devi
by the pan of Anand
General.

Anand Devi
17/08/2023

TO AND IN FAVOUR OF

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED (PAN : AAJCA2276J), a company, having its registered office at 2nd floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur, District Singhbhum East, within the state of Jharkhand, represented by its authorized signatory Mr. SUMIT KUMAR SINGH (UID : xxxx xxxx 3915), S/o Mr. Dilip Kumar Singh, by religion Hindu, by category General, Indian Citizen, by occupation Service, permanent resident of Village and P.O. Sadpur, P.S. Dhoraiya, District Banka, Bihar, presently residing at Flat no. 10/2, Ebony, Aastha Twin City, Hurlung, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, hereinafter called the "PURCHASER / VENDEE" (which expression shall unless excluded by and repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART.

NATURE OF DEED

:

SALE DEED

ACTUAL CONSIDERATION MONEY : Rs. 69,05,600.00 (Rupees Sixty Nine Lakhs Five Thousand Six Hundred) only.

WHEREAS the entire lands under khata no. 329, of Mouza Hurlung, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, was entered and recorded in the name of Samal Lohar (since deceased) in the last survey settlement operation and the same is also recorded in the Volume no. 1, page no. 339, in the Panji II of the Anchal Adhikari, Jamshedpur.



I T E of Pyari Devi be
 the son of Arjed Govind
 Arjed Govind
 15/08/2023

AND WHEREAS the said Samal Lohar passed away leaving behind his two sons namely 1) Baglu Lohar (since deceased) and 2) Govind Lohar (since deceased), who together after the death of their father inherited the entire share of their father.

AND WHEREAS the said Govind Lohar passed away leaving behind his only son namely Bhodal Lohar. That the said Bhodal Lohar passed away leaving behind his wife namely Pyari Devi, who inherited the entire property belonging to Govind Lohar and Bhodal Lohar.

AND WHEREAS in an amicable family partition between the legal heirs and successors of Late Samal Lohar, amongst other lands land measuring an area 33 Decimals, recorded under Khata no. 329, being plot no. 1271, Mouza Hurlung, P.S. Birsanagar, Thana no. 1201 Town Jamshedpur, District East Singhbhum and morefully described in the Schedule hereunder written fell in exclusive share of Pyari Devi i.e. the VENDOR.

AND WHEREAS the VENDOR is the lawful owner of the Schedule hereunder written property and have been enjoying all acts of ownership thereto without any interruptions from any corner.

AND WHEREAS the VENDOR is in need of funds in order to meet her certain family commitment and personal needs and has decided to sell the Schedule hereunder written land for a sum of Rs. 69,05,600.00 (Rupees Sixty Nine Lakhs Five Thousand Six Hundred) only and the PURCHASER herein has also agreed to purchase the same for the said price, and the



IT is of my own free will
by that party of my own
free will

Accepted by
17/08/2022

VENDOR have also agreed to execute and register a proper Sale Deed in favour of the PURCHASER in respect of the Schedule hereunder property on the following terms and conditions.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum Rs. 69,05,600.00 (Rupees Sixty Nine Lakhs Five Thousand Six Hundred) only received by the VENDOR and the receipt of the said entire consideration of Rs. 69,05,600.00 (Rupees Sixty Nine Lakhs Five Thousand Six Hundred) only, the VENDOR doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof and the VENDOR doth hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDOR to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the PURCHASER absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDOR or any person claiming through or under him.



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the plan of Anged
Bannu

Anged Devi
17/08/2023

2. That the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** have not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

4. That the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, cess, rent's and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**.

5. That the **VENDOR** has handed over the possession of the property more fully described in the **Schedule** hereunder to the **PURCHASER** and delivered the connected title documents in respect of the **Schedule** mentioned property hereby conveyed on the date of execution of these presents.



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the son of Angad Bhoon.

Angad Bhoon
17/08/2023

6. That the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

7. That the **PURCHASER** shall be at liberty to mutate their name in the records of the Government and accordingly shall pay the ground rent for the same and to obtain receipts thereof in its own names.

8. That from this day forth the **PURCHASER** shall be free to deal with the **Schedule** hereunder written land in the manner the **PURCHASER** deems fit and proper, without any interruption from the **VENDOR**.

MEMO OF CONSIDERATION

Mode of Payment : Amount (Rs.):
By Cheque : Rs. 69,05,600.00
(Rupees Sixty Nine Lakhs Five Thousand Six Hundred) only

SCHEDULE

(description of the property hereby transferred)

MOUZA HURLUNG, Thana no. 1201, P.S. Birsanagar, Town Jamshedpur,
District Sub Registry office at Jamshedpur, District East Singhbhum,

Khata no.	Plot no.	Area	Boundary
329	1271	33 DECIMALS	N : Plot no. 1269
			S : Plot no. 1272



LTG of Jharkhand
by the govt of Jharkhand
Bpmr.

Advocate
17/08/2023

		E : Plot no. 1369
		W : Plot no. 1265

Annual rent payable to the State of Jharkhand through the C.O. Jamshedpur.

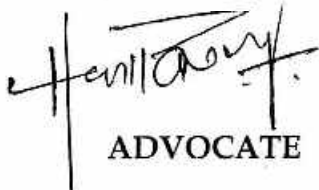
IN WITNESS WHEREOF the Vendors has hereunto set and subscribed their hands on this Sale Deed today at Jamshedpur, on the date aforementioned.

WITNESSES:

1. Niraman Kr Singh Solu & Rajendra Pd - Singh Men
J.S.R

2. Charanjit Singh do Karamil Singh, Rto
H.No. 153, Khatrapur Ad.no. 1
Khatrapur

Drafted by:


ADVOCATE

IT is signed & verified
by the sign of original
person
Advocate Singh

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED,

being represented by authorized signatory Mr. SUMIT KUMAR SINGH



#

Sumit Kumar Singh
17/08/2023



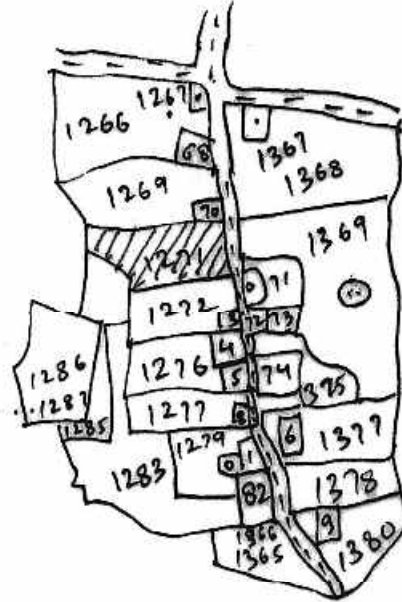
Signature and finger print of the purchaser


Certified that the finger prints of each person whose photograph have been affixed in this document have been obtained by me / before me.

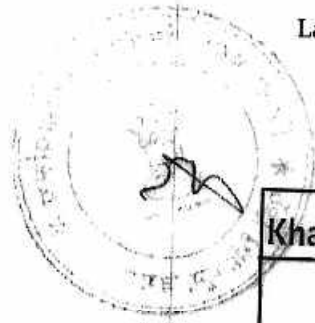
[Handwritten Signature]
ADVOCATE



मौजा हरलुंग थाना घाटशिला थाना न०१२०१ चादर सं०१
 पैमाना - १६" = १ मील सन - १९६०-६१ ई०
 पैमाना - १६" = १ मील सन - १९६०-६१ ई०



Lank Marked on :- 



Khata No.	Plot No.	Area	Boundary
329	1271	33 Dec	N - Plot No. 1269 S - Plot No. 1272 E - Plot No. 1369 W - Plot No. 1265

LTD of Pyarni Devi by the pm
 of Angad Bazar.
 Anand Kumar



Pre Registration Docket

Date :- 16-08-2023 11:32 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300104593

Appoinment :- 17-Aug-2023 Time:- 10:30

Article	Sale Deed
Pre Registration Date	03-Aug-2023
No. Of Pages	35
Stamp Duty	276224
Paid Stamp Duty	0
Total Fees	₹ 2,08,222.

Property Id: 1035835

Valuation No. : 1404467 / 2023	:- 2023-2024	Date : 03-August-2023 20:50:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Hurlung	
Hurlung Urban(ct) - Other Road			
Khata Number - 329			
Plot Number - 1271			
Volume Number - 1			
Page Number - 339			
Property Rates			
Residential Land (Y)			
₹209260/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	33 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33 x 209260=6905580	₹69,05,580/-
A	Total		₹69,05,580/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹69,05,600/-
Total Amount in Words : Sixty Nine Lakhs Five Thousand Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1369, West: PLOT NO 1265, South: PLOT NO 1272, North: PLOT NO 1269
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Area	Land area : 33.00 Decimal
Other Description of the Property	Address - HURLUNG
Government/Market Value	6905580
Transaction Amount	6905600

SELLER	-Mrs. PYARI DEVI, ,Father/Husband Name LATE BHODAL LOHAR , PAN No.- *****740M Date Of Birth-01-Jan-1964,Permission Case No.- , Aadhaar No. *****9624, Country-India, State Name- Jharkhand, District Name-Singhbhum East, Village Name- Singhbhum East, Locality-BIRSANAGAR,Address - H NO 33 DANGAR KULI PO LOABASA PS BIRSANAGAR JAMSHEDPUR, Pin Code-831008
PURCHASER	-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUMIT KUMAR SINGH, ,Father/Husband Name DILIP KUMAR SINGH , PAN No.- *****276J Date Of Birth-14-Jun-1988,Permission Case No.- , Aadhaar No. *****3915, Country-INDIA, Village Name- Locality-BISTUPUR,Address - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Pin Code-813110

Witness Information	Mr. CHARANJEET SINGH , Address - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI-, Father/Husband Name-KARNAIL SINGH
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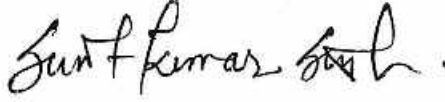
Identifier Details	Mr. NIRANJAN KUMAR SINGH , Address - RD NO 3 H NO 7 BAIKUTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name- LATE R P SINGH
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Fee Rule:Sale Deed		
1	Stamp Duty	2,76,224

1	SP	1,050
Total		1,050
Fee Rule:Sale Deed		
1	A1	2,07,168
2	LL	3
3	PR	1
Total		2,07,172

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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant 

LTR of Kyaan
Duni by the pt
of Angad team

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	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) अंचलाधिकारी 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
 लिपि सहित



Date :-17-Aug-2023

Document Registration Summary 1

- Government/Market Value: ₹6905600/-
- Transaction Amount: ₹6905600 /-
- Paid Stamp Duty: ₹276224 /-

On Date 17-08-2023 Presented at District SRO - Jamshedpur
Signature of Presenter

District SRO, Jamshedpur

*LT 2 of Property Rep by the
Rep of Angad Kumar*

Angad Kumar

Receipt : 887948

Receipt Date : 17-08-2023

Presenter Name : -

PR	₹1
SP	₹1050
LL	₹3
A1	₹207168
Stamp Duty	₹276224

Total ₹484446

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	276224	276224	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySumitKumarSingh	GRN Number : 2318797290 DEPT Transaction Id : c8d5f80e712f34960c34 Transaction Type :	276224
PR	1	1	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySumitKumarSingh	GRN Number : 2318796955 DEPT Transaction Id : 17fd36d8e1d331e187c1 Transaction Type :	1
SP	1050	1050	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySumitKumarSingh	GRN Number : 2318796955 DEPT Transaction Id : 17fd36d8e1d331e187c1 Transaction Type :	1050

A1	207168	207168	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySumitKumarSingh	GRN Number : 2318796955 DEPT Transaction Id : 17fd36d8e1d331e187c1 Transaction Type :	207168
LL	3	3	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySumitKumarSingh	GRN Number : 2318796955 DEPT Transaction Id : 17fd36d8e1d331e187c1 Transaction Type :	3
Sub Total	484446	484446	0				

Article : Sale Deed Number of Pages : 70

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR
 Office Name :- District SRO - Jamshedpur
 District Name :- EastSinghbhum
 State Name :- Jharkhand

Deed Endorsement

Token No :- 202300104593





Deed Type	Sale Deed
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 276224, PR :- Rs. 1, SP :- Rs. 1050, A1 :- Rs. 207168, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6905580/- , Transaction Amount :- Rs.6905600/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 1369, West: PLOT NO 1265, South: PLOT NO 1272, North: PLOT NO 1269 Khata Number - 329Plot Number - 1271Volume Number - 1Page Number - 339 Area Of Land :- 33.00 Decimal

Sh./Smt.PYARI DEVI s/o/d/o/w/o LATE BHODAL LOHAR has presented the document for registration in this office today dated :- 17-Aug-2023 Day :- Thursday Time :- 15:12:03 PM





PYARI DEVI(Individual)

Party Name	Document Type	Document Number
PYARI DEVI	PAN/UID	FUSPD4740M

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PYARI DEVI Address1 - H NO 33 DANGAR KULI PO LOABASA PS BIRSANAGAR JAMSHEDPUR, Address2 - BIRSANAGAR , , , Jharkhand PAN No.: FUSPD4740M, Permission Case No.-	Yes	Pyari Devi Address:- H.NO-33, , DANGAR KULI, PO- LUWABASA PS- BIRSANAGAR, HURLUNG, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:59			T.T. Singh The part of the document (Handwritten signature)
2	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUMIT KUMAR SINGH Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Address2 - BISTUPUR , , , Jharkhand PAN No.: AAJCA2276J, Permission Case No.-	Yes	Sumit Kumar Singh Address:- , , , Gram Sadpur Post Sadpur Thana Dhoraiya, Sadpur, , Banka, 813110, , Bihar, India		PURCHASER Age:35			Sumit Kumar Singh (Handwritten signature)

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KUMAR SINGH S/o-D/o LATE R P SINGH Address1 - RD NO 3 H NO 7 BAIKUTHNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			(Handwritten signature)

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHARANJEET SINGH Address1 - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI, Address2 - Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (PYARI DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRANJAN KUMAR SINGH) Son/Daughter/Wife of (LATE R P SINGH) resident of (RD NO 3 H NO 7 BAIKUTHNAGAR MANGO JAMSHEDPUR) and by occupation (Business).

Signature of Registering Officer

Date:- 17-Aug-2023

Seal and Signature of Registering Officer

Token No.: 202300104593

CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date **17-Aug-2023** by **PYARI DEVI**, S/O, D/O, W/O **LATE BHODAL LOHAR** resident of H NO 33 DANGAR KULI PO LOABASA PS BIRSANAGAR JAMSHEDPUR, BIRSANAGAR.

This deed was registered as Document No:- **2023/JSR/4676/BK1/4354** in Book No :- **BK1**, Volume No :- 787 from Page No :- 441 to 510 at, office of **District SRO - Jamshedpur**

Date:- **17-Aug-2023**


Registering Officer