

6871

6263



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7564cd9289b10c0b70d0

Receipt Date : 26-Jul-2024 11:12:48 am

Receipt Amount : 919684/-

Amount In Words : Nine Lakh Nineteen Thousands Six Hundred And Eighty Four Rupees Only

Token Number : 202400094045

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : LAXMI VAIBHAV REALTY PRIVATE LIMITED Through Director ROSHAN KUMAR (Vendee)

GRN Number : 2403346685



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908, सेक्शन 4 नियम 21/21 के अधिन मासिक - टाक्स अधिनियम 1999 की अनुसूची 1 या 1 का से. 23 के अधिन दशावत स्टाम्प सहित वा स्टाम्प शुल्क से विमुक्त वा स्टाम्प शुल्क अर्जित नहीं।

Handwritten signature: Nupali

Vaibhav Mani Tripathi निरवतन परामर्शिका
DSR, Ranchi 26/07/2024

Handwritten notes:
R/C 1711KRS
R/C 1711KRS
R/C 1711KRS
R/C 1711KRS
R/C 1711KRS

52 H/92

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

Handwritten note: सुमित्री सुशी



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



पद्म कुमारी गुप्ता
दीपिका कुमारी गुप्ता
Ved Kulkarni
सुमिष्ठा गुप्ता
21/07/2024



ASHUTOSH KHASIA
Advocate
Enrollment No. - 1197/2018

संपत्ति का मूल्य - 2,29,50,000
मुद्रांक - 9196641-
T.D.S. - ✓

मूल्य : विविध पंजी से विमान विमान
जमीन का दर/डी. 910571
सम्पत्ति का मूल्य का दर/वर्ग फीट
पञ्चायत का मूल्य का दर/वर्ग फीट
पट्टे का दर/वर्ग फीट

Gina 26/7/24
प्राप्त पञ्चायत की पूर्ण व.
एवं पञ्चायत लीज की सूची
में निर्धारित प्लॉट एवं नाम दर्ज
किए हैं।
Gina 26/7/24



THIS DEED OF SALE is made on this the 26th day of July, 2024.

BETWEEN

1. **JAI PRAKASH GUPTA (D.O.B. 13.07.1951)** S/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Business, by faith - Hindu by Category - General [uncovered under CNT Act, 1908], resident of - Swarananjali, C-123, Harmu Housing, Colony, Sector-10 Doranda, H.O., Ranchi, District-Ranchi, State-Jharkhand, PIN-834002, Indian Citizen.

Aadhar No. XXXX XXXX 0542 PAN-ADSPG8438R

Ved Prakash Gupta
सुमित्रा गुप्ता

यदु प्रकाश गुप्ता
सुमित्रा गुप्ता
यदु प्रकाश गुप्ता
सुमित्रा गुप्ता
26/07/2024

मूअर्जन वन मूमि
में दर्ज नहीं है।
26/07/24

गैर मजबूत प्रमाणित रूपि से
राज्य 49 सी 1253
का विमान विमान दर्ज की पाया
26/7



ASHUTOSH KUMAR
 Advocate
 Rollment No - 144/2008

मूलांक 26/07/24
 1981/12118 Rm



दिनांक 26/07/24 समय 10:14
 अधिवेशन अधिनियम 1978 धारा 52 के नियम 3A
 श्री C. P. Gupta
 पिता श्री Y. Gupta
 निवास स्थान Hormu Baramda Ranchi
 एका Pugniness के रूप में
 अवर न्यायाधीश के रूप में
 पुरस्कारग्राम के रूप में
 सेवाकारिता के रूप में
 को अतिरिक्त में लिए
 में अवर न्यायाधीश के रूप में
 नियुक्त हो लिए वे, किताब

Mypabu

नियुक्त पदाधिकारी का हस्ताक्षर
 26/07/2024
 Vaibhav Mani Tripathi
 DSR, Ranchi



ASHUTOSH KUMAR
 Advocate
 Enrollment No. 156/2008

08

राम्य नारायण
 20/07/2024

Thumb	Index	Middle	Ring	Little



ASHUTOSH KUMAR
 Advocate
 Enrollment No. 156/2008

09

Ved Bala gata
 20/07/2024

Thumb	Index	Middle	Ring	Little



ASHUTOSH KUMAR
 Advocate
 Enrollment No. 156/2008

10

सुमित्रा गुप्ता
 20/07/2024

Thumb	Index	Middle	Ring	Little

15/07/2024
 15/07/2024
 15/07/2024
 15/07/2024

2. ANURADHA DEVI (D.O.B. 01.01.1949) W/o Madhu Sudan Prasad, D/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Housewife, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Ward No. 07, Badi Masjid Road Chowk, Arrah, Bhojpur, State-Bihar, PIN-802301, Indian Citizen.

Aadhar No. XXXX XXXX 4940, PAN-ADSPG8438R

3. PURNIMA GUPTA (D.O.B. 07.11.1949) W/o Banke Bihari Prasad, D/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Housewife, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Flat No. 402, Lotus Enclave, Old Argora, Doranda, Ranchi, District - Ranchi, State-Jharkhand, PIN-834002, Indian Citizen.

Aadhar No. XXXX XXXX 0593

4. ANIMA GUPTA (D.O.B. 12.05.1954) W/o Anand Prasad, D/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Housewife, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908] resident of - Behind Bhana Mill, H.No.119, C.No. 258, Mithapur 'B' Area, Neharpar, Patna, District - Patna, State-Bihar, PIN-800001, Indian Citizen.

Aadhar No. XXXX XXXX 9420 PAN-CGSPG9712R

5. ANITA KASHYAP (D.O.B. 09.06.1963) W/o Pradeep Kumar kashyap, D/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Husewife, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Beside, Rohtas Service Station, Near Rama Rani School, New Dillian (Ward No. 20), Dehri, District - Rohtas, State-Bihar, PIN-821307, Indian Citizen.

Aadhar No. XXXX XXXX 1953 PAN-AGRPK0814D

12/01/2024
20/07/2024
R.C. 12/11/2024
R.C. 12/11/2024

21/11/2024
R.C. 21/11/2024
सुमित्रा गुप्ता

Vendor No. 1 to 5 represented through their constituted Power of Attorney CHANDRA PRAKASH GUPTA (D.O.B. 28.06.1960) S/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Near Moti Bhavan, Upper Bazar, Kali Babu Street, P.O. G.P.O Ranchi, P.S. Kotwali, District-Ranchi, State-Jarkhand, PIN- 834001, Indian Citizen.

Aadhar No. XXXX XXXX 4941, PAN-AIQPG0348F

vide Power of Attorney bearing Deed No. 2024/RAN/4706/BK4/434 dated 22.05.2024 which is entered in Book No. BK4, Volume No. 44, from Page N. 1 to 64 in the year 2024 registered in the office of District Sub Registrar, Ranchi

6. SATYABHAMA SWARNAKAR W/o Sri Kumar Swarnakar & D/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Housewife, by faith - Hindu, by Caste - Swarnkar, resident of - 51/A, Naya Sarak Road, Gorabazar, P.O. + P.S. - Berhampore, District- Murshidabad, State-West Bengal, PIN- 742101, Indian Citizen. PAN- CYAPS3259M.

Vendor No. 6 represented through her constituted Power of Attorney CHANDRA PRAKASH GUPTA (D.O.B. 28.06.1960) S/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Near Moti Bhavan, Upper Bazar, Kali Babu Street, P.O. G.P.O Ranchi, P.S. Kotwali, District-Ranchi, State-Jarkhand, PIN- 834001, Indian Citizen.

Aadhar No. XXXX XXXX 4941, PAN-AIQPG0348F

vide Power of Attorney bearing Deed No. 12030647 dated 25.04.2024 which is entered in Book No.1, Volume No. 1203-2024, from Page No. 152807 to 152822 in the year 2024 registered in the office of District Sub Registrar, Berhampur, West Bengal.

सुनिता गुप्ता

चन्द्रा प्रकाश गुप्ता
Ved Prakash Gupta

7. **CHANDRA PRAKASH GUPTA (D.O.B. 28.06.1960)** S/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Near Moti Bhavan, Upper Bazar, Kali Babu Street, P.O. G.P.O Ranchi, P.S. Kotwali, District-Ranchi, State-Jarkhand, PIN- 834001, Indian Citizen.

Aadhar No. XXXX XXXX 4941, PAN-AIQPG0348F

8. **RAM PRAKASH GUPTA (D.O.B. 05.01.1956)** S/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - H/no-111, Moti Bhavan, Upper Bazar, Kali Babu Street, P.O. G.P.O Ranchi, P.S. Kotwali, District-Ranchi, State-Jarkhand, PIN- 834001, Indian Citizen.

Aadhar No. XXXX XXXX 5343, PAN-ASKPG7336H

9. **VED PRAKASH GUPTA (D.O.B. 02.05.1962)** S/o Late Yadu Lal Gupta & Late Shyama Devi, by profession - Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Upper Bazar, Kali Babu Street, Hotel Pinnacle, P.O. G.P.O Ranchi, P.S. Kotwali, District-Ranchi, State-Jarkhand, PIN- 834001, Indian Citizen.

Aadhar No. XXXX XXXX 3855, PAN-ABDPG4195N

10. **SUMITRA GUPTA (D.O.B. 10.01.1953)** wife of Late Om Prakash Gupta, D/o Rameshwar Prasad Arya, Daughter in law of Late Yadu Lal Gupta & Late Shyama Devi, by profession - Housewife, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - Upper Bazar, Kali Babu Street, Hotel Pinnacle, P.O. G.P.O Ranchi, P.S. Kotwali, District-Ranchi, State-Jarkhand, PIN- 834001, Indian Citizen.

Aadhar No. XXXX XXXX 9428, PAN- ABBPG9968P

(hereinafter called the VENDORS) of the ONE PART.

रामेश्वर प्रसाद अर्या
वेंदु प्रकाश गुप्ता
सुमित्रा गुप्ता

18/12/2024
12/11/25
20/10/22

18/12/2024
13/11/25

AND

LAXMI VAIBHAV REALTY PRIVATE LIMITED (CIN-U45403JH2017PTC010346 & PAN-AADCL3825E) having its office at Rani Bagan, Bariatu, P.S. Bariatu, District Ranchi, State - Jharkhand, through its Director ROSHAN KUMAR Date of Birth - 12.09.1985 son of Late Umesh Prasad Singh Grand Son of Late Rajo Singh, by Caste - General (Not Covered under CNT-ACT-1908), by occupation - Business, Resident of - Sai Homes Near Bodhraj Enclave Anantpur, P.S-Chutia, District- Ranchi, State- Jharkhand, Indian Citizen (hereinafter called the PURCHASER) of the SECOND PART.

UID - XXXX XXXX 1676, MOB - 94311-66718

AND

1. DINESH KUMAR MAHANTI, 2. DEEPAK MAHANTI, 3. HEMANT MAHANTI 4. RAKESH MAHANTI All son of Prabhakar Mahanti, All Resident of - Itki Road, Hehal, District- Ranchi, State-Jharkhand, Indian Citizen (hereinafter called the CONFIRMING PARTY) of the OTHER PART.

1. UID - XXXX XXXX 7044

2. UID - XXXX XXXX 3443

3. UID - XXXX XXXX 6416

4. UID - XXXX XXXX 1261

The terms and expressions "VENDORS" and "PURCHASER" referred to hereinabove and below shall mean and include their respective heirs, legal representatives, successor-in-interest, executors, administrators and assigns unless specifically excluded by or repugnant to the context or subject of these presents.

WHEREAS Vendors are absolute owners of all that piece and parcel of land measuring 56 decimals under Khewat No. 3, R.S. Khata No. 49, R.S. Plot No. 1253 situated at village - Hehal, P.S. - Sukhdeogagar, P.S. No. 203,

सुभगा गुप्ता

दीपक महान्ति
Ved Prakar Ma 3

12/07/2024
RSC 12145 Bhan

12/07/2024
RSC 12145 Bhan

Corresponding to Ranchi Municipal Corporation Ranchi Old Ward No. 36, New Ward No. 34, Holding No. 0360008784000Z0, District Ranchi morefully described in schedule below.

AND WHEREAS said R.S. Khata No. 49 is recorded in revisional survey records of right in the name of Bhagwat Deyal Sahu as Majhihas Malik and name of Bakabje Harnath Singh and others.

AND WHEREAS said Bhagwat Dayal filed a Title Suit in the court of Munsif Saheb Bahadur, Ranchi vide Case No. 60 of 1930 against Hari Nath Singh and others and the said case was dismissed on 24.03.1931 and Hari Nath Singh and others remained in peaceful possession over the same as absolute owner.

AND WHEREAS said Harakh Nath Singh and Dwarika Singh died issueless and Gandauri Sahu died leaving behind his wife Smt. Savitri Devi and son Jai Prakash Singh as his legal heir and successor.

AND WHEREAS Smt. Shyama Devi wife of Late Yadu Lal Gupta has purchased the aforesaid land from jai Prakash Singh son of Late Gandauri Singh and Smt. Savitri Devi wife of Late Gandauri Singh by virtue of registered deed of sale being Deed No. 1494/1436 which is entered into Book No. 1, Volume No. 25, Pages 134 to 137 of year 1969 executed and registered before District Sub-Registrar, Ranchi.

AND WHEREAS from the date of purchase Shayma Devi got her name mutated in the circle office and was paying rent to the state regularly thereafter she enjoyed peaceful possession over the said land and died on 21.08.2007 leaving behind five sons and five daughters namely Anuradha Devi, Om Prakash Gupta, Satyabhama Swarnakar, Jai Prakash Gupta, Ram Prakash Gupta, Purnima Gupta, Anima Gupta, Anita kashyap, Chandra Prakash Gupta & Ved Prakash Gupta respectively as legal heir and successor.

सुमित्रा गुप्ता

21/08/2007
Ved Prakash Gupta

26/10/2024
BSC 121445 B.S.N
BSC 121445 B.S.N
BSC 121445 B.S.N

AND WHEREAS after the death of their mother and father Anuradha Devi, Om Prakash Gupta, Satyabhama Swarnakar, Jai Prakash Gupta, Ram Prakash Gupta, Purnima Gupta, Anima Gupta, Anita Kashyap, Chandra Prakash Gupta & Ved Prakash Gupta inherited the aforesaid land through the process of inheritance and partitioned the land between themselves in equal shares, thereafter Om Prakash Gupta died on 19.01.2023 leaving behind his wife Sumitra Gupta as his only legal heir and successors since then they are coming in peaceful physical possession over the said land.

AND WHEREAS to fulfil their legal necessities and other expenses, the VENDORS offered to Sale the land measuring 56 decimals under Khewat No. 3, R.S. Khata No. 49, R.S. Plot No. 1253 situated at village - Hehal, P.S. - Sukhdeogagar, P.S. No. 203, Corresponding to Ranchi Municipal Corporation Ranchi Old Ward No. 36, New Ward No. 34, Holding No. 0360008784000Z0, District Ranchi morefully described in the schedule below to the PURCHASER and the PURCHASER also requested to VENDORS to Sell the aforementioned property morefully described in the schedule below and delineated in RED WASH in the map attached on a total consideration of Rs. 2,12,67,000/- (Rupees Two Crore Twelve Lakh Sixty Seven Thousand) only and the PURCHASER accepted the offer of the VENDORS and agreed to purchase the aforementioned property morefully and particularly described in the schedule below on the said price which is fair and reasonable according to price prevalent in the market.

AND WHEREAS, the vendors hereby declare that the said land/schedule property is free from all encumbrance and liabilities and except the Vendor No other person/person have the right, title, interest and claim in the schedule property;

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS :-

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 2,12,67,000/- (Rupees Two Crore Twelve Lakh Sixty

सुमित्रा गुप्ता

212 यकाशुपुता
Ved Prakash Gupta - 7

12/11/2024
26/07/2024
R/S 12/11/2024
R/S 12/11/2024
R/S 12/11/2024
R/S 12/11/2024

Seven Thousand) only paid by the PURCHASER to the VENDORS as per memo of consideration given herein below (the receipt whereof the VENDORS do hereby admit and acknowledge) and from the same and every part thereof acquit and discharge the PURCHASER forever, the VENDORS do hereby grant, convey, assign, sell and transfer absolutely and forever TO AND UNTO the PURCHASER all that piece and parcel of land measuring 56 decimals under Khewat No. 3, R.S. Khata No. 49, R.S. Plot No. 1253 situated at village - Hehal, P.S. - Sukhdeogagar, P.S. No. 203, Corresponding to Ranchi Municipal Corporation Ranchi Old Ward No. 36, New Ward No. 34, Holding No. 0360008784000Z0, District Ranchi morefully described in the schedule below shown in RED WASH map together with all rights of easements, path, pathways, right, light, liberties, privileges and appurtenances, whatsoever and the reversion, reminder or reminders, rent, issued and profits thereof and all right, title, interest, claim and demand of the VENDORS to into and upon the Schedule property hereby granted, conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof.

2. That the VENDORS covenant with the PURCHASER that the Schedule property hereby granted, conveyed, assigned sold and transferred absolutely and forever to the PURCHASER is free from all encumbrances, charges, trust, liens, lis-pendense, tenancy, attachment and execution, whatsoever and the Vendors have indefeasible title peaceful possession and absolute and exclusive right to grant, convey, assign, sell and transfer absolutely and forever undivided land with house described in Schedule below to the PURCHASER and that neither the Vendors have dealt with the same in any manner previously nor she has entered into any agreement for the sale of the schedule property in favour of any other person or persons whomsoever.

सुचिता गुप्ता

2101 यशोदा (सुचिता गुप्ता)
 Ved B. K. Gupta

5202/10/02
 1855 12148R R/S
 1855 12148R R/S
 1855 12148R R/S

or requisition, The VENDORS shall bear and pay all outgoings and liabilities of the property up to and inclusive of the date of sale.

10. That the VENDORS hereby covenants and declares that the schedule property is free from all encumbrances and the VENDORS has perfect and valid title over the schedule property.
11. That the VENDORS has this day put PURCHASER in possession over the schedule property.
12. That PURCHASER shall hereafter peaceably hold, use and occupy the schedule property as his own property without any hindrance, interruption, claim or demand by or from the VENDORS or any other person or persons whomsoever.
13. That the vendors further agrees with the PURCHASER at all times hereafter and upon reasonable request and at the cost of the PURCHASER to do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof to the PURCHASER according to the true intent and meaning of this deed.
14. That the Purchaser shall be absolute owner and has the liberty to transfer, mortgage, lease, gift or otherwise deal with the Schedule property to any person or persons.
15. That the property described in the Schedule hereby sold is believed to be correctly described and if any error, omission or misstatement in the description of the property is found, it will not make the sale null and void, but at the same time such error, omission or misstatement shall always be subject to correction/rectification by the parties hereto.

5202/2019C
1R/C 15/140R 5.12
1R/C 12/145R 5.12
1R/C 12/145R 5.12

सुमित्रा गुप्ता

21 मई 2019
Ved Bhatia

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 56 decimals under Khewat No. 3, R.S. Khata No. 49, R.S. Plot No. 1253 situated at village - Hehal, P.S. - Sukhdeogagar, P.S. No. 203, Corresponding to Ranchi Municipal Corporation Ranchi Old Ward No. 36, New Ward No. 34, Holding No. 0360008784000Z0, District Ranchi, State - Jharkhand within the jurisdiction of District Registrar, Ranchi and District Sub Registrar, Ranchi and shown in RED WASH in the map attached herewith forming part of this Deed bounded and butted as follows :-

- North :- R.S. Plot No. 1251 & R.S. Plot No. 1252
- South :- R.S. Plot No. 1273 & R.S. Plot No. 1272
- East :- R.S. Plot No. 1254 & R.S. Plot No. 1257
- West :- R.S. Plot No. 1244

Memo of Consideration

Sl. No.	Bank	Amount
1.	IOB	46,72,500/-
2.	IDBI	3,00,000/-
3.	IOB	67,00,000/-
4.	IOB	41,60,000/-
5.	IOB	9,34,500/-
6.	IOB	29,00,000/-
7.	IOB	6,00,000/-
8.	AXIS	10,00,000/-
	Total-	2,12,67,000/-

1 RSC 121445 B.h

1 RSC 121445 B.h
1 RSC 121445 B.h
1 RSC 121445 B.h
26/07/2024

(Rupees Two Crore Twelve Lakh Sixty Seven Thousand) only

Though the said property hereby sold by the **VENDOR** and purchased by the **PURCHASER** for a consideration of Rs. 2,12,67,000/- (Rupees Two Crore Twelve Lakh Sixty Seven Thousand) only, and property is valued as per Government value i.e. Rs. 2,29,92,100/- (Rupees Two Crore Twenty Nine Lakh Ninety Two Thousand One Hundred) only.

सुमित्रा गुप्ता

श्री श्री गणेशाय नमः
Ved Prakash Gupta

CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

It is hereby declares that Vendor/landowner is/are still alive and he/they has/have not revoked the said power of attorney till date and schedule property hereby sold out of given power.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

IN WITNESS WHEREOF the VENDORS and PURCHASER have signed this Deed of sale at Ranchi on the date, month and year first above written after fully understanding its contents.

WITNESSES:-

VENDORS

1. Manish Kumar
S/o - Gopal Pd. SINGH
Ravi Bazar, Bandhwa

26/07/2024

2. Vikram Laksh
910 Late Bimal Laksh
Babe Bazar Ranchi

26/07/2024

Note. - 2024 के फॉर्म नं 3 के माइन
नं 16, 24 एवं फॉर्म नं 11 के
लाइन नं 23 में सुधार किया
गया है, लेकिन विषय वस्तु
में सुधार किया गया है
जो लगी है।

1. to 6 Mr. P.O.A

7 - 26/07/2024

8. 26/07/2024

9 26/07/2024

10. 26/07/2024

CONFIRMING PARTY

1. Dina Mahan
20/07/2024

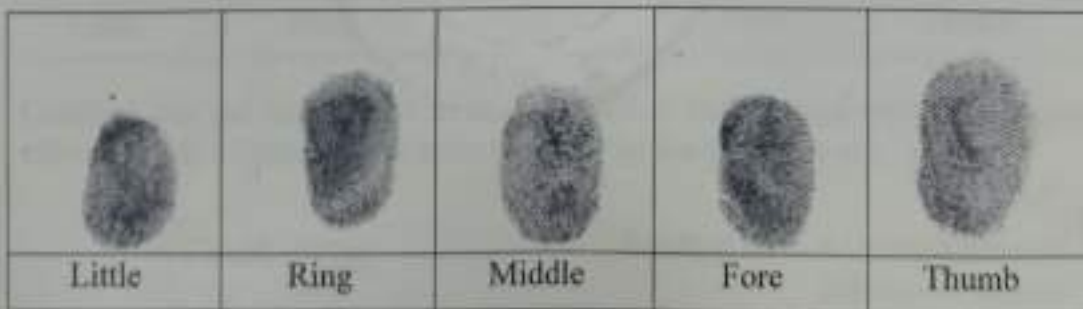


2. Deepak Mahanti
26/07/2024



12/02/2024
12/14/25
Rim

3. Hemant Mahanti
20/07/2024



12/02/2024
12/14/25
Rim

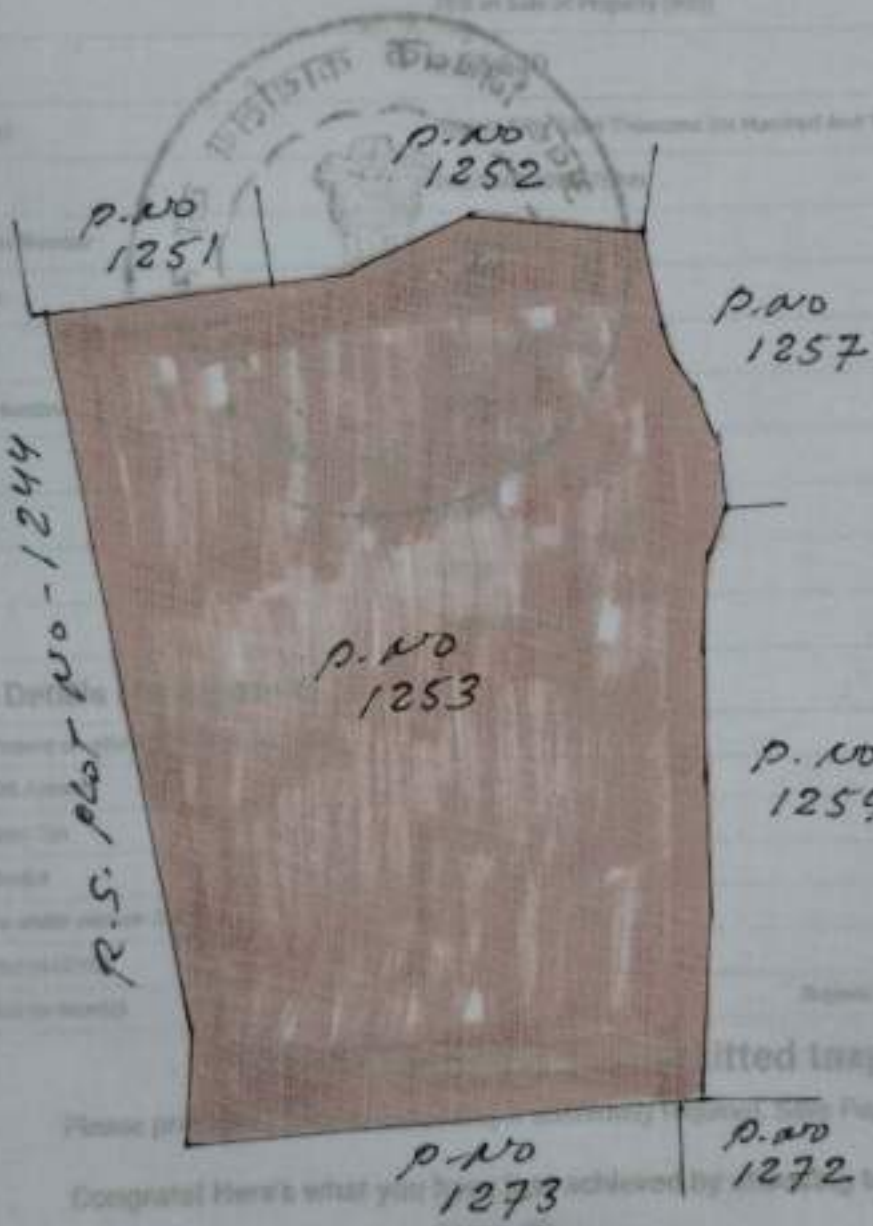
सुमित्रा गुप्ता

21/07/2024
Val Bakal gupta
20/07/2024

VILLAGE - KEHAL
 THANA - SUKHADEONAGAR
 THANA NO - 203, DIST - RAJAPUR
 R.S. PLOT NO - 1253



AREA
 A - 360
 0 - 56



1251
 1252
 1257
 1253
 1254
 1273
 1272

For Lakmi Vasthu Shiksha Pvt. Ltd.
 Roshan Kumar
 Director

सुमित्रा गुप्ता
 26/07/2024



INCOME TAX DEPARTMENT

Challan Receipt



e-filing Assesses, Assesses
Income Tax Department, Government of India

TRN	AADCL3825E
Name	LAXMI VISHNAV REALTY PRIVATE LIMITED
Assessment Year	2023-24
Financial Year	2024-25
Major Head	Income Tax (Other than Companies) (0021)
Minor Head	TDS on Sale of Property (800)
Amount (In Rs.)	₹ 58,630
Amount (In words)	Rupees Fifty Eight Thousand Six Hundred And Thirty Only
DN	34072602096075BIN
Acknowledgement Number	AL07681241
Mode of Payment	Net Banking
Bank Name	State Bank Of India
Bank Reference Number	IKDCWB0JV1
Date of Deposit	26-Jul-2024
BSR code	0002271
Challan No	50178
Tender Date	26/07/2024

Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 58,630
TDS Amount	₹ 58,630
A Basic Tax	₹ 58,630
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 58,630
Total (In Words)	Rupees Fifty Eight Thousand Six Hundred And Thirty Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



Tax
Safe and Secure



Paper
Save Environment



e-filing
Easy Access



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing Assafam Anytime
Income Tax Department, Government of India

PAN	AADCL3825E
Name	LAXMI VABHAV REALTY PRIVATE LIMITED
Assessment Year	2025-26
Financial Year	2024-25
Major Head	Income Tax (Other than Companies) (0021)
Minor Head	TDS on Sale of Property (800)
Amount (in Rs.)	₹ 58,630
Amount (in words)	Rupees Fifty Eight Thousand Six Hundred And Thirty Only
CRN	2407260024094/SBIN
Acknowledgement Number	AL07884435
Mode of Payment	Net Banking
Bank Name	State Bank Of India
Bank Reference Number	IKDCWBQCA1
Date of Deposit	26-Jul-2024
BSR code	0002271
Challan No	58536
Tender Date	26/07/2024

Tax Deposit Details (Amount in ₹)

Amount on which TDS to be deducted	₹ 58,62,986
TDS Amount	₹ 58,630
A Basic Tax	₹ 58,630
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 58,630
Total (In Words)	Rupees Fifty Eight Thousand Six Hundred And Thirty Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



Time

Quick and Seamless



Paper

Save Environment



e-Receipt

Easy Access



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Assam Aapka*
Income Tax Department, Government of India

INN	AADCL3825E
Name	LAXMI VAMSHAV REALTY PRIVATE LIMITED
Assessment Year	2025-26
Financial Year	2024-25
Major Head	Income Tax (Other than Companies) (0021)
Minor Head	TDS on Sale of Property (800)
Amount (In No.)	₹ 1,12,661
Amount (In words)	Rupees One Lakh Twelve Thousand Six Hundred And Sixty One Only
CHN	24072600132673SBN
Acknowledgement Number	AL07873132
Mode of Payment	Net Banking
Bank Name	State Bank Of India
Bank Reference Number	IK0CWBJXL5
Date of Deposit	26-Jul-2024
BSR code	0002271
Challan No	30672
Tender Date	26/07/2024

Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 1,12,66,129
TDS Amount	₹ 1,12,661
A Basic Tax	₹ 1,12,661
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 1,12,661
Total (In Words)	Rupees One Lakh Twelve Thousand Six Hundred And Sixty One Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



Deed No. Deed No.

Deed Details

District:

Registration Office:

Deed No:

Deed Year:

Serial Code:

ZBH5Y9

Service Count: 8,42,79,344

Deed Details

Updated Data

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
1402 Power of Attorney related to immovable properties, Outside WB - General Power of Attorney related to immovable properties	A.S.R. BISHAMPUR	100004002024	1235- Page No: 182807 to 182812	24/04/2024	28/04/2024	25/04/2024	100006338/2024

Updated Data

Name & Address of the Party

Name	Address	Status
SATYABAMA SWAMINAKAR Wife of SRI KUMAR SWAMINAKAR	District: Murshidabad, PE: Beharapur Town, Pin: 742101, State: West Bengal, Country: India,	Status: Principal
CHANDRA PRAKAS GUPTA Son of Late YADULAL GUPTA	District: Ranchi, PE: HANCOCK TOWN Pin: 834001, State: Jharkhand, Country: India,	Status: Attorney

Updated Data

Details of Property

Property Location	Property Type & Transaction	Plot & Khata No and Zone	Area of Property
State: Jharkhand, District: Ranchi, PE: SURJEONAGAR, Moha: NEHAL	Property Type: Land Transaction (1402) Power of Attorney related to immovable properties, Outside WB - General Power of Attorney related to immovable properties	Plot No: 1235 Khata No: 45	Area of Land: 5.6 decimal

Updated Data

Site Map

TOTAL VISITOR :
 (Since 25/08/2016)

QR Code

The information provided Online is updated and is physical

Visit is required for the services provided Online.

Last updated : 27/08/2023

बिना टैग



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
भगवत देवात शाह		मंडीहश, _____, जति- _____, निवासी-								
जिला का नाम	राँची	अंचल का नाम	हेहल नाम	हलका का नाम	हल्का-01 मोजा का नाम	हेहल नाम	खाता रैयती का प्रकार			
खेचट नम्बर	5	खाता नम्बर	49	धाना का नाम	राँची	धाना नम्बर	203			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
49	552	दोन मंगरा उरौव दोन नीज	दोन दो 21	3 (एकड़) 25 (डिसमील) ()			0	0	0	मंडीहशस मालीक
	594	दोन नीज पोखर टांड	दोन दो 3	0 (एकड़) 48 (डिसमील) ()			0	0	0	
	597	दोन नीज पोखर आर	दोन एक 1	36 (एकड़) 0 (डिसमील) ()			0	0	0	
	599	पोखर आन दोन मिश पी के सिंह वगैरह	दोन एक 17	1 (एकड़) 16 (डिसमील) ()			0	0	0	
	730	टांड दशवा उरौव वगैरह रास्ता	टांड दो 4	0 (एकड़) 55 (डिसमील) ()	कटहल/1 कुलहक तकबजे दुला मुन्डा बन्द लाधु मुन्डा 1 हिसा वो लेटेया उरौव वो लाधु उरौव पेशरान बुट्ट उरौव बहिसा बराबर कौम उरौव		0	0	0	

ऑनलाइन जाँचा

				साकीन देह वो पुटकल/1 कुलहक वकबजे हरीया उरॉव वल्द शुईया उरॉव कौम उरॉव साकीन देह			
1097	टांड नीज रास्ता	टांड एक 1	0 (एकड़) 22 (डिसमील) ()	वकबजे हरनाम सिंह वो मन्होरी सिंह वो झारीका सिंह पेशरान मनबोध सिंह कौम छतरी साकीन देह वहिसा बराबर बेल/1 कटहल/1 महुवा/1 कुलहक वकबजे रेयतवो आम/5 जामुन/1 लकडी वकबजे रेयत कुल वकबजे कुल मौजा	0	0	0
1098	रास्ता रास्ता	टांड एक 4	1 (एकड़) 62 (डिसमील) ()	ईमली/1 लकडी वकबजे नीज फल वकबजे कुल मौजा वो पुटकल/1 कुलहक वकबजे नीज	0	0	0
1099	रास्ता टांड नीज	मकान/1, सहन/1 0	0 (एकड़) 6 (डिसमील) ()	पुटकल/1 कुलहक वकबजे नीज	0	0	0

1190	दोन वंधना पाहन दोन गौपो उरौव	दोन एक 11	2 (एकड़) 26 (डिसमील) ()		0	0	0
1253	टांड मतला उरौव टांड पुशा उरौव	दोन दो 2	0 (एकड़) 56 (डिसमील) ()	वकबजे हरनाथ सिंह वगैरह वशरह न.1097	0	0	0
1385	टांड कोका उरौव टांड गुजा उरौव वगैरह	टांड दो 1	0 (एकड़) 74 (डिसमील) ()	वेआईनी वकबजे पुशा उरौव वल्द कोका उरौव कौम उरौव साकीन देह वजरीए सादा हुकुमनामा तारीख 24/8/22 ई. वलगान 0-3-0 आना	0	0	0
खाता मे कुल प्लोट संख्या		11	खाता का कुल मिजान	11 (एकड़) 26 (डिसमील) ()	खाता का कुल	0 0 0	

यह एक कंप्यूटर जनित प्रति है

7/25/2024
7:08:01
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृथी ॥ प्रति

July 25, 2024

भाग वर्गमान	3	पृथ संख्या	82	विल का नाम	टीसी अनुसूचित नाम	821	अर्बल का नाम	हेटल	हलका का नाम	हलका-01	इसोट का नाम	झारखण्ड	
पौज का नाम	हेटल	डॉक्टिंग संख्या	4383	टीसी संख्या	0	धन नंबर	203	साल का प्रकार	—				
सदर एसी - लोकेण्डु लाल													
खाल नंबर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार									समान	सेस
82	1252	0 0 56 डि 0 0	इसिल खरिन कर सं 300 अर 27 साल 1974-75 डि-सेस 30-12-1974									0.5	0.43
कुल परिवार		0 0 56 डि 0 0											
सालीख	अपने घरे संख्या	साल से	साल तक	सागत बकाया	सागत घानु साल	रोड सेस बकाया	रोड सेस घानु साल	विद्या सेस बकाया	विद्या सेस घानु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घानु साल	कृषि सेस बकाया	कृषि सेस घानु साल
04-04-2017	1481296735	1974-1975	2017-2019	21.5	0.5	5.16	0.12	10.75	0.25	10.75	0.25	4.3	0.1
07-20-2021	10030198281	2019-2019	2021-2022	1.5	0.5	0.96	0.12	0.75	0.25	0.75	0.25	0.3	0.1

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

List Of Case Status Details

Print

यह एक अनसूचित प्रति है
यह प्रत्येक केस प्रॉपर्टी की जानकारी के लिए है
किसी भी प्रकार की अनसूचितियों के लिए सम्बन्धित अधिकारिणी से संपर्क करें
सहायता का नमूना देखने के लिए पृष्ठ नंबर शिफ्ट करें

↓

ऑनलाइन जाँचा

Sch XIV- F.No. 180V

रसीद मालगुजारी

नाम सर्वनाम : नाम मीजा मय

शान की भांग नम्बर

V

फारम मालगी / फारम रेपली Page No. 82

नाम रेपल मय तल्लिदमल जमलकन्दी Vol. No. 3

की शकुणत नम्बर। Receipt No. 0030196091

होलत | होलत | 2023 | शक्या देवी

शाखा संख्या	विकास संख्या	रकम (एकड़ में)
49	1253	0 एकड़ 56 डिसेमील 0 इंच

अदायी नकदी	अदायी भावती	तफसील हिस्सा तयान भावती

जेल का सालाना मांग मय तफसील (बकाया की हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया			हाल (2021-2022)
		तीन वर्ष से ज्यादा	1 रा वर्ष (2018-2019)	2 रा वर्ष (2019-2020)	
मात (नकदी)	0.50		0.50	0.50	0.50
गुजारी (भावती)	0.12		0.12	0.12	0.12
सेस	0.25		0.25	0.25	0.25
रुप	0.25		0.25	0.25	0.25
मृतकारकात	0.10		0.10	0.10	0.10
मौजान	1.22		1.22	1.22	1.22

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मौजाना हाल (2021-2022)	काजिल
		1 रा वर्ष (2018-2019)	2 रा वर्ष (2019-2020)	1 ला वर्ष (2020-2021)		
मात (नकदी)		0.50	0.50	0.50	0.50	
गुजारी (भावती)		0.12	0.12	0.12	0.12	
सेस		0.25	0.25	0.25	0.25	
रुप		0.25	0.25	0.25	0.25	
मृतकारकात		0.10	0.10	0.10	0.10	
मौजान अदायकारी		1.22	1.22	1.22	1.22	

(1) मौजान कुल (तफसील में) - Four Rupees and Eighty Eight Paise

(2) नाम देहिन्दा -

(3) कुल बकाया - 4.88

तारीख अमला तहसील कुनिन्दा : 20-07-2021

शाखा महल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



D

ऑनलाइन जांच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रमा केवल प्रार्थी की जानकारी के लिए है।

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

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN03134072720240213 Date : 2024-02-03

Ward No : 36

Department / Section : Revenue Section New Ward No : 34

Account Description : Holding Tax & Application No SAF/01/036/04948

Others New Holding No :

0360008784000Z0

Received From Mr / Mrs / Miss : Jai prakash Gupta S/O YADU LAL GUPTA, ANURADHA
DEVI W/O MADHU SUDAN PRASAD, SATYABHAMA SWARNAKAR D/O YADU LAL
GUPTA, PURNIMA GUPTA D/O YADU LAL GUPTA, ANITA KASHYAP W/O PRADEEP
KUMAR KASHYAP, CHANDRA PRAKASH GUPTA S/O YADU LAL GUPTA, SUMITRA
GUPTA W/O LATE OM PRAKASH GUPTA, ANIMA GUPTA W/O ANAND PRASAD, VED
PRAKASH GUPTA S/O YADU LAL GUPTA, RAM PRAKASH GUPTA S/O YADU LAL
GUPTA

Address : HEHAL SUKDEO NAGAR

A Sum of Rs. : 27878.00

(in words) :

Twenty Seven Thousands Eight Hundred And Seventy Eight Rupees Only

towards : Holding Tax & Others Vide : CASH

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2016-2017	4	2019-2020	18144.00
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	6641.06
				Special Rebate	907.20
				Total Amount	27878.00
				Round Off Amount	0.88
				Total Paid Amount	27878.00





LAXMI VAIBHAV REALTY PVT. LTD.

GST No. 20AADC13825E23
PAN No. AADC13825E
CIN No. U45403JH0177PTC010046

Rani Bagan, Bariatu-Ranchi-09
e-mail: laxmivaibhavrealty@outlook.com
Ph. No-8084422817

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF THE MEMBERS OF LAXMI VAIBHAV REALTY PRIVATE LIMITED, HELD ON 20/06/2024 AT 11.00.A.M. AT THE REGISTERED OFFICE OF THE COMPANY OFFICE D-104 1ST FLOOR SAI ASHIRWAD BLOCK A RANIBAGAN BARIATU RANCHI-834009 AT WHICH PROPER QUORUM WAS PRESENT:

"RESOLVED THAT consent of the Board be and is hereby accorded that the any director of company can sign/execute any document on behalf of company, which will be bind on company and all the directors"

RESOLVED FURTHER THAT Mrs Preeti Bharti Director, or Mrs Anchita Tiwari Director or Mr Roshan Kumar Director of company be and is hereby authorized sign and deliver on behalf and in the name of the Company such agreement ,certificates ,statements ,undertaking ,declarations , receipts, deeds, instruments and other writing whatsoever as may be required by the Company.

For LAXMI VAIBHAV REALTY PRIVATE LIMITED

CHAIRMAN

Director

Director

DATE:

PLACE: Ranchi

For Laxmi Vaibhav Realty Pvt. Ltd.

Roshan Kumar
Director

For Laxmi Vaibhav Realty Pvt. Ltd.

Abhanti
Director

For Laxmi Vaibhav Realty Pvt. Ltd.

Anchita Tiwari
Director

312093

21/17

झारखण्ड सरकार



GOVERNMENT OF JHARKHAND

योजना एवं विकास विभाग
(सांख्यिकी एवं मूल्यांकन निदेशालय)

DEPARTMENT OF PLANNING AND DEVELOPMENT

(DIRECTORATE OF STATISTICS AND EVALUATION)

मृत्यु प्रमाण-पत्र

DEATH CERTIFICATE

(जन्म मृत्यु रजिस्ट्रेशन अधिनियम, 1969 की धारा 12/17 तथा झारखण्ड जन्म मृत्यु रजिस्ट्रेशन निगमनली 2009 के नियम 8/13 के अन्तर्गत जारी किया गया)

(Issued under Section 12/17 of registration of Births and Deaths Act, 1969 and Rule 8/13 of the Jharkhand Registration of Births and Deaths Rules 2009)

यह प्रमाणित किया जाता है कि निम्नांकित सूचना मृत्यु के मूल अभिलेख से ली गई है जो कि

(स्थानीय क्षेत्र) तहसील/प्रखण्ड जिला
राज्य के रजिस्ट्रार में उल्लिखित है।

This is to certify that the following information has been taken from the original record of death which is the register for (local area/local body) **RANCHI MUNICIPAL CORPORATION** of tahsil/block xxxxxxxx of District **RANCHI** of State/Union territory **JHARKHAND**

नाम/Name **SHAYMA DEVI** लिंग/Sex **FEMALE**
मृत्यु तिथि/Date of Death **Tue, 21 Aug, 2007** मृत्यु स्थान /Place of Death **HOME**
माता का नाम/Name of Mother **xxxxxxx**
पिता/पति का नाम/Name of Father/Husband **JADU LAL GUPTA**

मृतक का मृत्यु के समय का पता/
Address of the deceased at the time of death:
RANCHI
MUNICIPAL CORPORATION AREA
मृतक का स्थायी पता/
Permanent address of the deceased:
KALI BABU STREET, RANCHI

पंजीकरण संख्या/Registration No **3001** पंजीकरण तिथि/Date of Registration **30/08/2007**
टिप्पणी/Remarks (if any)
तिथि/Date of issue **15/3/2017**

प्राधिकारी के हस्ताक्षर/Signature of the issuing authority
प्राधिकारी का पता/Address of the issuing authority
Registrar
Birth & Death
Ranchi Municipal Corporation,
Ranchi, Jharkhand (India)



मोहर / Seal

Verify: www.ranchimunicipal.com Ensure registration of every birth and death / प्रत्येक जन्म एवं मृत्यु का पंजीकरण सुनिश्चित करें

Hehal

श्रीरामनगर

हेडल

रोधी

मोडे

राँची

नामसिद्धा

नाम

पावा नगर

ज़िला

सिवा एक मासत पञ्जर १६ इला

अप्रै १९३२ - ३३ इस्वी



सिवा एक मासत पञ्जर १६ इला



अप्रै १९३२ - ३३ इस्वी





Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)



e-Filing Assesses Assesses
Income Tax Department, Government of India

Acknowledgement Number: AL07884435
Challan Identification Number (CIN): 24072600240947SBIN
Date of e-Filing: 26-Jul-2024
PAN: AADCL3825E

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2025-26	2024-25	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	State Bank Of India

Buyer Details

Name	PAN	Category of PAN
LAXMI VAIBHAV REALTY PRIVATE LIMITED	AADCL3825E	Company
Mobile Number	Email ID	Whether more than one Buyer
+91 8825391948	smilepreityb5@gmail.com	No

Address Details

NEAR SHIV MANDIR, ANAND NAGAR SARAIDHELA, Kalyanpur, Kalyanpur B.O, DHANBAD, Jharkhand, INDIA, 826004

Seller Details

Name	PAN	Category of PAN
SUMITRA GUPTA	ABBPG9968P	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9431595537	chandraprakashgupta234@gmail.com	Yes
Aadhaar Number		
XXXX XXXX 9428		

Address Details

HOTEL PINNACLE UPPER BAZAR , KALI BABU STREET, Ranchi sadar, Ranchi G.P.O., RANCHI, Jharkhand, INDIA, 834001

Property Transferred Details

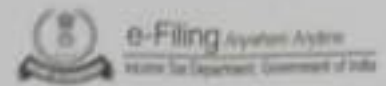
Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	20-Jul-2024	₹ 2,12,67,000	R S KHATA NO-49 R S PLOT NO-1253 WARD NO-34, HEHAL, Hehal, Hehal S.O, RANCHI, Jharkhand, INDIA, 834005
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	26-Jul-2024	26-Jul-2024	₹ 54,23,085
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	Yes	₹ 58,62,986	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 58,62,986
TDS Amount	₹ 58,630
(a) Basic Tax	₹ 58,630
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 58,630
In words	Rupees fifty eight thousand six hundred and thirty Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

Challan-cum-statement of deduction of tax under
section 194-1A (Form 26QB)



Acknowledgement Number: AL07873132
Challan Identification Number (CIN): 24072600132673SBIN
Date of e-Filing: 26-Jul-2024
PAN: AADCL3825E

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2025-26	2024-25	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller	Payment Mode	Bank Name	
Resident	Net Banking	State Bank Of India	

Buyer Details

Name	PAN	Category of PAN
LAXMI VAIBHAV REALTY PRIVATE LIMITED	AADCL3825E	Company
Mobile Number	Email ID	Whether more than one Buyer
+91 8825391948	smilepreityb5@gmail.com	No

Address Details

NEAR SHIV MANDIR, ANAND NAGAR SARAIHELIA, DHANBAD, Dhanbad,
Kalyanpur B.O, Jharkhand, INDIA, 826004

Seller Details

Name	PAN	Category of PAN
CHANDRA PRAKAS GUPTA	AIQPG0348F	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9973937444	chandrprakashgupta234@gmail.com	Yes
		Aadhaar Number
		XXXX XXXX 4941

Address Details

NEAR MOTI BHAVAN, UPPER BAZAR KALI BABU STREET, Ranchi sadar, Ranchi
G.P.O., RANCHI, Jharkhand, INDIA, 834001

Property Transferred Details

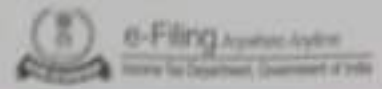
Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	20-Jul-2024	₹ 2,12,67,000	R S KHATA NO-49 R S PLOT NO-1253 WARD NO-34, HEHAL, Hehal, Hehal S.O, RANCHI, Jharkhand, INDIA, 834005
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	26-Jul-2024	26-Jul-2024	₹ 1,04,20,830
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	Yes	₹ 1,12,66,129	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 1,12,66,129
TDS Amount	₹ 1,12,661
(a) Basic Tax	₹ 1,12,661
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 1,12,661
In words	Rupees one lakh twelve thousand six hundred and sixty one Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

Challan-cum-statement of deduction of tax under
section 194-1A (Form 26QB)



Acknowledgement Number: AL07881241

Challan Identification Number (CIN): 24072600209697SBIN

Date of e-Filing: 26-Jul-2024

PAN: AADCL3825E

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2025-26	2024-25	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	State Bank Of India

Buyer Details

Name	PAN	Category of PAN
LAXMI VAIBHAV REALTY PRIVATE LIMITED	AADCL3825E	Company
Mobile Number	Email ID	Whether more than one Buyer
+91 8825391948	smilepreityb5@gmail.com	No

Address Details

NEAR SHIV MANDIR, ANAND NAGAR SARAIDHELA, Kalyanpur, Kalyanpur B.O,
DHANBAD, Jharkhand, INDIA, 826004

Seller Details

Name	PAN	Category of PAN
VED PRAKASH GUPTA	ABDPG4195N	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9431101883	chandraprakashgupta234@gmail.com	Yes
Aadhaar Number		
XXXX XXXX 3855		

Address Details

HOTEL PINNACLE UPPER BAZAR, KALI BABU STREET, Ranchi sadar, Ranchi
G.P.O., RANCHI, Jharkhand, INDIA, 834001

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	20-Jul-2024	₹ 2,12,67,000	R S KHATA NO-49 R S PLOT NO-1253 WARD NO-34, HEHAL, Hehal, Hehal S.O, RANCHI, Jharkhand, INDIA, 834005
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	26-Jul-2024	26-Jul-2024	₹ 54,23,085
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	Yes	₹ 58,62,985	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 58,62,985
TDS Amount	₹ 58,630
(a) Basic Tax	₹ 58,630
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 58,630
In words	Rupees fifty eight thousand six hundred and thirty Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

निबंधन कार्यालय में दस्तावेज 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 वोल्यूम 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)	✓	


Poonam Tiwari
 LDC, Ranchi
 जाँच लिपिक का हस्ताक्षर
 तिथि सहित




 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित
Vaibhav Mani Tripathi
 DSR, Ranchi

26/7



Pre Registration Docket

Date :- 25-07-2024 07:24 pm

Office Name :- SRO - Ranchi
Token No:- 202400094045

Appointment :- 26-Jul-2024 Time:- 11:18

Article	Sale Deed
Pre Registration Date	24-Jul-2024
No. Of Pages	33
Stamp Duty	919684
Paid Stamp Duty	0
Total Fees	₹ 6,92,757.

Property Id: **1271984**

Valuation No. : 1732911 / 2024	:- 2024-2025	Date : 24-July-2024 11:10:AM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hehal	Village/City : Hehal	
Hehal Word No 34 - Other Road -			
Khata Number - 49			
Plot Number - 1253			
Volume Number - 3			
Page Number - 82			
Holding Number - 0360008784000Z0			
Property Rates			
Residential Land (Y)			
₹410572/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	56 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 56 x 410572=22992032	₹2,29,92,032/-
A	Total		₹2,29,92,032/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,29,92,100/-
Total Amount in Words : Two Crore Twenty Nine Lakhs Ninety Two Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RS Plot No. 1254 & RS Plot No. 1257, West: RS Plot No. 1244, South: RS Plot No. 1273 & RS Plot No. 1272, North: RS Plot No. 1251 & RS Plot No. 1252
Area	Land area : 56.00 Decimal
Other Description of the Property	Pin Code - 834005
Government/Market Value	22992032
Transaction Amount	21267000

SELLER	-Mr. Ved Prakash Gupta, Father/Husband Name Late Jadu Lal Gupta., Party Category -Individual , PAN No.- *****195N Date Of Birth -02-May-1962, Permission Case No.- , Aadhaar No. *****3855, Country -India; State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -Ranchi, Locality - , Address - Upper Bazar Kali Babu Street Hotel Pinnacle G.P.O Kotwali Ranchi, Pin Code -834001
	-Mrs. Anita Kashyap, Father/Husband Name Late Yadu Lal Gupta., Party Category -Individual For Power of Attorney , PAN No.- *****814D Date Of Birth -09-Jun-1963, Permission Case No.- , Aadhaar No. Address - Beside Rohtas Service Station, Near Rama Rani School, New Dillian, Ward no 20, Dehri, Rohtas, Bihar
	-Mrs. Anima Gupta, Father/Husband Name Late Yadu Lal Gupta., Party Category -Individual For Power of Attorney , PAN No.- *****712R Date Of Birth -12-May-1954, Permission Case No.- , Aadhaar No. Address - Behind Bhan Mill, H.No-119, C.No-258, Mithapur B Area, Neharpar, Patna, Bihar
	-Mrs. Anuradha Devi, Father/Husband Name Late Yadu Lal Gupta., Party Category -Individual For Power of Attorney , PAN No.- *****274R Date Of Birth -01-Jan-1949, Permission Case No.- , Aadhaar No. Address - Ward no-07, Badi Masjid Road Chowk, Arrah, Bhojpur, Bihar
	-Mrs. Purnima Gupta, Father/Husband Name Late Yadu Lal Gupta., Party Category -Individual For Power of Attorney , PAN No.- Date Of Birth -07-Nov-1949, Permission Case No.- , Aadhaar No. Address - Flat no-402, Lotus Enclave, Old Argora, Doranda, Ranchi
	-Mrs. Satyabhama Swarnakar, Father/Husband Name Late Yadu Lal Gupta., Party Category -Individual For Power of Attorney , PAN No.- *****259M Date Of Birth -09-Jun-1948, Permission Case No.- , Aadhaar No. Address - 51/A Naya Sarak Road Gorabazar Berhampore Murshidabad West Bengal
	-Mr. Jai Prakash Gupta, Father/Husband Name Late Yadu Lal Gupta., Party Category -Individual For Power of Attorney , PAN No.- *****438R Date Of Birth -13-Jul-1951, Permission Case No.- , Aadhaar No. Address - Swarananjali C-123 Harmu Housing Colony Sector-10 Doranda Ranchi
	-Mr. CHANDRA PRAKAS GUPTA, Father/Husband Name LATE YADULAL GUPTA., Party Category -Individual , PAN No.- *****348F Date Of Birth -28-Jun-1960, Permission Case No.- , Aadhaar No. *****4941, Country -INDIA, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -RANCHI, Locality -RANCHI, Address - NEAR MOTI BHAVAN UPPER BAZAR KALI BABU STREET KOTWALI RANCHI, Pin Code -834001

	-Mr. Chandra Prakas Gupta , Father/Husband Name Late Yadu Lal Gupta., Party Category-Power Of Attorney , PAN No.- *****348F Date Of Birth-28-Jun-1960,Permission Case No.- , Aadhaar No. *****4941,Address - Near Moti Bhavan, Upper Bazar, Kali Babu Street, Kotwali, Ranchi
	-Mr. Chandra Prakas Gupta , Father/Husband Name Late Yadu Lal Gupta., Party Category-Power Of Attorney , PAN No.- *****348F Date Of Birth-28-Jun-1960,Permission Case No.- , Aadhaar No. *****4941,Address - Near Moti Bhavan, Upper Bazar, Kali Babu Street, Kotwali, Ranchi
	-Mr. Ram Prakash Gupta , Father/Husband Name Late Yadu Lal Gupta., Party Category-Individual , PAN No.- *****336H Date Of Birth-05-Jan-1956,Permission Case No.- , Aadhaar No. *****5343, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality- ,Address - H/no-111 Moti Bhavan Upper Bazar Kali Babu Street Kotwali Ranchi, Pin Code-834001
	-Mrs. Sumitra Gupta , Father/Husband Name Rameshwar Prasad Arya., Party Category-Individual , PAN No.- *****968P Date Of Birth-10-Jan-1953,Permission Case No.- , Aadhaar No. *****9428, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality- ,Address - Upper Bazar Kali Babu Street Hotel Pinnacle GPO Kotwali Ranchi, Pin Code-834001
PURCHASER:	LAXMI VAIBHAV REALTY PRIVATE LIMITED-Mr. LAXMI VAIBHAV REALTY PRIVATE LIMITED Through Director ROSHAN KUMAR. , Father/Husband Name Late Umesh Prasad Singh., Party Category-Company / Colonizer , PAN No.- *****825E Date of Incorporation-11-Aug-2017,Permission Case No.- , Aadhaar No. *****1676, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality- ,Address - Sai Homes Near Bodhraj Enclave Anantpur Chutia Ranchi, Pin Code-834001

Witness Information	Mr. Manish Kumar , Address - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi-, Father/Husband Name-Gopal Prasad Singh
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Identifier Details	Mr. Manish Kumar , Address - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi-, Father/Husband Name-Gopal Prasad Singh
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Fee Rule:Sale Deed		
1	Stamp Duty	9,19,684

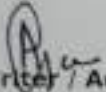
1	SP	990
Total		990

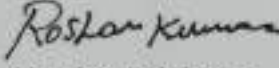
Fee Rule:Sale Deed		
1	A1	6,89,763
2	E	2,000

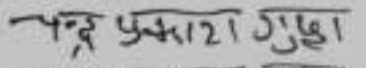
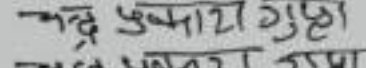
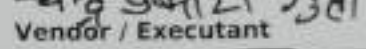
1	A1	6,89,763
2	E	2,000
3	LL	3
4	PR	1
Total		6,91,767

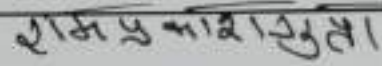
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.


Deed Writer / Advocate


Vendee / Claimant

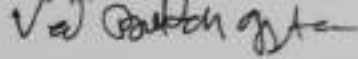



Vendor / Executant



कोरोना को हटाना है सफाई को अपनाना है



दो नज की टूटी मास्क है जरूरी



सुमित्रा गुप्ता



Document Registration Summary 1

Date: 26-Jul-2024

- Government/Market Value: ₹22992100/-
- Transaction Amount: ₹21267000/-
- Paid Stamp Duty: ₹919684/-

Receipt : 1064044

Receipt Date : 26-07-2024

Presenter Name: Chandra Prakash Gupta

On Date 26-07-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi *चन्द्र प्रकाश गुप्ता*

E	₹2000
PR	₹1
SP	₹990
LL	₹0
A1	₹689763
Stamp Duty	₹919684

Total ₹1612441

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	919684	919684	0	GRAS	Laxmi/Vaibhav/Realty/Private/Limited/Through/Director/Roshan/Kumar	GRN Number : 2403346885 DEPT Transaction Id : 7564cd9289b10c0b73d0 Transaction Type :	919684
E	2000	2000	0	GRAS	Laxmi/Vaibhav/Realty/Private/Limited/Through/Director/Roshan/Kumar	GRN Number : 2403346889 DEPT Transaction Id : 9aa21d47c441051efbe4 Transaction Type :	2000
PR	1	1	0	GRAS	Laxmi/Vaibhav/Realty/Private/Limited/Through/Director/Roshan/Kumar	GRN Number : 2403346889 DEPT Transaction Id : 9aa21d47c441051efbe4 Transaction Type :	1
SP	990	990	0	GRAS	Laxmi/Vaibhav/Realty/Private/Limited/Through/Director/Roshan/Kumar	GRN Number : 2403346889 DEPT Transaction Id : 9aa21d47c441051efbe4 Transaction Type :	990
A1	689763	689763	0	GRAS	Laxmi/Vaibhav/Realty/Private/Limited/Through/Director/Roshan/Kumar	GRN Number : 2403346889 DEPT Transaction Id : 9aa21d47c441051efbe4 Transaction Type :	689763

LL	3	3	0	GRAS	LaxmiVaibhavRealtyPrivateLimitedThroughDirectorRoshanKumar	GRN Number : 2403346669 DEPT Transaction Id Baa210470441051efbe4 Transaction Type :	3
Sub Total	1812441	1812441	0				

Article : Sale Deed Number of Pages : 66

Signature of Operator



Asst. Secy
Signature of Head Clerk

Signature of Registering Officer



Vaibhav Mani Tripathi
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400094045

Deed Type	Sale Deed
Number of Pages	66
Fee Details	Stamp Duty :- Rs. 919684, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 990, A1 :- Rs. 689763, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs. 22992032/-, Transaction Amount :- Rs. 21267000/-
Property Details	District :- Ranchi, Tehsil :- Hehal, Village Name :- Hehal Location :- Other Road, Hehal Ward No 34 Property Boundaries :- East: RS Plot No. 1254 & RS Plot No. 1257, West: RS Plot No. 1244, South: RS Plot No. 1273 & RS Plot No. 1272, North: RS Plot No. 1251 & RS Plot No. 1252 Khata Number - 49Plot Number - 1253Volume Number - 3Page Number - 52Holding Number - 036000878400020 Area Of Land :- 56.00 Decimal

Sh./Smt. Chandra Prakash Gupta s/o/d/o/w/o Late Yadu Lal Gupta has presented the document for registration in this office



today dated :- 26-Jul-2024 Day :- Friday Time :- 17:20:58 PM













Chandra Prakash Gupta (Power Of Attorney)



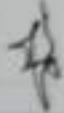
Party Name	Document Type	Document Number
Chandra Prakash Gupta	PAN/UID	AJQPG0346F

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Chandra Prakash Gupta Address1 - Near Moti Bhavari, Upper Bazar, Kali Babu Street, Kotwali, Ranchi, Address2 - ... Jharkhand PAN No.: AJQPG0346F, Permission Case No.-	Yes	Yes	Chandra Prakash Gupta Address:- NEAR MOTI BHAVAN UPPER BAZAR, KALI BABU STREET, RANCHI, RANCHI, Ranchi, 834001, Jharkhand, India		SELLER Age: 54			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	Anita Kashyap ... Jharkhand PAN No.: AGRPK0814D	Yes	No	Address:-	Chandra Prakash Gupta ... Jharkhand PAN No.: AIQPG0348F	SELLER Age:61			
3	Anima Gupta Address1 - Behind Bhan Mill, H.No-119, C.No-258, Mithapur B Area, Neharpar, Patna, Bihar, Address2 - ... Jharkhand PAN No.: CGSPG9712R	Yes				SELLER Age:70			
4	Anuradha Devi Address1 - Ward no-07, Bedi Masjid Road Chowk, Arrah, Bhojpur, Bihar, Address2 - ... Jharkhand PAN No.: BUZPD1274R	Yes				SELLER Age:75			
5	Purnima Gupta ... Jharkhand PAN No.:	No	No	Address:-	Chandra Prakash Gupta ... Jharkhand PAN No.: AIQPG0348F	SELLER Age:74			
6	Satyabhama Swarnakar Address1 - 51/A Naya Sarak Road Gorabazar Berhampore Murshidabad West Bengal, Address2 - ... Jharkhand PAN No.: CYAPS3259M	Yes				SELLER Age:76			
7	Jai Prakash Gupta Address1 - Swarananjali C-123 Harmu Housing Colony Sector-10 Doranda Ranchi, Address2 - ... Jharkhand PAN No.: ADSPG8438R	Yes				SELLER Age:73			
8	CHANDRA PRAKAS GUPTA Address1 - NEAR MOTI BHAVAN UPPER BAZAR KALI BABU STREET KOTWALI RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: AIQPG0348F, Permission Case No.-	Yes	Yes	Chandra Prakash Gupta Address:- , NEAR MOTI BHAVAN UPPER BAZAR , KALI BABU STREET, RANCHI, RANCHI, Ranchi, 834001, Jharkhand, India		SELLER Age:64			12/25/2024 12/25/2024

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
9	Chandra Prakash Gupta Address1 - Near Moti Bhawan, Upper Bazar, Kali Babu Street, Kotwali, Ranchi, Address2 - . . . Jharkhand PAN No.: AIQPG0348F, Permission Case No.-	Yes	Yes	Chandra Prakash Gupta Address:- , NEAR MOTI BHAWAN , UPPER BAZAR , KALI BABU STREET, RANCHI, RANCHI, , Ranchi, 834001, , Jharkhand, India		SELLER Age:64			<i>Chandra Prakash Gupta</i>
10	Ram Prakash Gupta Address1 - H.No 111 Moti Bhawan Upper Bazar Kali Babu Street Kotwali Ranchi, Address2 - . . . Jharkhand PAN No.: ASKPG7336H, Permission Case No.-	Yes	Yes	Ram Prakash Gupta Address:- , H.NO-111, , MOTI BHAWAN , KALI BABU STREET, UPPER BAZAR, RANCHI, , Ranchi, 834001, , Jharkhand, India		SELLER Age:68			<i>Ram Prakash Gupta</i>
11	Sumitra Gupta Address1 - Upper Bazar Kali Babu Street Hotel Pinnacle GPO Kotwali Ranchi, Address2 - . . . Jharkhand PAN No.: ABBPG9958P, Permission Case No.-	Yes	Yes	Sumitra Gupta Address:- , UPPER BAZAR, , KALI BABU STREET , RANCHI, RANCHI, , Ranchi, 834001, , Jharkhand, India		SELLER Age:71			<i>Sumitra Gupta</i>
12	Ved Prakash Gupta Address1 - Upper Bazar Kali Babu Street Hotel Pinnacle G.P.O Kotwali Ranchi, Address2 - . . . Jharkhand PAN No.: ABDPG4195N, Permission Case No.-	Yes	Yes	Ved Prakash Gupta Address:- Upper Bazar, Hotel Pinnacle, Kali Babu Street, Ranchi, Ranchi G.P.O., Ranchi, Ranchi, 834001, , Jharkhand, India		SELLER Age:62			<i>Ved Prakash Gupta</i>
13	LAXMI VAIBHAV REALTY PRIVATE LIMITED Through Director ROSHAN KUMAR Address1 - Sai Homes Near Bodhraj Enclave Anantpur Chulia Ranchi, Address2 - . . . Jharkhand PAN No.: AADCL3825E, Permission Case No.-	Yes	Yes	Roshan Kumar Address:- Sai Home, Near Over Bridge, Anantpur, Doranda, Thana Chulia, Ranchi, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		PURCHASER Age:			<i>Roshan Kumar</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>Manish Kumar Son-D/o Gopal Prasad Singh Address1 - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi, Address2 - ... Jharkhand PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Manish Kumar Address1 - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi, Address2 - ... Jharkhand</p>			

Signature of Operator

Seal and Signature of Registering Officer
Vaibhav Mani Tripathi
 DSR, Ranchi

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Chandra Prakash Gupta , Ram Prakash Gupta , Veid Prakash Gupta , Sumitra Gupta , CHANDRA PRAKASH GUPTA), has/have admitted the execution before me. He/ She/ They has / have been identified by (Manish Kumar) Son/Daughter/Wife of (Gopal Prasad Singh) resident of (Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi) and by occupation (Business).

Signature of Registering Officer

Date: 26-Jul-2024

Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
 DSR, Ranchi



Token No.: 202400094045

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **27-Jul-2024** by **Chandra Prakash Gupta**, S/O, D/O, W/O **Late Yadu Lal Gupta** resident of Near Moti Bhavan, Upper Bazar, Kali Babu Street, Kotwali, Ranchi ..

This deed was registered as Document No:- **2024/RAN/6871/BK1/6263** in Book No :- **BK1**, Volume No :- 790 from Page No :- 407 to 472 at, office of **SRO - Ranchi**

Date:- **27-Jul-2024**

MG
27/07
Registering Officer
Vaibhav Mani Tripathi
DSR, Ranchi

