3403 3014

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 690ee635b6772a2fb93c

Receipt Date : 12-May-2022 11:38:00 am

Receipt Amount : 97680/-

Amount In Words : Ninety Seven Thousands Six Hundred And Eighty Rupees Only

Token Number : 20220000058556

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : BINOD KUMAR AND RAHUL KUMAR GUPTA (Vendee)

GRN Number : 2211228003

For Office Use :-

12/05/2022

Surendra Shankar 12/5/22

Rajan Kumar 12/5/22

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

1

Little	Ring	Middle	Fore	Thumb

Little	Ring	Middle	Fore	Thumb

DEED OF SALE

THIS DEED OF SALE is made and entered into at Ranchi Jharkhand on this the 12th day of May, 2022.

BETWEEN

(1) MR. JAI PRAKASH GUPTA, by occupation Advocate, **(2) MR. RAM PRAKASH GUPTA,** by occupation Business and **(3) MR. CHANDRA PRAKASH GUPTA,** by occupation Business all sons of Yadu Lall Gupta, and grandsons of Late Moti Sao, all by faith Hindu, Comes Under General Category (Not Affected from CNT Act 1908), residents of Kali Babu Street, Upper Bazar, P.S. Kotwali, District Ranchi in the state of Jharkhand are Indian Citizen, represented through his duly constituted registered Power of

Purnendu Shanker
12/5/22

Little	Ring	Middle	Fore	Thumb

12/05/2022 ——— 10/01

Purnendu Shankar
S/o J. Shankar
Kanke Ranchi
Business

12/05/2022

Attorney Holders **(1) MR. PURNENDU SHANKER ALIAS RAJA** son of Late Jagdamba Shankar and grandson of Late Gopal Ram, aged about 51 years, (PAN – DNQPS1091P Mob. No. 9334184531; UID No. XXXX XXXX 3699); by faith Hindu, Comes Under General Category (Not Affected from CNT Act 1908), by occupation Service, resident of Village-Arsandey, P.S- Kanke, District Ranchi in the State of Jharkhand **(2) MR. RAJAN KUMAR** son of Sri Ashok Kumar and grandson of Late Yogendra Pandey, aged about 38 years, (PAN – AXHPK6502D; Mob. No. 8116718749; UID No. XXXX XXXX 8878); by faith Hindu, Comes Under General Category (Not Affected from CNT Act 1908), by occupation Service, resident of Bina Pani, West of west End Park Village- Hehal, P.S-Sukhdeonagar, District Ranchi in the State of Jharkhand both are Indian citizen, vide Deed/Power No. IV1313 entered in Book No. IV, Volume No. 19 at Pages 333 to 340 for the year 2003 registered in the office of the District Sub Registrar, Ranchi on 13.11.2003 of the FIRST PART;

AND

(1) MR. RAHUL KUMAR GUPTA, aged about 36 years, Son of Late Manoj Kumar Gupta, and Grandson of Late Ramdas Gupta , by occupation Business, by faith Hindu, Under General Category (Not Affected from CNT Act 1908), resident of Saraswatis Tower, Shradhanand Road, Mahabir Chowk, Allahabad Bank Building, District Ranchi in the state of Jharkhand **(2) MR. BINOD KUMAR,** aged about 64 years, Son of Late Yogendra Pandey, and Grandson of Late Satyadeo Panday, by occupation Retired, by faith Hindu, Under General Category (Not Affected from CNT Act 1908), resident of 1883/05, Binapani West of West End Park, Opposite Deep Prakash Apartment, Hehal, District Ranchi in the state of Jharkhand both are Indian Citizen, (hereinafter for the sake of brevity called the PURCHASER) of the **OTHER PART;**

(1) PAN – ANAPG2066R; UID No. XXXX XXXX 5083; Mob. No. 9570085994

(2) PAN – AFSPK1706L; UID No. XXXX XXXX 9943; Mob. No. 8235415459

Rajan Kumar 12/5/22

Purnendu Shanker 12/5/22

The terms VENDORS & PURCHASERS unless repugnant to or excluded by the context or subjects of these presents shall mean and include their legal heirs, successors, assigns, legal representatives, authorized persons, nominees, administrators and successors-in-interest.

WHEREAS the above named VENDORS is absolute owner in possession of a piece of land measuring total area of 6.54 Decimals being portion of R.S. Plot No. 1243, Under Khata No. 57, Khewat No. 5, corresponding to Municipal Holding 0360002517000Z0 within Ward No. 34 (New) and 36 (Old) of Ranchi Municipal Corporation, Ranchi situated at village Hehal, P.S. Sukhdeonagar, Revenue P.S. No.203, District Ranchi in the State of Jharkhand morefully described in the Schedule hereunder and for greater clearance shown in RED wash in the map attached herewith forming party of this Deed.

WHEREAS the land of R.S Plot No. 1243 under Khata No. 57, Khewat No. 5, Revenue Thana No. 203, measuring total area of 01 Acres 09 Decimals, of Village Hehal, P.S- Sukhdeonagar (Now), District Ranchi including other land was originally recorded in the R.S Record of rights in the name of Rudu Singh and Others.

AND WHEREAS Udu Singh died leaving behind his only son Arjun Singh as his legal heirs and successors inherited the said landed property left by said Udu Singh under the natural Law of Inheritance and Succession.

AND WHEREAS Arjun Singh aforesaid only heir Successor died leaving behind her widow Sabitri devi and minor son Gobind Singh as his legal heirs and successors and the property jointly inherited the same.

AND WHEREAS said Sabitri Devi for his Bonafide need sold her land as referred here in above to Bibi Nurul Nisha Wife of Sk. Ramjan Ali through Registered Deed of Sale Vide Deed No. 2854 entered in Volume No 21, Pages from 429 to 433 for the Year 1947 registered in the office of D.S.R. Ranchi on 19.04.1947 and delivered peaceful physical possession.

Rajan Kumar 12/5/22

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AND WHEREAS said Bibi Nurul Nisha Wife of Sk. Ramjan Ali for her Bonafide need sold his purchased land to Most. Jayanti Kuar Wife of Moti Sahu through a Registered Deed of Sale Vide Deed No. 6753 entered in Book No. I, Volume No. 46, Pages from 373 to 376 for the Year 1953 registered in the office of D.S.R. Ranchi dated 30.09.1953 and delivered peaceful physical possession.

AND WHEREAS on account of affection Jayanti Kuar gifted the aforementioned property to her grandsons (1) Om Prakash Gupta, (2) Jai Prakash Gupta, (3) Ram Prakash Gupta, (4) Chandra Prakash Gupta and (5) Ved Prakash Gupta all Sons of Yadu Lall Gupta through a Registered Deed of Gift Vide Deed No. 5540 entered in Book No. I, Volume No. 46, Pages from 356 to 360 for the Year 1964 registered in the office of D.S.R. Ranchi dated 20.08.1964 and thereafter (1) Om Prakash Gupta, (2) Jai Prakash Gupta, (3) Ram Prakash Gupta, (4) Chandra Prakash Gupta and (5) Ved Prakash Gupta came in peaceful physical possession thereon and got their names mutated in the Office of State of Bihar and regularly paid rent and taxes in their names.

AND WHEREAS the title of the aforesaid land along with the other land of Om Prakash Gupta, Jai Prakash Gupta, Ram Prakash Gupta, Chandra Prakash Gupta and Ved Prakash Gupta were further confirmed with respect of aforementioned land along with other land including land measuring an area 21 Decimals out of 62 Decimals of R.S Plot No. 1246 Under Khata No. 57, Khewat No. 5, Thana No. 203 of Village Hehal by Addi. Sub Judge Ranchi vide Judgement and decree passed in partition Suit No. 92/12 of 1964/66 and thereafter they made an oral family arrangement between them in August, 2003 according to which the lands of measuring an area 57.4 Decimals land of R.S Plot No. 1243 Under Khata No. 57, Khewat No. 5, along with other land situated at Village Hehal, Thana No. 203, P.S- Kotwali Now Sukhdeonagar District- Ranchi allotted to Sri Jai Prakash Gupta (Vendor No. 1) land measuring an area 51.6 Decimal Portion of R.S. Plot No. 1243 along with other land were allotted to Sri Ram Prakash Gupta (Vendor No. 2) and land measuring an area 21 Decimal Portion of R.S. Plot No. 1246 along with other land were allotted to Sri Chandra Prakash Gupta (Vendor No. 3).

Parmendra Shanker Rajan Kumar 12/5/22 12/5/22

AND WHEREAS the above-named VENDORS due to urgent need of money for their personal family requirement offered to sell the scheduled land at a total consideration of **Rs. 24,42,000/- (Rupees Twenty-Four Lakhs Forty-Two Thousand)** only free from all encumbrances, charges, liens and demands.

AND WHREAS after perusal of all the relevant papers relating to the scheduled land and after full satisfaction have accepted the offer and agreed to purchase the scheduled land at the aforementioned price free from all encumbrance, charges liens and demand.

AND WHEREAS the above-named PURCHASERS have agreed to purchase the Schedule property at the aforementioned price free from all encumbrances, charges, liens and demands.

AND WHEREAS on the request of the PURCHASERS, the present sale deed is being executed in favour of the PURCHASERS by the above-named VENDORS through their duly constituted registered Power of Attorney Holders.

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows:-

1. That under the above circumstances and in pursuance of the said agreement, mutual understanding and at a total consideration for sum of **Rs. 24,42,000/- (Rupees Twenty Four Lakhs Forty Two Thousand)** only the PURCHASERS have paid the entire consideration amount to the VENDORS which said sum the VENDORS do hereby acknowledge as having received in full and final satisfaction, the Vendors does hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge, the PURCHASERS from all claims in regard thereof and every part thereof and the VENDORS do hereby transfer, convey, grant, sale and assign absolutely and forever UNTO AND TO THE

Surendra Shankar 12/5/22 Rajan Kumar 12/5/22

USE OF THE PURHCASERS all that piece and parcel of the property morefully described in Schedule hereunder and for greater clearance shown in RED WASH in the map attached herewith forming part of this deed with all the rights of easement, path, pathways, right, title, interest, light, air, liberties and claim whatsoever of the VENDORS in the Schedule property free from all encumbrances, charges, liens, whatsoever and the PURHCASERS shall at all times hereinafter TO HAVE AND TO HOLD and be entitled to hold possesses and enjoy the Schedule property hereby transferred in permanent and transferable right in the manner as required by them as absolute owner thereof.

2. That the property hereby sold and transferred is free from all encumbrances, charges, demand and liens whatsoever and the VENDORS have done nothing whereby the said land and the right therein may in any manner be charged with the payment of any money and that the VENDORS have full and subsisting right to make this transfer in the manner hereby done and that to the best of knowledge and belief of the VENDORS.

3. That the Vendors do hereby further covenants with the PURCHASERS that the PURCHASERS shall hold possess and beneficiary enjoy the same and every part thereof and may get their name mutate in the records of Circle Officer, Hehal Anchal, Ranchi and in the Ranchi Municipal Corporation and whosoever else that may be felt necessary and expedient.

4. That the VENDORS further agree with the PURCHASERS to keep the PURCHASER harmless and indemnified from all losses, expenses, cost incurred or suffered by the PURCHASERS arising from the untruthfulness or inaccuracy of the matter mentioned herein above.

Purnendu Shanker Rajan Kumar 12/5/22 12/5/22

5. That the VENDORS hereby again agree that they shall at the request and at the cost of the PURCHASERS does or cause to be done anything reasonable for the purpose of morefully assuring, selling, transferring, giving or confirming full and complete effect to the true meaning and intent to these presents.

6. That the VENDORS hereby assuring the PURCHASERS that there is no any other claimant/claimants in respect of the schedule property other than the VENDORS.

7. That the VENDORS have this day put the PURCHASERS in actual peaceful physical possession over the property demised unto the PURCHASERS under this Deed of Sale.

8. That henceforth the PURCHASERS shall have the absolute right and power to transfer the said property or any portion thereof by way of sale, lease, mortgage or to dispose of the same in any manner to any member/members, person/persons they like.

9. That the PURCHASERS shall get their name mutate in all public records in respect of the Said property morefully described in the Schedule hereunder and delineated in RED wash in the map attached herewith forming part of this deed and pay all rents and taxes that may be asserted in her name.

10. That the PURHASERS henceforth authorized and empowered to use the land and develop the same by construction of building, multistoried building, garden, sink, well and/or for such other purposes as the PURCHASERS likes.

Pawan Kumar 12/5/22

Purnendu Shanker 12/5/22

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of piece of the land measuring total area of **6.54 Decimals** being portion of R.S. Plot No. 1243 marked as Sub Plot No. 1243/D1/Part, Under Khata No. 57, Khewat No. 5, corresponding to Municipal Holding 03600025170000Z0 within Ward No. 34 (New) and 36 (Old) of Ranchi Municipal Corporation, Ranchi situated at village Hehal, P.S. Sukhdeonagar, Revenue P.S. No. 203, District Ranchi in the State of Jharkhand and for greater clearance shown in RED WASH in the map attached herewith forming part of this deed, which is bounded and butted as follows: -

North : Part of R.S Plot No. 1243/D1/Part

South : Part of R.S Plot No. 1243/C1

East : Part of R.S Plot No. 1243/D1/Part

West : Part of R.S Plot No. 1243/C, Part of R.S Plot No. 1243/D and Part of R.S Plot No. 1242

CERTIFICATE

That the scheduled land does not come under the Govt. land. The scheduled land has not been acquired by the Government for military or civilian purposes and under Bhudan and for BCCL, CCL it is further declared that the aforesaid land is free from ceiling and not recorded under Adivasi Khata and not related with any tribal and do not fall under Math, Mandir, Girja, Mosque, Hargri, Forest or does not come under the purview of U/s 46 of the CNT Act or any provisions of the CNT Act.

Certified that the principal/executants of the Power of Attorney are alive and the Power has not yet been revoked.

Purnendu Shanker Rajan Kumar
12/5/22
12/5/22

IN WITNESSES WHEREOF the Vendors through their duly constituted Attorney have put their signature to this presents and also finger prints of left hand on the day month and year first above written at Ranchi.

WITNESSES:

1. Sanjay Kumar
S/o Late Ram Naresh Sharma
"Bhanpani"
West End Park
Hehal, Ranchi
12/5/22

2. Sakshi Prakash
S/o Lakshmi Deo Mahto
Kumhar Toli, 1st Lane
Purulia Road, Ranchi
12/5/22

VENDORS
represented through their
Constituted
Attorney Holders

Purnendu Shanker
12/5/22

Rajan Kumar
12/5/22

PHOTOGRAPHS & SIGNATURES OF THE PURCHASERS

THUMB IMPRESSION OF PURCHASERS

(1) Mr. Rahul Kumar Gupta

Rahul Kumar Gupta
12/5/22

Thumb	Index	Middle	Ring	Little

(2) Mr. Binod Kumar

Thumb	**Index**	**Middle**	**Ring**	**Little**

Certified that the fingers print of the left hand of each person whose photographs are affixed in this document has been obtained before me.

Drafted by:-

1

12/5/22

VILLAGE - MEHAC

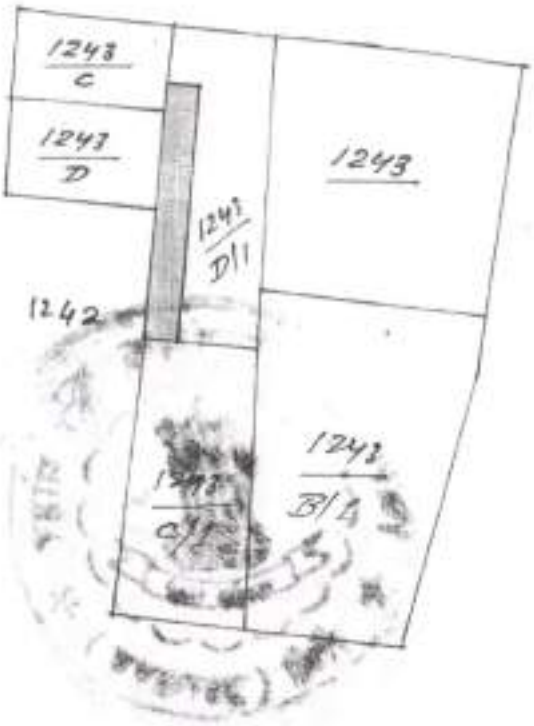
THANA NO - 203

THANA & DIST - RANCHI

R.S. PLOT NO - 1243

SHOWN IN RED BORDER.

SUB PLOT NO	AREA A-DEC
1243/D1/PART	6 - 6.54



Rahul Kumar Gupta 12/5/22

Binod Kumar 12/5/22

Rajiv Kumar Purwendu Chanker 12/5/22

12/5/22

Token No.: 20220000058556

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **12-May-2022** by **PURNENDU SHANKER ALIAS RAJA** , S/O, D/O, W/O **LATE JAGDAMBA SHANKAR** resident of ARSANDEY KANKE, RANCHI
..

This deed was registered as Document No:- **2022/RAN/3403/BK1/3014** in Book No :- **BK1**,Volume No :- 400 from Page No :- 169 to 236 at, office of **SRO - Ranchi**

Date:- **12-May-2022**

12/05

Registering Officer

Duplicate-copy CRSLP142215934 8/25/2022

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हल्का	हल्का-01
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	26	पृष्ठ संख्या वर्तमान	20	थाना न.	203

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है: खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना: खाता न.	प्लॉट न.	क्षेत्रफल	लगान	रजिस्टर 2 अपतन तिथि अभ्युक्ति
15934	340 /R27 2022 - 2023	हेहल/ 203	राँची	25/08/2022	By Sale Registration Deed 3014 Dated 12/05/2022	57	3	49	57	1243	6.54 डिसमील	30	

क्रेता का नाम :
(BINOD KUMARपिता-LATE YOGENDRA PANDEY, जाति--------, पता- BINAPANI WEST OF WEST END PARK OPP DEEP PRAKASH APARTMENT HEHAL RANCHI) एवं (RAHUL KUMAR GUPTAपिता-LATE MANOJ KUMAR GUPTA, जाति--------, पता- SARASWATIS TOWER SHRADHANAND ROAD MAHABIR CHOWK ALLAHABAD BANK BUILDING RANCHI)

जमाबंदी रैयत का नाम :
ओम प्रकाश-पिता-नन्दु लाल

विक्रेता का नाम :
RAJAN KUMAR , पिता-ASHOK KUMAR, जाति--------, पता-BINA PANI WEST OF WEST END PARK HEHAL SUKHDEO NAGAR RANCHI वो JAI PRAKASH GUPTA,CHANDRA PRAKASH GUPTA,RAN PRAKASH GUPTA , पिता-YADU LALL GUPTA, जाति--------, पता-KALI BABU STREET UPPER BAZAR KOTWALI RANCHI वो PURNENDU SHANKER ALIAS RAJA, पिता-LATE JAGDAMBA SHANKAR, जाति--------, पता-ARSANDEY KANKE RANCHI

राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है .

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नही किया जा सकता है।

Signature valid
Digitally signed by
OM PRAKASH MANDAL
अंचलाधिकारी हेहल