



OK

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8d7f773ce261d952f533

Receipt Date : 08-Sep-2021 12:46:21 pm

Receipt Amount : 322560/-

Amount In Words : Three Lakh Twenty Two Thousands Five Hundred And Sixty Rupees Only

Token Number : 20210000096199

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

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

GRN Number : 2107412985



:- For Office Use :-

2021/JSR/4272/BK1/3965

Debaee
श्री श्या
Dae



5/1-5/16

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।

रसीद प्रसार की सेवा नहीं की गयी है।

इस रसीद के आधार से मुद्रांक के



LTD of
Kummar
Lope

08/09/2021

Subscribed
80,64,000

PS
Birsanagar

Stamp
3,22560



Handwritten signature/initials.

LTD of K...
08/09/2021

वपता नगर 226 हात नगर
157 बुनिकानगर (खो) के वर
जिहा है
जिला अवर निबन्धक

नियम 21 के अधीन आका: भारतीय स्टाम्प-अधिनियम
(संशोधन स्टाम्प ऐक्ट), 1999 की अनुसूची
1 या 1क, से 23 के अधीन
बधायक स्टाम्प-तहित (या स्टाम्प-शुल्क
से विमुक्त या स्टाम्प-शुल्क अपाहित नहीं)।

कर्मस्थित दस्तावेज में लेखकारी / विनयल
जाति के... अंगिका की गई हैं।
डोटानागपुर काश्तकारी अधिनियम 1908
की धारा 40(2) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जौचा एंव सही पाया।

निबन्धन-बदाधिकारी

SALE DEED

Recd by

AJ/ 24/920-
LHR 3-
Ago 1-
8/9/2021
दस्तावेज जांचा

This Sale deed is made on this the 08th day of September 2021 at
Jamshedpur, by;

KUNWAR GOPE (UID : 3675 1420 0251 and PAN : ABFPG2967A), son of
Late Banmali Gope, by faith Hindu, by caste Gope, by occupation service,
Indian Citizen, by occupation Business, residents of Murakati Basti, P.S.
Birsanagar, Town Jamshedpur, District Singhbhum East 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.



LT I of Kumar
Group by the pen of
08/09/2021

TO AND IN FAVOUR OF

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED, 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 Director Mr. Sunder Singh, S/o Mr. Kaushal Kumar Singh, by religion Hindu, Indian Citizen, by occupation Business, resident of 16, Circuit House Area (East), P.O and P.S Bistupur, 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. 80,64,000.00** (Rupees Eighty Lakhs Sixty Four Thousand) only.

WHEREAS one Banmali Gope (since deceased) had purchased the land measuring an area 139 Decimals, recorded under khata no. 226, being plot nos. 157, 215, 229 and 237, of Mouza Hurlung, Thana no. 1201, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum from its previous lawful owner by the virtue of two registered sale deed bearing deed nos. 2938 dated 10-07-1970 and deed no. 6630 dated 26-09-1996.



LT 2 of Kunwar
Gope by the pen of
08/09/2001

AND WHEREAS after purchasing the said property the said Banmali Gope mutated his name in the government records vide mutation case no. 504/2000-2001 and also has been upto date ground rent.

AND WHEREAS Banmali Gope passed away leaving behind his three sons namely 1) Mitro Gour (since deceased), 2) Kunwar Gope and 3) Bhiku Gope (since deceased).

AND WHEREAS the said Mitro Gour passed away leaving behind his only son namely Naresh Gour and the said Bhiku Gope passed away leaving behind his two sons namely Pradyumna Gope and Rajesh Gope.

AND WHEREAS together the said Kunwar Gope, Naresh Gour, Pradyumna Gope and Rajesh Gope inherited the entire properties belonging to the said Banmali Gope.

AND WHEREAS in an amicable family partition between the said Kunwar Gope, Naresh Gour, Pradyumna Gope and Rajesh Gope the land measuring an area 16.66 Decimals, being recorded under khata no. 226, being plot nos. 157, Mouza Hurlung, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written fell in the exclusive share of the said **VENDOR** namely Kunwar Gour.



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Sripe for the pen of
02/09/2021

AND WHEREAS the **VENDOR** is the absolute owner of the **Schedule** hereunder written property and came in peaceful physical possession over the same and started exercising all acts of ownership thereto.

AND WHEREAS the **VENDOR** is in need of funds in order to meet his certain family commitment and business needs and has decided to sell the **Schedule** hereunder for a sum of **Rs. 80,64,000.00** (Rupees Eighty Lakhs Sixty Four Thousand) only and the **PURCHASER** herein has also agreed to purchase the same for the said price, and the **VENDOR** has 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. 80,64,000.00** (Rupees Eighty Lakhs Sixty Four Thousand) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 80,64,000.00** (Rupees Eighty Lakhs Sixty Four Thousand) only, the **VENDOR** doth hereby admit, acknowledge, acquit, release and discharge the **PURCHASERS** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASERS**, 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 **PURCHASERS** absolutely and forever.



LT 2 of document
Signed by the pen of
02/09/2021

**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.

2. **That** the **VENDOR** have 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 declare with the **PURCHASER** that the **VENDOR** have paid all the taxes, cess, rents 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



L.T. S. Kumar
Super by the way of
08/09/2021

same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**.

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

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.):



L.T. 2 of Kumar
Gupta by the part
of 08/09/2001

By Cheque

:

Rs. 80,64,000.00

(Rupees Eighty Lakhs Sixty Four Thousand) only

SCHEDULE

(description of the property hereby transferred)

In the District East Singhbhum, District Sub Registry office at Jamshedpur, Pargana Dhalbhum, in Mouza Hurlung, Halka No. V, P.S. Birsanagar, Thana No. 1201, recorded under Khata No. 226,

Plot no.	Area	Boundary
157	16.66 Dec.	North : Plot no. 157 (P), 225
		South : Plot no. 232
		East : Plot no. 225
		West : Plot no. 156 and 234

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. Niranjan Kr. Sizeri S/O Late Rajendra S/O Sizeri Meayoo.
S/S R
2. Chamanjit Singh, s/o, Karamil Singh, R/O. 10. NO. 153,
Rd. no. 10, Kanchhupura, Chhatis, Ranchi.

L.T. of Rukmani
checked by the
Rep of
08/09/2021

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.

Harit Awasthi
ADVOCATE

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Rep by :- SUNDER SINGH



Sunder Singh
08/09/2021

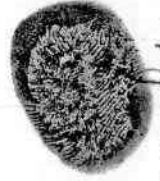


Signature and finger print of the purchaser.

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

Harit Awasthi
ADVOCATE

नाम ग्राम- हुलुंग चादर न- 1
थाना -घाटशिला
थानान-1201
तरफ - आसनबनी
जिला -सिंहभूम
पैमाना -16'' = 1 मील
सन 1960-61 ईस्वी



LT & K. Kumar
Geopd

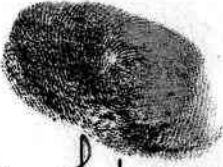
Khata No	Plot No	Area	Boundary	Indication
226	157/P	0.16,66 Acre = 16.66 Dec.	N - Plot no 157/P , 225 S - Plot no 232 E - Plot no 225 W - Plot no 156,234	



Transaction Success! Please Note Your Transaction Id.

OK

Name	RukmaniPropertyProjectPvtLtdRepBySunderSingh
Token No / Depositor ID	20210000096199
Amount	242824
Transaction ID	69309e8bfde4f643e2f5
GRN	2107411935
CIN	1552963594
Time	2021-09-08 12:22:07



L.T.E of kumar Bepe





Document Registration Summary 1

Date :-08-Sep-2021

- Government/Market Value: ₹3169400/-
- Transaction Amount: ₹8064000 /-
- Paid Stamp Duty: ₹322560 /-

Receipt : 530840

Receipt Date : 08-09-2021

Presenter Name: -

On Date 08-09-2021 Presented at District SRO - Jamshedpur

Signature of Presenter

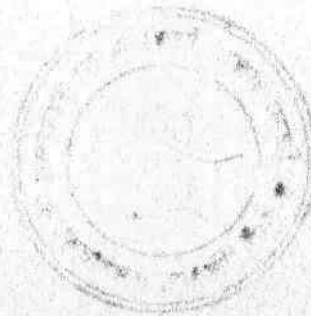
PR	₹1
SP	₹900
LL	₹3
A1	₹241920
Stamp Duty	₹322560

District SRO - Jamshedpur

*LTA of Himpran Boppe
by the pen of Ansh Kandy*

Total ₹565384

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	322560	322560	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107412985 DEPT Transaction Id : 8d7f773ce261d952f533 Transaction Type :	322560
PR	1	1	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107411935 DEPT Transaction Id : 69309e8bfde4f643e2f5 Transaction Type :	1



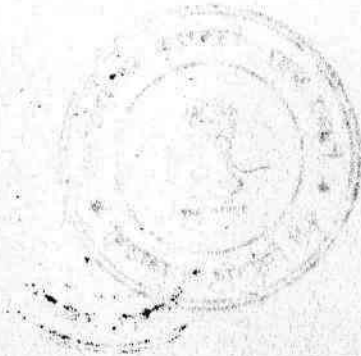
SP	900	900	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107411935 DEPT Transaction Id : 69309e8bfde4f643e2f5 Transaction Type :	900
A1	241920	241920	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107411935 DEPT Transaction Id : 69309e8bfde4f643e2f5 Transaction Type :	241920
LL	3	3	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107411935 DEPT Transaction Id : 69309e8bfde4f643e2f5 Transaction Type :	3
Sub Total	565384	565384	0				

Article : Sale Deed Number of Pages : 60


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

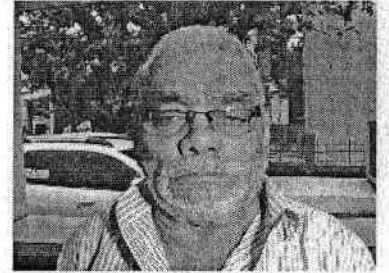
Deed Endorsement

Token No :- 20210000096199

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 322560, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 241920, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3169332/- ,Transaction Amount :- Rs.8064000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 225, West: PLOT NO 156 AND 234, South: PLOT NO 232, North: PLOT NO 157(p) 225 Khata Number - 226Plot Number - 157Volume Number - 2Page Number - 119 Area Of Land :- 16.66 Decimal

Sh./Smt.KUNWAR GOPE s/o/d/o/w/o LATE BANMALI GOPE has presented the document for registration in this office

today dated :- 08-Sep-2021 Day :- Wednesday Time :- 17:24:36 PM






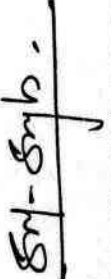


KUNWAR GOPE(Individual)

Party Name	Document Type	Document Number
KUNWAR GOPE	PAN/UID	ABFPG2967A




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KUNWAR GOPE Address1 - MURAKATI BASTI PS BIRSANAGAR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ABFPG2967A, Permission Case No.-	Yes	Kunwar Gope Address:- , MURAKATI BASTI, , PO - LOHABASA, jamshedpur, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:70			
2	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AAJCA2276J, Permission Case No.-	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		PURCHASER Age:26			

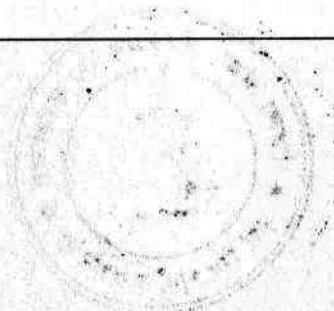
Kunwar Gope

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KUMAR SINGH S/o-D/o RAJENDRA PRASAD SINGH Address1 - H NO 7 RD NO 3 BAIKUNTHA NAGAR MANGO NEAR MANGO GURUDWARA JAMSHEDPUR EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

Witness:

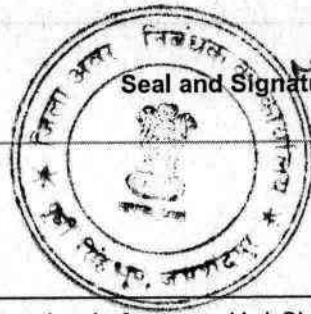
I/We individually/Collectively recognize the Seller(S) and Buyer(s)



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

[Handwritten Signature]

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KUNWAR GOPE), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRANJAN KUMAR SINGH) Son/Daughter/Wife of (RAJENDRA PRASAD SINGH) resident of (H NO 7 RD NO 3 BAIKUNTHA NAGAR MANGO NEAR MANGO GURUDWARA JAMSHEDPUR EAST SINGHBHUM) and by occupation (Service).

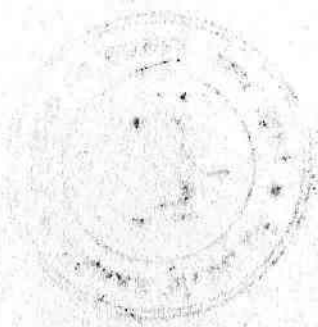
[Handwritten Signature]

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 08-Sep-2021





Pre Registration Docket

Date :- 08-09-2021 10:43 am

Office Name :- District SRO - Jamshedpur
Token No:- 20210000096199

Appoinment :- 08-Sep-2021 Time:- 11:25

Article	Sale Deed
Pre Registration Date	07-Sep-2021
No. Of Pages	30
Stamp Duty	322560
Paid Stamp Duty	0
Total Fees	₹ 2,42,824.

Property Id: **586500**

Valuation No. : 785695 / 2021	:- 2021-2022	User Id : 3094	Date : 08-September-2021 10:55:AM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Hurlung	
Hurlung Urban(ct) - Other Road		-	
Khata Number - 226			
Plot Number - 157			
Volume Number - 2			
Page Number - 119			
Valuation Rule : Residential Land			
Property Details			
1	Land area	16.66 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.66 x 190236=3169331.76	₹31,69,332/-
A	Total		₹31,69,332/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹31,69,400/-
Total Amount in Words : Thirty One Lakhs Sixty Nine Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 225, West: PLOT NO 156 AND 234, South: PLOT NO 232, North: PLOT NO 157(p) 225
Area	Land area : 16.66 Decimal
Other Description of the Property	Address - HURLUNG

Government/Market Value	3169331.76
Transaction Amount	8064000

SELLER	-Mr. KUNWAR GOPE, Address - MURAKATI BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BANMALI GOPE , PAN No.- *****967A,Permission Case No.- , Aadhaar No. *****0251
PURCHASER	-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH, Address - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR- ,Father/Husband Name KAUSHAL KUMAR SINGH , PAN No.- *****276J,Permission Case No.- , Aadhaar No. *****0754

Witness Information	Mr. CHARANJEET SINGH , Address - H NO 153 RD NO 1 KRISHANPURI CHUTIA RANCHI-, Father/Husband Name- KARNAIL SINGH
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Identifier Details	Mr. NIRANJAN KUMAR SINGH , Address - H NO 7 RD NO 3 BAIKUNTHA NAGAR MANGO NEAR MANGO GURUDWARA JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name- RAJENDRA PRASAD SINGH
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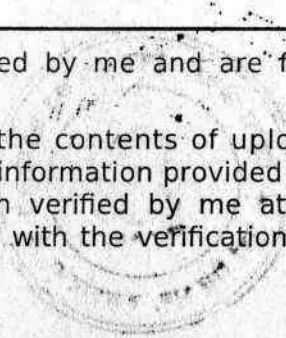
Fee Rule:Sale Deed		
1	Stamp Duty	3,22,560

1	SP	900
Total		900

Fee Rule:Sale Deed		
1	A1	2,41,920
2	LL	3
3	PR	1
Total		2,41,924

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.



[Handwritten signature]

Deed Writer / Advocate

[Handwritten signature]

Vendee / Claimant



[Handwritten signature]
Vendor / Executant



Token No.: 20210000096199

CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date **08-Sep-2021** by **KUNWAR GOPE**, S/O, D/O, W/O **LATE BANMALI GOPE** resident of MURAKATI BASTI PS BIRSANAGAR JAMSHEDPUR, .
This deed was registered as Document No:- **2021/JSR/4272/BK1/3965** in Book No :- **BK1**, Volume No :- 781 from Page No :- 331 to 390 at, office of **District SRO - Jamshedpur**

Date:- **08-Sep-2021**


Registering Officer