



OK

## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 07a59db131ecd6d8fca4

Receipt Date : 20-Sep-2021 11:13:00 am

Receipt Amount : 276000/-

Amount In Words : Two Lakh Seventy Six Thousands Rupees Only

Token Number : 20210000099643

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

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

GRN Number : 2107578356



Deface me  
दिवा  
&

-: For Office Use :-



2021/JSR/4473/BK/4142

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

द्वारा रसीद के माध्यम से  
पुनः किसी प्रकार की सेवा नहीं ली गई है,

ROPR

21/09/2021

₹ 69,00,000

P.S. Birsanagar

₹ 27,00,000

खाना नंबर 226 और  
नंबर 229 अधिलेखित  
रिजिस्ट्रार के दफ्तरे में

20/9/21



Pradyumna Gope  
20/09/2021

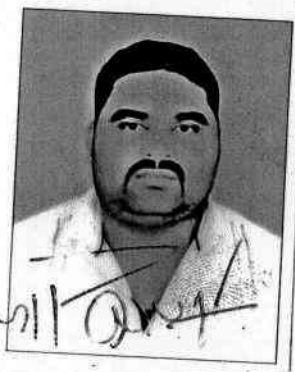


20/9/21

न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।



Rajesh Gope  
20/09/2021



विध्वंस 21 के अधीन गणना: भारतीय स्टाम्प-अभिनियम  
(संशोधन स्टाम्प ऐक्ट), 1989 की अनुसूची  
1 के अंतर्गत, से. नं. 23 के अधीन  
व्यक्त स्टाम्प-सहित (या स्टाम्प-मुक्त  
के विमुख या स्टाम्प-मुक्त अधिलेखित नहीं)।

निबंधन-पदाधिकारी

Kachyad

जिला उत्तर निबन्धक

अस्थापित दस्तावेज में लेखकरी / लिखत  
जाति के जाति अधिलेखित है।  
संदासगढ़ कोस्तकारी अधिलेखन 1908  
में धारा 4(ब) के अन्तर्गत नहीं है।  
SALE DEED

20/9/21

M) 207,000 →  
HLR 300  
P.S. 100

This Sale deed is made on this the 20th day of September 2021 at  
Jamshedpur, by;

- 1) PRADUYMNA GOPE (UID : 6342 7132 3336 and PAN : AYWPG1086E)
- and 2) RAJESH GOPE (UID : 9709 9903 0953 and PAN : BKLPG8282J),

20/9/21

दस्तावेज जाँच / o Late Bhiku Gope, all by faith Hindu, all by caste Gour, Indian Citizens,  
all by occupation Business, all residents of Moharda Basti, P.S. Birsanagar,

Kachyad

Rajesh Gope

RRC  
Rajesh Kumar  
20/09/2021

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.

**TO AND IN FAVOUR OF**

**M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED**, a company, having its registered office at 2<sup>nd</sup> 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. 69,00,000.00 (Rupees**

Sixty Nine Lakhs) only.

RRC  
Rajesh Gope  
20/09/2021

**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 10-04-1970 and deed no. 6630 dated 26-09-1996.

**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** the said Kunwar Gope, Naresh Gour, Pradyumna Gope and Rajesh Gope amicably partitioned their lands and the land measuring an area 36 decimals, recorded under khata no. 226, being plot no. 229, of Mouza Hurlung, Thana no. 1201, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written fell in the exclusive share of the said Pradyumna Gope and Rajesh Gope.

Rose  
Rajesh H Bopre  
20/09/2021

**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.

**ANDWHEREAS** 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. 69,00,000.00** (Rupees Sixty Nine Lakhs) only and the **PURCHASER** herein has also agreed to purchase the same for the said price, and the **VENDOR** have also agreed to execute and register a proper Sale Deed in favour of the **PURCHASER** in respect of the **Schedule** hereunder property on the following terms and conditions.

**NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:**

**THAT** in consideration of a sum **Rs. 69,00,000.00** (Rupees Sixty Nine Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 69,00,000.00** (Rupees Sixty Nine Lakhs) 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.

RFRC  
Foytch 6109R  
20/09/2021

**THE VENDOR DOETH 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

FOR  
20/09/2021

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**

<u>Mode of Payment</u>	:	<u>Amount (Rs.):</u>
<u>By Cheque</u>	:	<b>Rs. 69,00,000.00</b>

(Rupees Sixty Nine Lakhs) only

Plot  
20/09/2021  
1800/60/02

**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 New Khata No. 226,

Plot no.	Area	Boundary
229	36 Dec.	North : Plot no. 226
		South : Road
		East : Plot no. 238
		West : Plot no. 237

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

Read and found correct:

WITNESSES:

1. Niranjan Kr. Singh S/o Late Rajendra Pd. Singh Manojji
2. Charanjit Singh, s/o Karnail Singh, R/O. A.No. 153, Rd. no. 10 Kishanpur, Chunia, Ramnagar

Drafted by:

*Harit Arora*  
ADVOCATE

RC  
Rajesh Singh  
20/09/2021

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Rep by :- SUNDER SINGH



Sunder Singh  
20/09/2021



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.

H. M. Singh  
ADVOCATE

*Handwritten signature*  
Rajesh Singh  
20/09/2021

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Rep by :- SUNDER SINGH



*Handwritten signature*  
Sunder Singh  
20/09/2021



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.

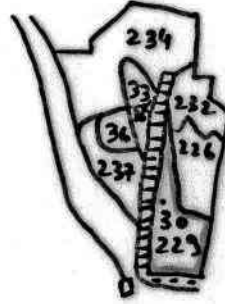
*Handwritten signature*  
ADVOCATE



Registry & Panchayat



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



संकेत 

खाता न.	प्लॉट न.	रकबा	चौहद्दी
226	229	0.36 एकड़	उ - प्लॉट न. - 226 द - रोड पू - प्लॉट न. - 238 प - प्लॉट न. - 237



क्र. 21534/67092

**Transaction Success!** Please Note Your Transaction Id.

*OK*

Name	RukmaniPropertyProjectPvtLtdRepBySunderSingh
Token No / Depositor ID	20210000099643
Amount	207970
Transaction ID	e7072b67838fd3349bce
GRN	2107578023
CIN	1564624052
Time	2021-09-20 11:01:19

*RRC*



## Document Registration Summary 1

Date :-20-Sep-2021

- Government/Market Value: ₹6848500/-
- Transaction Amount: ₹6900000 /-
- Paid Stamp Duty: ₹276000 /-

Receipt : 535574

Receipt Date : 20-09-2021

Presenter Name: -

On Date 20-09-2021 Presented at District SRO - Jamshedpur  
Signature of Presenter

PR ₹1  
SP ₹960  
LL ₹9  
A1 ₹207000  
Stamp Duty ₹276000

District SRO - Jamshedpur

Total

₹483970

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	276000	276000	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107578356 DEPT Transaction Id : 07a59db131ecd6d8fca4 Transaction Type :	276000
PR	1	1	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107578023 DEPT Transaction Id : e7072b67838fd3349bce Transaction Type :	1
SP	960	960	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107578023 DEPT Transaction Id : e7072b67838fd3349bce Transaction Type :	960

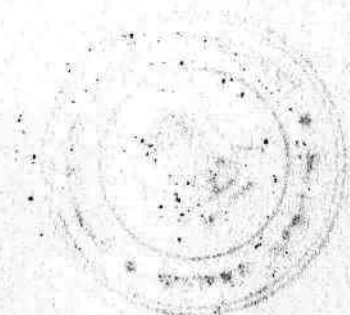
A1	207000	207000	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107578023 DEPT Transaction Id : e7072b67838fd3349bce Transaction Type :	207000
LL	3	9	-6	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107578023 DEPT Transaction Id : e7072b67838fd3349bce Transaction Type :	9
Sub Total	483964	483970	-6				

Article : Sale Deed Number of Pages : 64

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

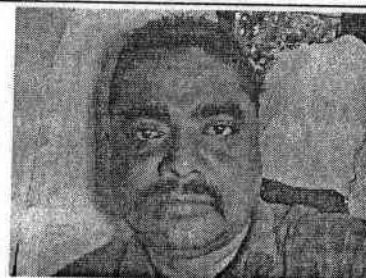
Deed Endorsement

Token No :- 20210000099643

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 276000, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 207000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6848496/- ,Transaction Amount :- Rs.6900000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 238, West: PLOT NO 237, South: ROAD, North: PLOT NO 226 Khata Number - 226Plot Number - 229Volume Number - 2Page Number - 119 Area Of Land :- 36.00 Decimal

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

today dated :- 20-Sep-2021 Day :- Monday Time :- 15:26:04 PM






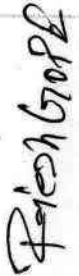





PRADUYMNA GOPE(Individual)

Party Name	Document Type	Document Number
PRADUYMNA GOPE	PAN/UID	AYWPG1086E

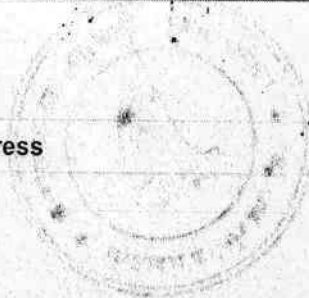
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>PRADUYMNA GOPE</b> Address1 - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AYWPG1086E, Permission Case No.-	Yes	Pradyumna Gope Address:- , Near Vijaya Garden, Murakati Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:40			
2	<b>RAJESH GOPE</b> Address1 - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: BKLPG8282J, Permission Case No.-	Yes	Rajesh Gope Address:- , Near Vijaya Garden, Murakati Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:36			
3	<b>RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH</b> 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:27			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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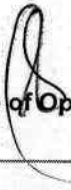
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>NIRANJAN KR SINGH</b> S/o-D/o LATE R P SINGH Address1 - BAIKUTHNAGAR MANGO JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.:			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>CHARANJEET SINGH</b> Address1 - H NO 153 KRISHNAPURI RD NO 1 CHUTIA BANCHI, Address2 - ,,, Jharkhand			

Signature of Operator




Seal and Signature of Registering Officer

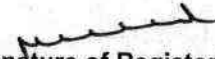


Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **RAJESH GOPE , PRADUYMNA GOPE**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NIRANJAN KR SINGH**) Son/Daughter/Wife of (**LATE R P SINGH**) resident of (**BAIKUTHNAGAR MANGO JAMSHEDPUR**) and by occupation (**Business**).

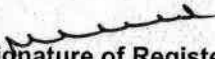


Signature of Registering Officer



Date:- 20-Sep-2021

Seal and Signature of Registering Officer






## Pre Registration Docket

Date :- 20-09-2021 01:27 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20210000099643

Appointment :- 20-Sep-2021 Time:- 14:0

Article	Sale Deed
Pre Registration Date	15-Sep-2021
No. Of Pages	32
Stamp Duty	276000
Paid Stamp Duty	0
Total Fees	₹ 2,07,964.

Property Id: **591685**

Valuation No. : 793067 / 2021	:- 2021-2022	User Id : 3094	Date : 20-September-2021 13:17:PM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Census	Corporation :		Village/City : Hurlung
Hurlung Urban(ct) - Other Road			
Khata Number - 226			
Plot Number - 229			
Volume Number - 2			
Page Number - 119			
Valuation Rule : Residential Land			
Property Details			
1	Land area	36 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 36 x 190236=6848496	₹68,48,496/-
A	Total		₹68,48,496/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹68,48,500/-
Total Amount in Words : Sixty Eight Lakhs Forty Eight Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO 238, West: PLOT NO 237, South: ROAD, North: PLOT NO 226
Area	Land area : 36.00 Decimal
Other Description of the Property	Address - HURLUNG

Government/Market Value	6848496
Transaction Amount	6900000

SELLER	<b>-Mr. RAJESH GOPE, Address - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BHIKUI GOPE , PAN No.- *****282J,Permission Case No.- , Aadhaar No. *****0953</b>
	<b>-Mr. PRADUYMNA GOPE, Address - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BHIKU GOPE , PAN No.- *****086E,Permission Case No.- , Aadhaar No. *****3336</b>
PURCHASER	<b>-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 K K SINGH , PAN No.- *****276J,Permission Case No.- , Aadhaar No. *****0754</b>

Witness Information	<b>Mr. CHARANJEET SINGH , Address - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI-, Father/Husband Name-KARNAIL SINGH</b>
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Identifier Details	<b>Mr. NIRANJAN KR SINGH , Address - BAIKUTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-LATE R P SINGH</b>
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Fee Rule:Sale Deed		
1	Stamp Duty	2,76,000

1	SP	960
<b>Total</b>		<b>960</b>

Fee Rule:Sale Deed		
1	A1	2,07,000
2	LL	3
3	PR	1
<b>Total</b>		<b>2,07,004</b>

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

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

*Handwritten signature*

Deed Writer / Advocate

*Handwritten signature*

Vendee / Claimant

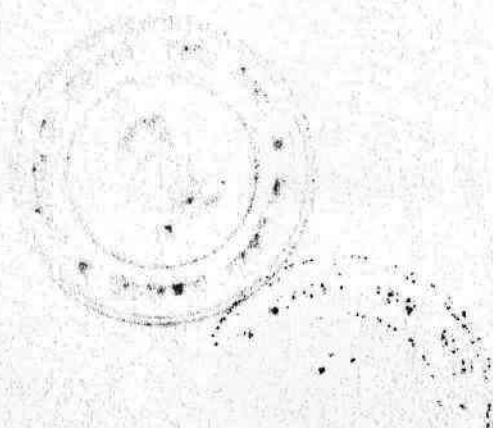
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Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Token No.: 20210000099643

## CERTIFICATE

### Office of the District SRO - Jamsshedpur

This **Sale Deed** was presented before the registering officer on date **20-Sep-2021** by **PRADUYMNA GOPE**, S/O, D/O, W/O **LATE BHIKU GOPE** resident of MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR ..  
This deed was registered as Document No.: **2021/JSR/4473/BK1/4142** in Book No :- **BK1**, Volume No :- 819 from Page No :- 293 to 356 at, office of **District SRO - Jamsshedpur**

Date: - **20-Sep-2021**

  
Registering Officer