

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: a10c553232e896dc6e5c

Receipt Date: 18-Feb-2021 12:38:20 pm

Receipt Amount: 60000/-

Amount In Words: Sixty Thousands Rupees Only

Token Number: 20210000021014

Office Name: SRO - Saraikela

Document Type : Sale Deed

Payee Name: VIJOYENDRA CHOUDHARY AND NIRMALA

CHOUDHARY (Vendee)

GRN Number: 2104481078





-: For Office Use :-

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 दण्डनीयू अपराध है। Sale Value 1500,000)



उपस्थापित दस्तावेज में लख्यकारी C.N.T Act 1908 की 周刊 461(B) के

दस्तावं मं विधित गुणि प्रतिबंधित सूची से अहि

(PAN

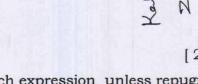
SALE DEED

Nature of Deed : Sale Deed Consideration Amount: Rs. 15,00,000/-(Rupees Fifteen Lac only).

THIS SALE DEED IS MADE ON THIS THE DAY OF 2021 AT SERAIKELLA; BY :-

नियम-21 क अधीन ग्राहय भारतीय स्टाम्य अधिनियम (इण्डियन स्टाम्प एक्ट-1899) मा/s. Tiwary Sons Construction Pvt. Ltd., अधीन यथावत स्टान्पु सुद्रिय या स्टाम्ब पुल्क से विभागी स्टाम्य शुल्क अपेक्षितं नेहीं।2024...निबंधन पदाधिकारी 45000, N

अनुस्धी-1 या 1 (क) र् ACCT5039P) having its office at Plot No. FCP-8, Behind N.I.T. College, "FORTUNE CITY", Village-Asangi, P.O. Adityapur Industrial Area, P.S. R.I.T. Adityapur, District- Seraikella-Kharsawan, in the State of Jharkhand, Pin Code-832109, through its Director MR. VIKASH TIWARY (UID No. 8464 8088 5442, PAN: ADPPT5882R) son of Mr. Kamakhya Tiwari, by Caste-Brahmin, Nationality-Indian, faith-Hindu, by Occupation-Business, resident of Qtr. No. 111, Mangalam City, Tower-1, Tata Kandra Road, P.O. Gamharia, P.S. Adityapur, District-Seraikella-Kharsawan, REPRESENTED constituted attorney namely Mrs. Kalpana Dubey W/o Sri Hare Krishna Dubey by Caste: Brahamin, By Occupation: Business, resident of Qr. No. 275/2/1, Road No. 8, Adityapur-2 P.S.: R.I.T. Dist.: Seraikella-Kharsawan, vide a General Power of Attorney Deed No. IV-111 dt. 26.10.2020 registered at Dist. Sub-Registry Office, Seraikella, hereinafter called the Vendor



(which expression unless repugnant to the context shall means and includes her legal heir, legal representative, successor & assignees) on the first part. PAN NO. AMWPD2004M,

AADHAR NO.: 2893 7781 1830, MOB NO. 9955373819.

IN FAVOUR OF

VIJOYENDRA CHOUDHARY, S/O- Sri. Braj Bahadur (1) Choudhary, Grand Son/O- Late Bisheshwar Choudhary, by caste- Brahmin, by occupation- Service,

UID No. 7909 9361 2073, PAN NO.: ACMPC7305E

MOB.No. 7033095068.

NIRMALA CHOUDHARY, D/o.- Baidya Nath Mishra, (2) Grand D/o- Suryanaryan Mishra, by faith-Hindu, by caste-Brahmin, by occupation-House Wife

UID- 2664 9508 5156, PAN- BBCPC6418A

Mob.-7033095068.

Both resident of - Flat No.-225 E,5th Floor, Aditya Syndicate Colony, P.S- R.I.T, P.O- Adityapur, District-Kharswan, Jharkhand, hereinafter called the purchasers (which expression shall unless it be repugnant to the context or meaning thereof shall deem to includes their respective heirs and permitted assigns).

WHEREAS the vendor is absolute owner of schedule-A below property i.e. plot No. 1422, measuring Area-17 Decimals, under Khata No.8, Thana No. 131, Ward No. 22 Adityapur Municipal Corporation under Mouza-Asangi.

131

EAS the vendor purchased schedule-A beow plot from its previous owner vide Registered Sale Deed No. 1309, dated 13.03.2020 which was executed and registered at D.S.R.O. Seraikella and thereafter got mutated his name in the office of superior landlord through C.O. Gamharia vide mutation Case No. 241/2020-2021, which is mentioned in Index-II in volume No. 15 of Page No. 47, which Holding No. is 0220000110000MO.

AND WHEREAS, all the lands mentioned in the Schedule "A" below are under absolute possession of vendor who authorize its attorney to sale out to intending buyers.

AND WEHREAS knowing so in pursuance of agreement for sale the purchasers named above approached to vendor to purchase a portion of land described in the schedule "A" below (Khata No. 8, Plot No. 1422, measuring area-3.47 Decimals, under Thana No. 131, Ward No. 22, Adityapur Municipal Corporation) for their residential purpose, after examining all the relevant documents of the schedule "A below property.

AND WHEREAS, on such approach made by the purchasers the vendor agreed to sell the land described in the Schedule "B" below, a portion of Schedule "A" land.

AND WHEREAS, the vendor agree to sell the land described in the schedule "B" below and purchasers agreed to purchase the same for a consideration of Rs. 15,00,000/- (Rupees Fifteen Lac only).

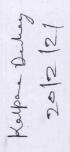


- 4. That the vendor hereby declare that he has good and perfect title over the schedule below property and if for any defect of title or possession of the vendor in the schedule below property the purchasers suffers any loss then the Vendor will be liable to compensate the same to the purchasers or their heirs and successors;
- 5. That the vendor is further bound to execute any other deed of assurance that may be required in favour of the purchasers to perfect the title of the purchasers over the said schedule below property;
- 6. That by this Sale Deed provision of Section 22(a) of Indian Registration Act. has not been violated. Further declare that the property hereby sold is not comes under Government land, forest land etc.
- 7. That this Sale Deed shall be binding on all concerned including the heirs and successors of both the parties;

Schedule-A

All that piece and parcel of home stead land under mouza Asangi, Thana No. 131, Ward No. Old-15, New-22,

Khata No.	Plot No.	Area	Boundary
8	1422	17	N : Plot No. 1401,1402 & 140
		Decimals	S: Plot No. 1422(P)
			E: Plot No. 1421 & 1403
			W: Plot No. 1194



[6]

SCHEDULE - 'B'

(Description of Residential Plot hereby sold to the purchaser which is part of the land mentioned in Schedule-'A')

ALL THAT residential plot which is portion of Plot No. 1422, Khata No. 8 mentioned in Schedule-A above land, measuring area 1512 sq.ft./3.47 Dec. bounded as:

North : Portion plot no.1422

South : Portion plot no.1422

: Portion plot no.1422 East

: Portion plot no.1422 West

Sketch map of property hereby sold is attached which is part of this deed.

Annual rent Rs. 1/- is payable to the land-lord the state of Jharkhand through the C.O. at Gamharia.

IN WITNESS WHEREOF, the vendor has executed this Deed, today at Seraikella, on the aforementioned day, month and year, in presence of witnesses; Camed Kant Sharing

Witnesses:

Kamal Kont Sharma, 5/0.-Ram Ashray Roadno-8, Adityapur-2

Read over and explained the contents of deeds to the parties to this deed in vernacular understanding the same both parties put their hands on this deed.

Advocate

Typed by :

Drafted by :

In Registered General Power of Attorney Deed No. IV-111 dt. 26.10.2020 registered at Dist. Sub-Registry Office, Seraikella.

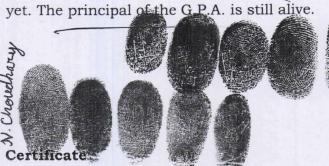
-	Total Area in	Previous Sold	Today Sold	Rest Area
	Plot No. 1422	Area	Area	
1	17 Decimals	7.05Dec.	3.47 Decimals	6.48Decimals

It is certified that Registered General Power of Attorney Deed No.

IV-111 dt. 26.10.2020 registered at Dist. Sub-Registry Office,

Seraikella is still prevailing, the G.P.A. has not been revoked as





Ahoudham.

Certified that the finger prints of left hand of each person whose photograph is affixed in the document have been obtained befored by me;

En.No. 1265/2000



AFFIDAVIT

We, (1) Vijoyendra Choudhary, S/O- Sri. Braj Bahadur Choudhary,

(2) Nirmala Choudhary, w/o.- Sri. Vijoyendra Choudhary

Both resident of – Flat No.225 E 5th Floor, Aditya Syndicate Colony, P.S-R.I.T, Dist.-Seraikela-kharswan, Jharkhand, do hereby solemnly affirm and declare as follows:

- That we purchased Plot No. 1422, Khata No. 8, Area 3.47 Decimals under Mouza-Asangi, Thana No. 131, Ward No. 22 Adityapur Municipal Corporation from M.S. Tiwary Construction Pvt. Ltd., through its constituted attorney Kalpana Dubey, vide G.P.A. No. IV-111 dtd. 26.10.2020 after verification of document related to title.
- 2. That if the title of vendor appears defective we will be responsible for them.

CHARKHAND TO

BHOLA NATH PANDA District Court, Jamshedpur NOTARY PUBLIC The fact mentioned above are true to best of my knowledge and belief

N. Choudhoug Deponent

Deponent singed in my presence

Advocate



I, **Kalpana Dubey**, W/o Sri Hare Krishna Dubey, resident of 275/2/1, Road No.8, Adityapur-2, P.S. R.I.T. Dist. Seraikella-Kharsawan, Jharkhand, do hereby solemnly affirm and declare as follows:

- 1. That I got General Power of Attorney; No. IV-111,dt 26/10/2020, registered at D.S.R.O. Seraikella, from M/S Tiwary Sons pvt.Ltd,having its office at Plot No. FCP-8 Fortune City, Principal still alive.
- That the principal of above noted General Power of Attorney are absolute owner of property hereby sold i.e Plot No.-1422, Khata No.-8, Mouza- Asangi, Thana No.-131, Ward No.-22
- That the principal of above noted General Power attorney conferred me the above noted power of those land which are under their ownership.

The fact mentioned above are true to best of my knowledge and belief.

Deponent

Deponent singed in my presence

Advocate

DISTRICT COURT, Jamshedpur NOTARY PUBLIC

Token No.: 20210000021014

CERTIFICATE

Office of the SRO - Saraikela

This Sale Deed was presented before the registering officer on date 20-Feb-2021 by KALPANA DUBEY, S/O, D/O, W/O HARE KRISHNA DUBEY resident of QRNO 275/2/1, ROAD NO 8, ADITYAPUR-2, PS RIT, DIST SERAIKELLA KHARSAWAN

This deed was registered as Document No: 2021/SAR/674/BK1/640 in Book No:- BK1, Volume No:- 100 from Page No :- 443 to 502 at, office of SRO - Saraikela Registering Officer

Date:- 20-Feb-2021

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	NIRMALA CHOUDHARY Address1 - FLAT NO 255 E, 5TH FLOOR, ADITYA SYNDICATE COLONY, PS R.I.T., PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - ,,, Jharkhand PAN No.: BBCPC6418A, Permission Case No	Yes	Nirmala Choudhary Address:- 225 E, FIFTH FLOOR, , ADITYA SYNDICATE COLONY, ADITYAPUR, Adityapur, , Seraikela- Kharsawan, 831013, , Jharkhand, India		PURCHASER Age:42		Sand harey	N-N
4	VIJOYENDRA CHOUDHARY Address1 - FLAT NO 255 E, 5TH FLOOR, ADITYA SYNDICATE COLONY, PS R.I.T., PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2, Jharkhand PAN No.: ACMPC7305E, Permission Case No	Yes	Vijoyendra Choudhary Address:- FLAT NO-225 E,5th FLOOR, ADITYA SYNDICATE COLONY, NEAR ROAD NO-4, ADITYAPUR, Adityapur, Seraikela- Kharsawan, 831013, Jharkhand, India		PURCHASER Age:47		Mhoughant	

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KAMAL KANT SHARMA			\$
	S/o-D/o RAM ASHRAY			3
	Address1 - 274/2/1, ROAD NO 8, ADITYAPUR-2, DIST SERAIKELLA KHARSAWAN, Address2 -	關係		3
	, , , Jharkhand	製造集		Ž.
	PAN No.:			00

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Address1 - ROAD NO 5, RAIDIH, ADITYAPUR 2, DIST SERAIKELLA KHARSAWAN, Address2 -			
	of Operator Seal and S		Vin	12/4
Signature	U Car	ignature d भा अर भायकेल	11 1	वधक

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KALPANA DUBEY, VIKASH TIWARY), has/have admitted the execution before me. He/ She/ They has / have been identified by (KAMAL KANT SHARMA) Son/Daughter/Wife of (RAM ASHRAY) resident of (274/2/1, ROAD NO 8, ADITYAPUR-2, DIST SERAIKELLA KHARSAWAN) and by occupation (Business).

Signature of Registering Officer

Seal and Signature of Registering Officer

जिला अवर निबंधक



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No:- 20210000021014

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 60000, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 45000, LL :- Rs. 3,
Property No.	
Valuation Details	Value :- Rs.1016085/- ,Transaction Amount :- Rs.1500000/-
Property Details	District: - SaraikelaKharsawan, Tehsil: - Gamharia, Village Name: - Adityapur Ward No. 22 Location: - Other Road, Adityapur Ward No. 22 Village Code 131 Property Boundaries: - East: PORTION OF PLOT NO 1422, West: PORTION OF PLOT NO 1422, South: PORTION OF PLOT NO 1422, North: PORTION OF PLOT NO 1422, North: PORTION OF PLOT NO 1422 Volume Number - 15Ward Number - OLD WARD NO 15 AND NEW WARD NO 22Page Number - 47Holding Number - 022000011000M0Khata Number - 8Plot Number - 1422P Area Of Land: - 3.47 Decimal

Sh./Smt.KALPANA DUBEY s/o/d/o/w/o HARE KRISHNA DUBEY has presented the document for registration in this office

today dated :- 20-Feb-2021 Day :- Saturday Time :- 15:21:20 PM

K K

KALPANA

Kalpane Duhey

DUBEY (Power Of Attorney)

Party Name	Document Type	Docu	ment Number
KALPANA DUBEY	PAN/UID	AM	WPD2004M

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KALPANA DUBEY Address1 - QRNO 275/2/1, ROAD NO 8, ADITYAPUR- 2, PS RIT, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: AMWPD2004M,Permission Case No	Yes	Kalpana Dubey Address:- 275/2/1, Near Hanuman Mandir, Road No-8, Adityapur 2, Adityapur, Adityapur, Seraikela- Kharsawan, 831013, Jharkhand, India		SELLER Age:46			Kalpera Duley
2	VIKASH TIWARY, Jharkhand PAN No.: ADPPT5882R	No	Address:-	KALPANA DUBEY ,,,, Jharkhand PÁN No.: AMWPD2004M	SELLER Age:34			



Date :-20-Feb-2021

Signature of Presenter

Kalpane Delug SRO-Saraikela Document Registration Summary 1

Government/Market Value: ₹1016100/-

On Date 20-02-2021 Presented at SRO - Saraikela

- . Transaction Amount: ₹1500000 /-
- . Paid Stamp Duty: ₹60000 /-

Receipt: 444414

Receipt Date: 20-02-2021

Presenter Name: KALPANA DUBEY

PR

SP

LL A1

Stamp Duty

₹1 ₹000

₹900 ₹3

₹45000

₹60000

Total

₹105904

Payment Head	Amount To Be paid	1	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment
Stamp Duty	60000	60000	0	GRAS	VijoyendraChoudharyAndNirmalaChoudhary	GRN Number : 2104481078 DEPT Transaction Id : a10c553232e896dc6e5c Transaction Type :	60000
PR	1	1	0	GRAS	VijoyendraChoudharyAndNirmalaChoudhary	GRN Number : 2104481384 DEPT Transaction Id : 6af1406b19fd3689f1c2 Transaction Type :	1
SP	900	900	0	GRAS	VijoyendraChoudharyAndNirmalaChoudhary	GRN Number : 2104481384 DEPT Transaction Id : 6af1406b19fd3689f1c2 Transaction Type :	900
A1	45000	45000	0	GRAS	VijoyendraChoudharyAndNirmalaChoudhary	GRN Number : 2104481384 DEPT Transaction Id : 6af1406b19fd3689f1c2 Transaction Type :	45000
LL	3	3	0	GRAS	VijoyendraChoudharyAndNirmalaChoudhary	GRN Number : 2104481384 DEPT Transaction Id : 6af1406b19fd3689f1c2 Transaction Type :	3
Sub Total	105904	105904	0				

Article: Sale Deed Number of Pages: 60

Signature of Operator

Signatura Francieri

Signature of Registering Officer

1	PR	
2	LL	3
3	A1	45,000
	Total	45,004

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

W. Choudhavely Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क हैं जरूरी



Pre Registration Docket

Date :- 20-02-2021 03:41 pm

Office Name: - SRO - Saraikela Token No: - 20210000021014

Appoinment :- 20-Feb-2021 Time:- 10:20

Article	Sale Deed
Pre Registration Date	16-Feb-2021
No. Of Pages	30
Stamp Duty	60000
Paid Stamp Duty	0
Total Fees	₹ 45,904.

Property Id: 479568 Valuation No.: 638743 / 2021 :- 2020-2021 User Id: 3952 Date: 20-February-2021 15:13:PM District : Tahsil : Gamharia State: Jharkhand SaraikelaKharsawan Village/City: Adityapur Ward No. Corporation: Land Type : Urban 22 Adityapur Ward No. 22 Village Code 131 - Other Road Volume Number - 15 Ward Number - OLD WARD NO 15 AND NEW WARD NO 22 Page Number - 47 Holding Number - 022000011000M0 Khata Number - 8 Plot Number - 1422P Valuation Rule: Residential Land **Property Details** 3.47 Decimal Land area **Calculation Details** Total Calculation Description Sr.No. 1. 3.47 x 292820=1016085.4 ₹10,16,085/-Open Land Valuation ₹10,16,085/ A Total Note: Final Valuation is Rounded to Next 100/-Total Valuation (A) ₹10,16,100/-Total Amount in Words: Ten Lakhs Sixteen Thousands One Hundred Rupees Only.



राजस्व एवं भूमि सुधार विभाग नामांतरण शृहणि-पन

ther ear are: (TIWARI SONS CONSTRI VIK ASH TIWARI, adia, a SER AIKELLA- KHAR SW	241 6683 /R27 2020 - 2021	The state of the s	जिला का नाम सरावंकरा-कारवाल हारेट का नाम सरवाड
UCTION PVT. L.TD\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	01/0131 visken	मीज स्थाप सन्दर्भ थाना न ,	
	(अंधरमध्यास्तरी) 25/09/2020	स्थीकृत प्रापः और विभि	अनुपंदल नाम स्थाव भाग वर्तमान(VOL)
त्रम : रिय-निमा-शुद्ध पीक्ष	By Sale Deed No. 1309 Dated 13/03/2020	परिश्रंम प्रकार	स्थायकेस।
		अधिपूत विश्वये मामोद्रस्य रोपेरित हे शांत न, भाग सर्तमान पृथ संख्या सर्तमान	अचेल का नाम गम्मिया पृष्ट क्षेत्रका वर्षनान 47
Bibler vir unt: LAXMI NARAYAN PRADHA! CHANDRA SHEYKAR PRADHA! CHANDRA, SHOOD PRADHA! PRADHAN, SINOD PRADHA! PRADHAN, SIR-, vit-ASHAN SERAKKELLA- KHARSWAN ADITYA GARDEN, ADITYAP SERAKKELLA- KHARSWAN SERAKKELLA- KHARSWAN	8 1422 17 families	1-1:	Kest
N. ANAND PR IAN BIREND IAN BIREND IATE IATE IA IGI PS-RIT	25		-01
AADHAN. TARA TARA DITYAPUR DITYAPUR NEY), fen- NO-9 OR 126 YAPUR	25/09/2020 (alternftmit)	रविस्टा 2 अद्यसम तिथि	
	SONS CONSTRUCTION PVT. LFDStåres. TIWARL-utik, vet-ASANGI ADITYAPUR SLLA KIJARSWAN JHARKHAND) TIWARL-Utik vet-ASANGI ADITYAPUR STEP seet seet og stra-fint-tig fine	ARI SONS CONSTRUCTION PVT. LTDShären. SH TIWARL affir. ven-ASANGI ADITYAPUR NKELLA- KI ARSWAN JHARKHAND) By Sale 8 8 8 241 2020 2021 Shear new er	मिना का नाम प्रिति क्षा का प्राप्त का प्राप

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