



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH27988984064205S
Certificate Issued Date	: 19-Mar-2020 05:56 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0141371715158796S
Purchased by	: RUKMANI PROPERTY PROJECT PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 6,66,00,000 (Six Crore Sixty Six Lakh only)
First Party	: NA
Second Party	: RUKMANI PROPERTY PROJECT PVT LTD
Stamp Duty Paid By	: RUKMANI PROPERTY PROJECT PVT LTD
Stamp Duty Amount(Rs.)	: 26,64,000 (Twenty Six Lakh Sixty Four Thousand only)



.....Please write or type below this line.....

2020/JSR/1615/BK1/1466

2020/37665
09-06-2020



Signature: *[Handwritten Signature]*
Date: 20/3/2020

RS 0002217415

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

26,64,000
6,66,00,000

PS
Birsanagar

26,64,000
26,64,000

करवाता जाता था 34 नं. 16
नं. 16, 202 नं. 903 नं. 16
20/3/2020



20/3/2020



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निम्न 21 को अपनी राहदा: भारतीय स्वाम्य-अधिकारि
1 का नि. नि. 29... के अर्थात्
स्वाम्य-अधिकारि (या स्वाम्य-अधिकारि
के अर्थात् या स्वाम्य-अधिकारि अर्थात् नहीं।

जिला अवर निबंधक
जिला अवर निबंधक / जिला
जिला अवर निबंधक / जिला
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जिला अवर निबंधक / जिला

20/3/2020
न्यूनतम मूल्य के सूची से
जाँचा एवं सही पाया।

निबंधक-पंजीकारि

20/3/2020

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SALE DEED

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THIS DEED OF SALE is made on this the 20th day of March, 2020 at Jamshedpur, by:

20/3/2020
दस्तावेज जाँचा

BHIKU GOPE alias BHIKU GOUR (UID : 7743 4527 7072 and PAN : AZTPG8861D), son of Late Dashrathi Gope alias Late Dashrathi Gour, by faith Hindu, by caste Gour, Indian Citizen, by occupation cultivation, resident of H. no. 16, Moharda 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.

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TO AND IN FAVOUR OF

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED (PAN : AAJCA2276J), 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. 6,66,00,000.00 (Rupees

Six Crores Sixty Six Lakhs) only.

WHEREAS the entire lands under old khata no. 07, of Mouza Moharda, being ward no. 17, JNAC, Town Jamshedpur, District East Singhbhum, was entered and recorded in the name of Dashrathi Gour alias Dashrathi Gope (since deceased), S/o Late Sada Gour in the last survey settlement operation finally published in the year 1964.

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Dashrathi Gour

AND WHEREAS the said Dashrathi Gour alias Dashrathi Gope passed away leaving behind his only son namely Bhiku Gope alias Bhiku Gour who inherited the entire property belonging to his deceased father Dashrathi Gour alias Dashrathi Gope.

AND WHEREAS Bhiku Gope alias Bhiku Gour i.e. the present **VENDOR** has become the absolute owner of the aforesaid property and came in peaceful physical possession over the same and started exercising all acts of ownership thereto and the name of the **VENDOR** has also been recorded in the new survey settlement operation published in the year 1996.

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 all that piece and parcel of land measuring an area 77.33 Kathas i.e. 127.71 Decimals, recorded under khata no. 07 (Old) 34 (New), being plot no. 4685 and 4688 (old) 900, 902 (P) 903 (New), , in Mouza Moharda, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written for a sum of Rs. 6,66,00,000.00 (Rupees Six Crores Sixty Six 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.

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NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum **Rs. 6,66,00,000.00** (Rupees Six Crores Sixty Six Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 6,66,00,000.00** (Rupees Six Crores Sixty Six 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.

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

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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 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

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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.):
By Cheque : Rs. 6,66,00,000.00
(Rupees Six Crores Sixty Six Lakhs) only.

SCHEDULE

(description of the property hereby transferred)

Mouza Moharda, Thana no. 1200, Ward no. 17, JNAC, P.S. Birsanagar, Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum,

<u>Khata no.</u>		<u>Plot no.</u>		<u>Area</u>	<u>Boundary</u>
Old	New	old	New		
7	34	4685	900	50.91 Dec.	N : Plot no. 949 S : Plot no. 961, 905 E : Plot no. 899, 905

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					W : Plot no. 949
7	34	4688	902 (P)	18.56 Dec.	N : Plot no. 901
					S : Plot no. 902 (P)
					E : Plot no. 903, 905
					W : Plot no. 949
7	34	4688	903	58.24 Dec.	N : Plot no. 905
					S : Plot no. 944
					E : Plot no. 904
					W : Plot no. 902
			TOTAL	127. 71 Dec.	
				77.33 Kathas or 55680 Sq.Ft.	

Annual rent payable to the State of Jharkhand through the C.O. Jamshedpur.

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 K Singh, Sd/G. R.P. Singh, Mango, JSR
2. M. Chaturvedi

Drafted by:
Hanumanth
ADVOCATE

Sy Snp

Handwritten notes: 20/3/2020 and a signature.

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED,

being represented by its director **SUNDER SINGH**



Handwritten signature: Sunder Singh



Sunder Singh

Signature and finger prints 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 of the certifier and the word **ADVOCATE** printed below it.

Sunder Singh -



Document Registration Summary 1

Date :-09-Jun-2020

- Government/Market Value: ₹66484200/-
- Transaction Amount: ₹66600000 /-
- Paid Stamp Duty: ₹2664000 /-

Receipt : 315624

Receipt Date : 09-06-2020

Presenter Name: -

On Date 09-06-2020 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

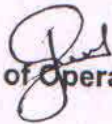
PR	₹1
SP	₹1050
LL	₹3
A1	₹1998000
Stamp Duty	₹2664000


Total ₹4663054

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	2664000	2664000	0	E-STAMP	RUKMANI PROPERTY PROJECT PVT LTD	Certificate Number : IN-JH27988984064205S	2664000
PR	1	1	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	1
SP	1050	1050	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	1050

A1	1998000	1998000	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	1998000
LL	3	3	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	3
Sub Total	4663054	4663054	0				

Article : Sale Deed Number of Pages : 70

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 :- 2020000037665

Deed Type	Sale Deed
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 2664000, PR :- Rs. 1, SP :- Rs. 1050, A1 :- Rs. 1998000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.26503033/- ,Transaction Amount :- Rs.66600000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO.899,905, West: PLOT NO.949, South: PLOT NO.961,905, North: PLOT NO.949 Volume Number - 1Page Number - 5Khata Number - 34Plot Number - 900SAF Number - SAF583687200320111028 Area Of Land :- 50.91 Decimal
Property No.	2
Valuation Details	Value :- Rs.39981005/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO.903.905 & PLOT NO.904, West: PLOT NO.949 & PLOT NO.902, South: PLOT NO.902 & PLOT NO. 944, North: PLOT NO.901 & PLOT NO. 905 Page Number - 5Volume Number - 1Khata Number - 34Plot Number - 902 903SAF Number - SAF583687200320111028 Area Of Land :- 76.80 Decimal

Sh./Smt.BHIKU GOPE s/o/d/o/w/o LATE DASHRATHI GOPE ALIAS LATE DASHRATHI GOUR has presented the document for registration in this office today dated :- 09-Jun-2020 Day :- Tuesday Time :- 14:08:43 PM






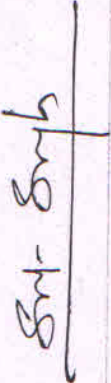


BHIKU GOPE(Individual)


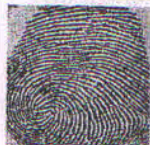
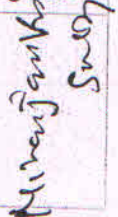
Party Name	Document Type	Document Number
BHIKU GOPE	PAN/UID	AZTPG8861D

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

Smt. Snyls -

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	BHIKU GOPE Address1 - H NO.16 MOHARDA BASTI, PS- BIRSANAGAR, JASMHPUR, Address2 - ,,, Jharkhand PAN No.: AZTPG8861D,Permission Case No.-	Yes	Bhiku Gope Address:- H.No- 16, , Mohrda Basti,Birsanagar, Jamshedpur, Baridih Colony, , East Singhbhum, 831017, , Jharkhand, India		SELLER Age:78			
2	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH Address1 - 2ND FLOOR AASTHA TRADE CENTRE ,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			

Identification:

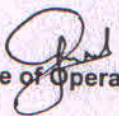
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KUMAR SINGH S/o-D/o LATE R P SINGH Address1 - BAIKUNTH NAGAR MANGO, JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MRIDUL CHATURVEDI Address1 - HUME PIPE AREA SACKHI, JAMSHEDPUR, Address2 - ,,, Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

