

5127 Sale value 15,65,000 = w f.s. Kadma 7/20



2/30

झारखण्ड JHARKHAND

अ. नं. 34, 37, सरकारी भूजमीन

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Serial 63001 =

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जिला अंतर निबंधक

दस्तावेज में लेखकारी/ प्रिंटर/ लिपिकार/ अंकित की गई है। छोटानागपुर कायदा अधिनियम 1908 की धारा 46 (1) (B) के अंतर्गत नहीं है।



Kunal Thakur 24.12.12



Trideep Sharma 24/12/12

Sale Value : Rs.10,00,000/-
Govt Value : Rs.15,65,000/-

SALE DEED

THIS SALE DEED is made on this the 24th day of December 2012 at Jamshedpur ;

BY

SRI DHIREN GORAI, son of Late Prahlad Gorai, by faith Hindu, by caste Teli, by occupation cultivation, by nationality Indian, resident of Uliyan Basti, Near Hari Mandir, Kadma, P.O.& P.S.Kadma, Town Jamshedpur, District Singhbhum East, represented by his duly constituted attorneys namely (1) Sri Kunal Thakur, son of Sri Dinesh Thakur, resident of H.No.78, Road No.1, Prem Nagar, P.O. and P.S.Telco, Town Jamshedpur, District Singhbhum East

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24/12/12



झारखण्ड JHARKHAND



Pradeep Kumar
24/12/12



Kamal Kumar
24-12-12

Sanjay
ADR

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and (2) Sri Pradeep Kumar, son of Sri Chandrika Singh, resident of H.No.67/A, Block No.I, Shastrinagar, Kadma, P.O.& P.S.Kadma, Town Jamshedpur, District Singhbhum East, both by faith Hindu, by caste Bhumihar, by occupation business, by nationality Indian, vide General Power of Attorney bearing Deed No.9079/1456 dated 12.12.2009, registered at District Sub-Registry Office at Jamshedpur, hereinafter called the VENDOR (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the One Part ; PAN : AEYPT5711M and ASJPK3554C.

IN FAVOUR OF

SMT. MANJU SHARMA, W/o Shri Janardan Sharma, by faith Hindu, by caste Bhumihar, by occupation housewife, by nationality Indian, permanent resident of Shisu Bagan,

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Kamal Mukherjee
24.12.12

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Pradip Kumar
24/12/12

P.O. & P.S. Hirapur, District Burdwan (Asansol), West Bengal, presently residing at Zone No.4, Road No.5, Birsanagar, P.O. and P.S. Birsanagar, Town Jamshedpur, District Singhbhum East, Jharkhand, hereinafter called the PURCHASER (which expression unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the Other Part ;

WITNESSES AS FOLLOWS :

Whereas the vendor is the lawful and absolute owner of raiyati land measuring 5 (five) decimals being portion of Plot No.34 and land measuring 6.50 (six and half) decimals being portion of Plot No.37, both recorded under Khata No.468, in Mouza Uliyan, P.S.Kadma, Thana No.1158, Ward No.2 J.N.A.C., Jamshedpur, District Singhbhum East, total area measuring 11.50 (eleven and half) decimals, morefully described in the schedule below ;

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Kunal Kumar.
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And whereas the aforesaid land, morefully described in the schedule below, alongwith other lands jointly recorded in the last survey settlement record in the name of vendor Dhiren Gorai and his brother Paltan Gorai and in an amicable partition arrived at between aforesaid two brothers, the aforesaid land, morefully described in the schedule below, alongwith other land, fell in exclusive share of the vendor and he is exercising all acts of ownership over the same without any interference from any corner ;

And whereas the vendor is in urgent need of money to meet his household and medical expenses, therefore, he expressed his desire through his aforesaid attorneys to sell the aforesaid land, morefully described in the schedule below ;

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झारखण्ड JHARKHAND

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Kamal Chakraborty
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Paradeep Khuntia,
24/12/12

And whereas on coming to know about the aforesaid desire of the vendor, the purchaser approached the vendor to purchase the aforesaid land, morefully described in the schedule below and offered to pay a sum of Rs. 10,00,000/- (Rupees ten lakhs) only as consideration price thereof ;

And whereas on approach made by the purchaser, the vendor has agreed to sell the aforesaid land, morefully described in the schedule below, to the purchaser for said consideration of Rs.10,00,000/- (Rupees ten lakhs) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in consideration of said sum of Rs.10,00,000/- (Rupees ten lakhs) only, paid by the purchaser to the vendor, receipt whereof the vendor hereby admits and

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Pradeep Kumar

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acknowledges as full and final consideration amount, the vendor hereby sells, transfers, conveys and assigns all that raiyati land, total area measuring 11.50 decimals being portion of Plot No.34 and 37, both recorded under Khata No.468, in Mouza Uliyan, Jamshedpur, morefully described in the schedule below, in favour of the purchase: TO HAVE AND TO HOLD the same as absolute owner thereof.

2. That the vendor has delivered free and peaceful physical possession of the aforesaid land, morefully described in the schedule below, in favour of the purchase and the purchaser shall hence onward enjoy and possess the same as absolute owner thereof without any interference from the vendor or any other person or persons claiming through the vendor.

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Komal Chakraborty.

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Pradip Kumar.

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3. That the vendor hereby declares that the land hereby transferred is free from encumbrances, liens and charges of any kind whatsoever.

4. That from this day the vendor shall cease to have any manner of right, title, interest and possession over the land hereby transferred and the same shall vest absolutely unto the purchaser.

5. That the purchaser is now entitled to get the aforesaid land mutated in her name in the record of superior landlord and to pay rent, cess etc. thereof in her own name to the State Govt. through the C.O., Jamshedpur.

6. That the vendor hereby assures the purchaser that he has got perfect title over the land hereby transferred. Defect, if any, transpires over the said land in future and the purchaser sustains any loss, then the vendor will be bound to compensate the purchaser adequately for such loss.

7. That the vendor hereby agrees and undertakes to execute and register any more or further deed or document in favour of the purchaser, with respect to aforesaid land, if the same required in future to confirm and perfect purchaser's right, title, interest and possession over the said land.

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Kamal Kumar.
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Prasanna Kumar.
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8. Though the consideration amount paid by the purchaser to the vendor for the schedule below property is Rs.10,00,000/- only, yet as per the government rate, the valuation of the property assessed at Rs. 15,65,000/- and stamp duty and registration fees accordingly paid on the government rate of the property.

SCHEDULE

District Singhbhum East, District Sub-Registry Office at Jamshedpur, in Mouza Uliyan, P.S.Kadma, Thana No.1158, in Ward No.2, J.N.A.C., Jamshedpur, recorded under :

Khata No.	Plot No.	Area	Boundary
468	34	5 decimals	N : Plot No.36, S : Plot No.34 (P), E : Plot No.35, W : Plot No.33.
468	37	6.50 decimals	N : Plot No.55, S : Plot No.37 (P), E : Plot No.39, W : Plot No.30.

Total area - 11.50 decimals or 5014 sq.ft.
of raiyati homestead land.

Annual rent @ Rs.3/- payable to the superior landlord, the State of Jharkhand, through the C.O., Jamshedpur.

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Kunal Chakraborty.
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Pr. ad. esp. Khanna,
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IN WITNESS WHEREOF the vendor has executed this deed through his attorney holders today at Jamshedpur.

Witnesses :

1. Ram Kant Singh
S/o Sri Chandrika Singh
87/A, Block-I, Shastri Nagar, Katma, Jamshedpur
2. Rinku Chakraborty. w/o. Kunal Kumar Chakraborty.
Add: Flat no. 3064, Pink Lake - 30, Vijaya garden,
Baidik.

(Name of the Purchaser)
Smt. Manju Sharma



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Note : The left hand finger prints of the persons, whose photographs are affixed in this deed, have been obtained by me or before me.

Typed by :
J. P. Mishra
Jamshedpur Court.

Drafted by :
[Signature]
Advocate, Jamshedpur

Singh मंजू शर्मा

मंजू शर्मा



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 24/12/2012 13:36:05

चक्र No: 30

दस्तावेज Type	Sale Deed	Presenter	Kunal Thakur	Date of Entry	24/12/2012
दस्तावेज Name & Address	H.No - 78, Rd.No - 1, Prem Nagar, Telco, Jsr	DOE		Total Pages	22
दस्तावेज Ampable Doc. Value	1565000	Stamp Value	63000	Book	1
दस्तावेज Document Value	1565000	Serial No.	0	CNO/PNO	

दस्तावेज Remarks / Other Details

दस्तावेज Property Details:

Block	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
1	1158	2	ULIYAN	468	34,37			OR_RES	11.5 Decimal	1564000

दस्तावेज Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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दस्तावेज Property Details:

Sr	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/60	Address
1	Vendor/Power Holder	Kunal Thakur	Dinesh Thakur	Business	Other		h.no - 78, rd.no - 1, prem nagar, telco, jsr
2	Vendor/Power Holder	Pradeep Kumar	Chandrika Singh	Business	Other		H.No - 78, Rd.No - 1, Prem Nagar, Telco, Jsr
3	VENDEE	Manju Sharma	Janardan Sharma	H/W	Other		zone no - 4, rd.no - 5, birsanagar, jsr
4	Identifer	Ramakant Singh	Chandrika Singh	Business	Other		zone no - 4, rd.no - 5, birsanagar, p.s - birsanagar, jsr
5	Witness 1	Ramakant Singh	Chandrika Singh	Business	Other		Zone No - 4, Rd.No - 5, Birsanagar, P.S - Birsanagar, Jsr
6	Witness 2	Rinku Thakur	Kunal Thakur	H/W	Other		h.no - 78, rd.no - 1, prem nagar, telco, jsr

दस्तावेज Details:

Sr	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	46,950.00
4	SP	330.00
5	Total	47,283.44

Kunal Thakur
24/12/12

युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

प्रस्तुतकर्ता का हस्ताक्षर

धन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

युक्त दस्तावेज में अंकित तथ्यों के अनुरूप तथ्यों के अनुरूप हैं। ने इस दस्तावेज के निष्पादन को मेरे समक्ष
कार किया
की
पिता
पेशा
ने की।

निबंधन पदाधिकारी का हस्ताक्षर

Singh मंजू शर्मा

मंजू शर्मा



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.30 Token Date: 24/12/2012 13:36:05
Serial/Deed No./Year :8927/7120/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Kunal Thakur Father/Husband Name:Dinesh Thakur (Vendor/Power Holder) h.no - 78, rd.no - 1, prem nagar, telco, jsr		
2	Pradeep Kumar Father/Husband Name:Chandrika Singh (Vendor/Power Holder) H.No - 78, Rd.No - 1, Prem Nagar, Telco, Jsr		
3	Manju Sharma Father/Husband Name:Janardan Sharma (VENDEE) zone no - 4, rd.no - 5, birsanagar, jsr		
4	Ramakant Singh Father/Husband Name:Chandrika Singh (Identifier) zone no - 4, rd.no - 5, birsanagar, p.s - birsanagar, jsr		
5	Ramakant Singh Father/Husband Name:Chandrika Singh (Witness1) Zone No - 4, Rd.No - 5, Birsanagar, P.S - Birsanagar, Jsr		
6	Rinku Thakur Father/Husband Name:Kunal Thakur (Witness2) h.no - 78, rd.no - 1, prem nagar, telco, jsr		

Book No. I
Volume 315
Page 259 To 280
Deed No^e 8927/7120
Year 2012
Date 24/12/2012 18:05:57

District Sub Registrar

Signature of Operator

Singh मंजू शर्मा मंजू शर्मा



सत्यमेव जयते

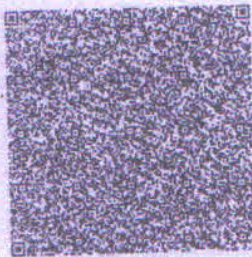
INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH12865431303867Q
Certificate Issued Date	: 26-Nov-2018 03:36 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0117074108302301Q
Purchased by	: E STAMP
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 36,50,000 (Thirty Six Lakh Fifty Thousand only)
First Party	: NA
Second Party	: MANJU SHARMA
Stamp Duty Paid By	: MANJU SHARMA
Stamp Duty Amount(Rs.)	: 10 (Ten only)

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Kamal Modhore

Raakeep Sharma
8.5.2019

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अज्ञात 468
ला. ला. अज्ञात
12/5/19 के अंतर्गत 500
815

जिला अज्ञात निवासी
अपस्थिति प्रमाण में लेखकनी / प्रिंटर
एकरी के अज्ञात अज्ञात की गई है।
छोटाबस्तुर जमशेदपुर उद्विग्न 1908
की धारा 40(2) के अंतर्गत नहीं है।



विषय 21 के तहत प्रारंभ: भारतीय स्वामित्व-अभिलेख
(संशोधन अधिनियम, 1908) की अज्ञात
1 या 1क, स. 0..... के अज्ञात
संशोधन अधिनियम-अभिलेख के अधिनियम-अज्ञात
के अज्ञात या अधिनियम-अज्ञात अज्ञात नहीं है।

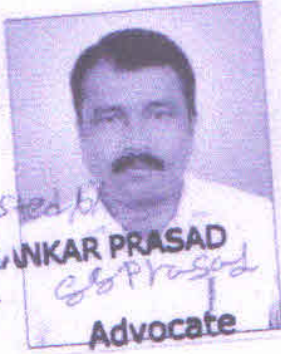
न्यूनतम मूल्य-अज्ञात सूची से
जाँचा एवं सही था।

SALE DEED Govt. Val - 3733,000/-
CONS. Valued Rs. 36,50,000/-

THIS SALE DEED is made on this the 8th day of MAY, 2019 at Jamshedpur; B Y:
PALTAN GORAI, son of Late Prahlad Gorai, by faith Hindu, by Caste Teli, by Nationality Indian, by occupation Cultivation resident of Uliyan Bastee, Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, represented through his constituted Attorneys 1) **KUNAL THAKUR** (PAN : AEYPT5711M, UID No.5908 4594 0877) son of Dinesh Thakur, by faith Hindu, by Caste Bhumihar, by occupation Business, by nationality Indian, resident of Prem Nagar, Road No.1, P.O. & P.S, Telco, Town Jamshedpur, District East Singhbhum, and 2) **PRADEEP KUMAR** (PAN : ASJPK3554C, UID No.7603 5726 5315) son of Chandrika Singh, by faith Hindu, by Caste Yadav, by

Handwritten notes and signatures on the left side of the document.

Singh मंजू शर्मा



Attended by
SHIV SHANKAR PRASAD
S.S. Prasad
Advocate



Manjusharma

Pradeep Sharma
8.5.2019

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Pradeep Sharma
8.5.2019

occupation Business, by nationality Indian, resident of 87A, Shastrinagar, Near Baikunth Nath Mandir, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State-Jharkhand, vide General Power of Attorney No. IV-782, dated 20.05.2010, registered at Dist. Sub-registry Office, Jamshedpur, hereinafter called the **VENDOR** (which expression shall unless, excluded by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

IN FAVOUR OF

MANJU SHARMA, (PAN : HSBPS9895D, UID No.4675 7769 6453) D/o Jen Sharma @ Dr. J.N. Sharma, W/o Janardan Sharma, by faith Hindu, by Caste Bhumihar, by nationality Indian, by occupation Housewife, Permanent resident of Dhruva Danga behind Hindi School, Radhanagar Road, Burnpur Nuni(B), Radhanagar, District Burdwan, West Bengal- 713325, presently residing at Zone No.4, Road No.5, Birsanagar, P.O. & P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS:

WHEREAS, the land mentioned under Khata No.468, situated in Mouza Uliyan, Ward No.2, JNAC, Thana No.1158 within P.S. Kadma, Jamshedpur, stands recorded in the name of the present Vendor along with his brother Dhiren Gorai both sons of Late Prahlad Gorai as raiyats in the Khatian finally published in the last survey settlement record published in the year 1995 and amicably

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Ram Singh
Radeep Singh
8.5.2019

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partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner thereof, without any interruption from any corner;

AND WHEREAS, the Vendor being in urgent need of money, voluntarily expressed his intent of selling the schedule below property and having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell his said property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand) only;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That in consideration of a sum of Rs.36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under him.

Singh. श्री २१५

Handwritten notes at the top of the page:
Munish
Radeep Kumar
8.5.2019

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2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.

3) That from today all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.

4) That the Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.

5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.

6) **THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**

a) that the Vendor is the lawful owner of the schedule below property and he is fully entitled to convey the same.

b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispences.

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

Handwritten signature and name at the bottom:
Singh Jiv 21/11

Rajendra Kumar,
Pradeep Kumar,
8.5.2019

: 5 :

- 8) That the Vendor has handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.
- 9) That the Executant of the said Power of Attorney No. IV-782, dated 20.05.2010 given to the said Attorney holders, is still alive and the said Power of Attorney has not been revoked by the Executant.
- 10) That the schedule below property is situated on Branch Road.

SCHEDULE

All that piece and parcel of homestead land measuring 6.50 (Six point five zero) Decimals in portion of New Plot No.37, under New Khata No. 468, corresponding to Old Plot No. 1216, under Old Khata No. 4, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

- North: Plot No.55;
- South: Portion of Plot No.37;
- East : Plot No.39;
- West : Plot No.30;

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

Land is recorded at Vol. No.1, Page No.4, in the records of Circle Office, Jamshedpur.

MODE OF PAYMENT

The payment has been made by different cheques and cash.

Singh मंजु शर्मा

Manju Sharma
Pradeep Sharma
8.5.2019

:6:

IN WITNESS WHEREOF the Vendor has signed this Sale Deed today at Jamshedpur on the date aforementioned.

WITNESSES:

- 1) Prayni (RAJMI GANGULY) w/o Rothim
Ganguly R/o H.No-61, Zone No-3, A-BLOCK
Bij Samesat Jamshedpur.
- 2) Sobani, S/o Kamal
R/o: HN/24, New layout,
Sowah, JSR. 8/10/1

Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct.

SHIV SHANKAR PRASAD
Advocate
8.5.2019

Typed by:
Ganguly
Jsr. Court.

NAME OF THE PURCHASER
MANJU SHARMA

Attested by
SHIV SHANKAR PRASAD
Advocate
8.5.2019



Signature and Finger Print of Left Hand of the Purchaser.

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

SHIV SHANKAR PRASAD
Advocate
8.5.2019

Singh मंजू शर्मा



सिंहभूमि राज्य

Date :-08-May-2019

Document Registration Summary 1

- Government/Market Value: ₹3732500/-
- Transaction Amount: ₹3650000 /-
- Paid Stamp Duty: ₹10 /-

On Date 08-05-2019 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

Receipt : 128008

Receipt Date : 08-05-2019

Presenter Name: KUNAL THAKUR

PR	₹1
SP	₹1350
LL	₹3
Stamp Duty	₹10



Total

₹1364

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	E STAMP	Certificate Number : IN-JH12865431303667Q	10
PR	1	1	0	GRAS	KUNAL	GRN Number : 1901110697 DEPT Transaction Id : 08dc88780ddc83798828 Transaction Type :	1

Singh मंजू शर्मा

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJNI GANGULY S/o-D/o LATE KULDIP KUJUR Address1 - H.NO- 61, ZONE NO- 3, A-BLOCK, BIRSANAGAR, JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			<i>Rajni</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SOHAN LAL Address1 - NEW LAYOUT, SONARI, TOWN-JAMSHEDPUR, Address2 - ... Jharkhand			

[Signature]
Signature of Operator



[Signature]
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**KUNAL THAKUR , PALTAN GORAI THROUGH , PRADEEP KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJNI GANGULY**) Son/Daughter/Wife of (**LATE KULDIP KUJUR**) resident of (**H.NO- 61, ZONE NO- 3, A-BLOCK, BIRSANAGAR, JAMSHEDPUR**) and by occupation (**Service**).









[Signature]
Signature of Registering Officer

[Signature]
Seal and Signature of Registering Officer

Date:- 08-May-2019

Singh मंजु शर्मा

1	PRADEEP KUMAR Address1 - 87A, SHASTRINAGAR, NEAR BAIKUNTH NAGAR MANDIR, KADMA, P.O and P.S- KADMA, TOWN- JAMSHEDPUR. Address2 ... , Jharkhand PAN No.: ASJPK3554C,Permission Case No.-	Yes	Pradeep Kumar Address:- 87A, NEAR BAIKUND NATH MANDIR, SHASTRI NAGAR, PO KADMA, JAMSHEDPUR, , Purbi Singhbhum, 831005, , Jharkhand, India	SELLER Age:47	 	<i>Pradeep Kumar</i>	
2	PALTAN GORAI THROUGH ... , Jharkhand PAN No.:	No	Address:-	PRADEEP KUMAR ... , Jharkhand PAN No.: ASJPK3554C	SELLER Age:73		
3	KUNAL THAKUR Address1 - PREM NAGAR, ROAD NO. 1, P.O and P.S-TELCO, TOWN-JAMSHEDPUR, Address2 - ... , Jharkhand PAN No.: AEYPT5711M,Permission Case No.-	Yes	Kunal Thakur Address:- 78, Near Shiv Mandir, Prem Nagar Road No. 1, PO.- Telco, Jamshedpur, , Purbi Singhbhum, 831004, , Jharkhand, India	SELLER Age:35	 	<i>Kunal Thakur</i>	
4	MANJU SHARMA Address1 - ZONE NO. 4, ROAD NO. 5, BIRSANAGAR, P.O and P.S- BIRSANAGAR, TOWN-JAMSHEDPUR, Address2 - ... , Jharkhand PAN No.: HSBPS9895D,Permission Case No.-	Yes	MANJU SHARMA Address:- , RADHANAGAR ROAD BURNPUR, DHRUBA DANGA BEHIND HINDI SCHOOL, , Nuni (B), , Bardhaman, 713325, , West Bengal, India	PURCHASER Age:44	 	<i>Manju Sharma</i>	

Singh मंजु शर्मा

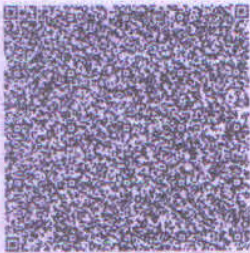


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH12865675045097Q
Certificate Issued Date	: 26-Nov-2018 03:40 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0117074205347207Q
Purchased by	: E STAMP
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 28,00,000 (Twenty Eight Lakh only)
First Party	: NA
Second Party	: RINKU SINGH
Stamp Duty Paid By	: RINKU SINGH
Stamp Duty Amount(Rs.)	: 10 (Ten only)



2 Part 1

Singh

Please write or type below this line

2019/JSR/1621/BK1/1496

16/11/2019
2019/14577
11.04.19



Pradeep Srivastava
16.11.2019

TQ 0007817961

Statutory Alert:

The e-stamp of the Stamp Certificate issued by verified at www.stampstamp.com. Any discrepancy in the details on this Certificate will as available at the stamp certificate portal.

The copy of stamp of the Secretary is for the users of the certificate.

Sale
28,72,000/-

88
Kadma Road
10/1

28/04/2019
500 Sq. Ft. 19,617 Sq. Ft. 28,72,000/-

02/04/19
Kadma Road 468 sq
ft. 24 sq. ft. 28,72,000/-
18/4/19

विशेष अज्ञात विवरण

कानूनपरत दस्तावेज में संश्लेषण / विवरण
जहाँ से... अधिनियम के तहत है।
इसके अलावा कानूनकारी अधिनियम 1985
के अन्तर् 40(2) के अन्तर्गत नहीं है।

18/4/19
न्यूनतम मूल्यवर्धन सूची से
जांचा एवं सही पाया।



विभाग 24 के अन्तर्गत...
(अधिनियम संख्या 1588 के अन्तर्गत)
1 मा 19, 20... के अन्तर्गत
...
से 19/04/19 को...

SALE DEED

Govt. Value - 28,72,000/-
Consi-Valued Rs.28,00,000/-

THIS SALE DEED is made on this the 16th day of April, 2019 at

Jamshedpur; B Y:

PALTAN GORAI, son of Late Prahlad Gorai, by faith Hindu, by Caste Teli, by Nationality Indian, by occupation Cultivation resident of Uliyan Bastee, Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, represented through his constituted Attorneys 1) **KUNAL THAKUR** (PAN : AEYPT5711M, UID No.5908 4594 0877) son of Dinesh Thakur, by faith Hindu, by Caste Bhumihar Brahmin, by occupation Business, by nationality Indian, resident of Prem Nagar, Road No.1, P.O. & P.S, Telco, Town Jamshedpur, District East Singhbhum, and 2) **PRADEEP KUMAR** (PAN : ASJPK3554C, UID No.7603 5726 5315) son of Chandrika Singh, by faith Hindu, by Caste Yadav, by

Singh

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As: 50-0
Sal 3-0
Other 1-0

18/4/19
Handwritten signature

16-4-2019
KUNAL THAKUR
PRADEEP KUMAR
Handwritten notes



SHRIV SHANKAR P. W. ASAD
Advocate

16/4/2019

16/4/2019

16/4/2019

: 2 :

occupation Business, by nationality Indian, resident of 87A, Shastrinagar, Near Baikunth Nath Mandir, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State-Jharkhand, vide General Power of Attorney No. IV-782, dated 20.05.2010, registered at Dist. Sub-registry Office, Jamshedpur, hereinafter called the **VENDOR** (which expression shall unless, excluded by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

IN FAVOUR OF

SMT. RINKU SINGH, (PAN: CYMPS6022C, AADHAAR NO. 8770 2336 6759) wife of Sri Kunal Kumar Singh @ Kunal Thakur, by faith Hindu, by Caste Bhumi'har Brahmin, by Nationality Indian, by occupation Business, resident of 87/A, Gali No.5, Shastrinagar, P.S. Kadma, Town Jamshedpur, Dist. East Singhbhum, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS:

WHEREAS, the land mentioned under Khata No.468, situated in Mouza Uliyan, Ward No.2, JNAC, Ward No.2, Thana No.1158 within P.S. Kadma, Jamshedpur, stands recorded in the name of the present Vendor along with his brother Dhiren Gorai both sons of Late Prahlad Gorai as raiyats in the Khatian finally published in the last survey settlement record published in the year 1995 and amicably partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of

Singh.

16/4/2019

Pradeep Sharma

: 3 :

the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner thereof, without any interruption from any corner;

AND WHEREAS, the Vendor being in urgent need of money, voluntarily expressed his intent of selling the schedule below property and having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell his said property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That in consideration of a sum of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under him.

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Mand...

: 4 :

Proceeding...
16.11.2019

- 2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.
- 3) That from today all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.
- 5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.
- 6) **THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**
 - a) that the Vendor is the lawful owner of the schedule below property and he is fully entitled to convey the same.
 - b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispences.
- 7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

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King Singh

: 5 :

Pradeep Kumar
16.11.2019

8) That the Vendor has handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.

9) That the Executant of the said Power of Attorney No. IV-782, dated 20.05.2010 given to the said Attorney holders, is still alive and the said Power of Attorney has not been revoked by the Executant.

10) That the schedule below property is situated on Branch Road.

SCHEDULE

All that piece and parcel of homestead land measuring 5 (Five) Decimals in portion of New Plot No.34, under New Khata No. 468, corresponding to Old Plot No. 1209, under Old Khata No. 4, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

North: Plot No.36;

South: Portion of Plot No.34;

East : Plot No.35;

West : Plot No.33;

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

Land is recorded at Vol. No.1, Page No.4, in the records of Circle Office, Jamshedpur.

MODE OF PAYMENT

Payment has been made by different cheques and cash.

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Wafiqur Rahman

Pradeep Kumar
16.4.2019

: 6 :

IN WITNESS WHEREOF the Vendor has signed this Sale Deed today at Jamshedpur on the date aforementioned.

WITNESSES:

- 1) Purni (RAJANI GANGULY) W/O ROTHIN Ganguly R/O H.No-61, Zone no-3, A-Bk Birsanagar near Kuwa Maidan Jamshed
- 2) School SOHAN LAL, S/o Ram Lal, R/O H.No 124, New Lay out, Sonai, Jamshedpur 831011

Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct.

Typed by:

CS/MS

Jsr. Court.

SHIV SHANKAR PRASAD

Advocate
Advocate

16.4.2019

NAME OF THE PURCHASER

SMT. RINKU SINGH



Singh
16.4.2019



SHIV SHANKAR PR
Adv

Signature and Finger Print of Left Hand of the Purchaser.







Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

SHIV SHANKAR PRASAD

Advocate
Advocate




16.4.2019

Singh.

1	KUNAL THAKUR Address1 - PREM NAGAR, ROAD NO. 1, P.O. AND P.S. TELCO, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: AEYPT5711M, Permission Case No.-	Yes	Kunal Thakur Address:- 78, Near Shiv Mandir, Prem Nagar Road No. 1, PO.- Telco, Jamshedpur, Purbi Singhbhum, 831004, Jharkhand, India		SELLER Age:35			<i>Kunal Thakur</i>
2	PALTAN GORAI THROUGH ... Jharkhand PAN No.:	No	Address:-	KUNAL THAKUR ... Jharkhand PAN No.: AEYPT5711M	SELLER Age:73			
3	PRADEEP KUMAR Address1 - 87 A, SHASTRINAGAR, NEAR BAIKUNTH NATH, MANDIR, Address2 - ... Jharkhand PAN No.: ASJPK3554C, Permission Case No.-	Yes	Pradeep Kumar Address:- 87A, NEAR BAIKUND NATH MANDIR, SHASTRI NAGAR, PO KADMA, JAMSHEDPUR, Purbi Singhbhum, 831005, Jharkhand, India		SELLER Age:47			<i>Pradeep Kumar</i>
4	RINKU SINGH Address1 - 87-A, GALI NO. 5, SHASTRINAGAR, P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: CYMPS6022C, Permission Case No.-	Yes	Rinku Singh Address:- 87/a, Shastri Nagar, Gali No-5, Kadma, East Singhbhum, 831005, Jharkhand, India		PURCHASER Age:34			<i>Singh</i>

Identification:

Singh.

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJNI GANGULY S/o-D/o LATE KULDIP KUJUR Address1 - H. NO. 61, ZONE NO. 3, A BLOCK, BIRSANAGAR, 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	SOHAN LAL Address1 - 124, NEW LAY OUT SONARI, JAMSHEDPUR, EAST SINGHBHUM, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**PRADEEP KUMAR , PALTAN GORAI THROUGH , KUNAL THAKUR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJNI GANGULY**) Son/Daughter/Wife of (**LATE KULDIP KUJUR**) resident of (**H. NO. 61, ZONE NO. 3, A BLOCK, BIRSANAGAR, JAMSHEDPUR, EAST SINGHBHUM**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 18-Apr-2019

Seal and Signature of Registering Officer

Singh



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9cb72e68c8f2aba5a91e
Receipt Date : 15-Sep-2021 03:13:47 pm
Receipt Amount : 748200/-
Amount In Words : Seven Lakh Forty Eight Thousands Two Hundred Rupees Only
Token Number : 20210000093071
Office Name : District SRO - Jamshedpur
Document Type : Sale Deed
Payee Name : RINKU SINGH (Vendee)
GRN Number : 2107528709



Singh

2 Copy

-: For Office Use :-

*Deboce
for Dist
B.Ce*



2021/JSR/4375/BK1/4057

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। इस रसीद के आटखम छे पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

8-1-1

Receipt Stamp

MINOR/STAMP

Rece

Sale Price
1,87,04,200

P.S
Kadma

Stamp
748200

468 22
30 Rs
1216
(2021) में



15/9/21
15.9.2021

जिला अदर निशाना

जिला अदर निशाना में लेखक / रिजल
जति नं. 15/9/21 अंकित की गई है।
छांटानागपुर कारतकारा अधिनियम 1988
की धारा 48(6) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जौना एंव सही पाया।

SALE DEED

Consideration Amount : Rs.1,15,00,000/-

विषय 21 की अर्धीन प्रकाशः भारतीय प्रजासत्तक-अधिनियम
(अधिनियम प्रकाश संख्या 1988) की अनुसूची
1 वा कि. सं. 23 के अर्धीन
व्यक्तित्व प्रकाश-अधिनियम (वा प्रकाश-सूचक
के विमुक्त वा प्रकाश-सूचक अधिनियम नहीं)।

निशाना-वटाधिकारी

Feelyett

THIS SALE DEED is made on this the 15th day of September, 2021 at Jamshedpur; B Y:

AH 561126-20
L.R 3=0
P.R 1=0

- 1) KUNAL THAKUR Alias KUNAL KUMAR SINGH (PAN : AEYPT5711M, UID No.5908 4594 0877) son of Dinesh Singh, by faith Hindu, by Caste Bhumihar Brahman, by occupation Business, by nationality Indian, resident of Vijaya Garden, Baridih, Town Jamshedpur, District East Singhbhum, and
- 2) PRADEEP KUMAR (PAN : ASJPK3554C, UID No.7603 5726 5315) son of Chandrika Singh, by faith Hindu, by Caste Yadav, by occupation Business, by nationality Indian, resident of 87A, Shastrinagar, Near Baikunth Nath Mandir, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State-Jharkhand, hereinafter called the VENDORS (which expression shall unless, excluded by or repugnant to the context mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the one part:

15/9/21
दस्तावेज जाँचा

Singh



:2:

IN FAVOUR OF

Kunal Kumar
15.9.2021
Pradip Sharma

9-202

Pradip Sharma
15-9-2021

RINKU SINGH, (PAN : CYMPS6022C, UID No.8770 2336 6759) Wife of Kunal Kumar Singh, by faith Hindu, by Caste Bhumihar Brahmin, by nationality Indian, by occupation Business, resident of 87 /A, Gali No.5, Shastri Nagar, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum within the State of Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendors are the absolute, lawful and bonafide owners of land measuring 26.92 Decimals in portion of Plot No.1216 (New Plot No.30), recorded under Khata No.4(New Khata No.468), situated in Mouza Uliyan, Ward No.2, JNAC, within P.S. Kadma, Jamshedpur, fully described in the schedule below which they jointly purchased from its previous owner Sri Dhiren Gorai son of Late Prahlad Gorai by virtue of Sale Deed No. 7095, dated 14.11.2009, registered at Dist. Sub-registry Office, Jamshedpur on payment of valuable consideration;

AND WHEREAS, the aforesaid land mentioned under Khata No.4(New Khata No.468), situated in Mouza Uliyan, Ward No.2, JNAC, Thana No.1158 within P.S. Kadma, Jamshedpur, stands recorded in the name of Paltan Gorai along with his brother Dhiren Gorai both sons of Late Prahlad Gorai as raiyats in the Khatian finally published in the last survey settlement in the year 1995 and after amicable partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of Dhiren Gorai and he has been in peaceful physical possession over the same and thereafter sold the schedule below land to the present Vendors after receipt of valuable consideration;

AND WHEREAS the present Vendors since the date of purchase the aforesaid land fully described in the schedule below have been in joint peaceful physical possession over the same without any interruption from any corner and got the said land mutated in their own name in the records of Circle Office, Jamshedpur vide Mutation Case No.1600/2015-16, entered in Vol. No.7, Page No. 200, and accordingly paying rent and obtain receipt thereof, in their own name;

AND WHEREAS, the Vendors being in urgent need of money, voluntarily expressed their intent of selling the schedule below property and having come to know the intention of the Vendors, the Purchaser hereof has approached the Vendor and after inspected the

Singh

M. Singh

:3:

Jamshedpur

15.9.2021

land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendors have agreed to sell their aforesaid land, more fully described in the schedule below to the purchaser by this Sale deed on a total consideration amount of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs) only;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1) That in consideration of a sum of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs) only, paid by the Purchaser to the Vendors, the receipt of which sum the Vendors hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below property, the Vendors have conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendors or any other person or persons claiming under them.
- 2) That the Vendors have delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.
- 3) That from today all rights, title and interest of the Vendors over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the Vendors are the sole and bonafide owners of the schedule below property and they are fully entitled to convey the same unto the Purchaser.
- 5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.

Singh.

Handwritten signature
15.9.2021

6) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANT:

- a) that the Vendors are the lawful owners of the schedule below property and they are fully entitled to convey the same.
- b) that prior to sell and execution of this deed the Vendors have not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispendences.
- 7) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.
- 8) That the Vendors have handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.
- 9) That the schedule below property is situated on Branch Road.

SCHEDULE

All that piece and parcel of homestead land measuring total area 26.92 Decimals, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, The Khata No., Plot No. Area and boundary are as follows:-

Khata No.	Plot No.	Area in Dec.	Bounded by:
R.S. 4	R.S. 1216	26.92 Dec.	North: Plot No.1217; South: Part of Plot No.1216; East : Plot No.1216 and part of Plot No.1217 West : Medh then Plot No.1211
Total land measuring 26.92 Decimals of homestead land.			

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

Handwritten signature: Singh.

: 5 :

Mary Thakur,
15.9.2021
Pradeep Kumar,

MODE OF PAYMENT

Payment has been made through cheque transaction.

<u>Date</u>	<u>In Favour</u>	<u>Cheque No.</u>	<u>Amount</u>
01.08.21	Pradeep Kumar	427030	1000000.00
03.08.21	Pradeep Kumar	427031	1500000.00
07.08.21	Pradeep Kumar	427032	1000000.00
11.08.21	Pradeep Kumar	427033	1000000.00
15.08.21	Kunal Kumar Singh	427034	2000000.00
20.08.21	Kunal Kumar Singh	427035	2000000.00
25.08.21	Kunal Kumar Singh	427036	2000000.00
31.08.21	Kunal Kumar Singh	427037	1000000.00


IN WITNESS WHEREOF the Vendors have signed this Sale Deed today at Jamshedpur on the date aforementioned

WITNESSES:

- 1) Chanchal Dubey W/o - Karam Kumar Dubey, 5B New Rani Kuday.
- 2) ~~Manoj Kumar S/o Vidya Sagar Sharma New Baradwar~~ AS Sitabundera Jamshedpur
Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct.

Typed by:

Sr. Court.


Advocate 15.9.2021

NAME OF THE PURCHASER

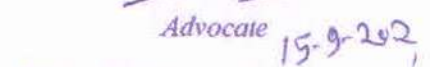
RINKU SINGH









Signature and Finger Print of Left Hand of the Purchaser.

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

Singh


Advocate 15.9.2021
SHIV SHANKAR PRASAD

1	KUNAL THAKUR ALIAS KUNAL KUMAR SINGH Address1 - VIJAYA GARDEN BARIDIH TOWN JAMSHEDPUR PERMAMENT RESIDENCE OF H NO.87/A SHASTRINAGAR BLOCK NO.1 GALI NO.5 KADMA PS- KADMA TOWN JAMSHEDPUR, Address2 - ,, , Jharkhand PAN No.: AEYPT5711M,Permission Case No.-	Yes	KUNAL KUMAR SINGH Address:- H.NO- 87/A. SHASHTRINAGAR, , BLOCK NO-1 GALI NO-5, , Kadma, , East Singhbhum, 831005, , Jharkhand, India	SELLER Age:37	 	<i>Kunal Kumar Singh</i>
2	PRADEEP KUMAR Address1 - SHASTRI NAGAR NEAR BAIKUNTH NATH MANDIR KADMA PS-KADMA TOWN JAMSHEDPUR, Address2 - ,, , Jharkhand PAN No.: ASJPK3554C,Permission Case No.-	Yes	Pradeep Kumar Address:- 87A, NEAR BAIKUND NATH MANDIR, SHASTRI NAGAR, PO KADMA, JAMSHEDPUR, , Purbi Singhbhum, 831005, , Jharkhand, India	SELLER Age:49	 	<i>Pradeep Kumar</i>
3	RINKU SINGH Address1 - 87/A GALI NO 5 SHASTRI NAGAR KADMA PS-KADMA JAMSHEDPUR, Address2 - ,, , Jharkhand PAN No.: CYMPS6022C,Permission Case No.-	Yes	Rinku Singh Address:- 87/a, Shastri Nagar, Gali No-5, Kadma, Kadma, , East Singhbhum, 831005, , Jharkhand, India	PURCHASER Age:36	 	<i>Rinku Singh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

Singh

1

CHANCHAL DUBEY

S/o-D/o **KARAN DUBEY**

Address1 - H NO.51 NEW RANI KUDAR PO- BISTUPUR TOWN JAMSHEDPUR,

Address2 -

... Jharkhand

PAN No.:



Chanchal Dubey

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURAV KUMAR Address1 - NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address2 - ... Jharkhand			

[Signature]
Signature of Operator



[Signature]
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**KUNAL THAKUR ALIAS KUNAL KUMAR SINGH , PRADEEP KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**CHANCHAL DUBEY**) Son/Daughter/Wife of (**KARAN DUBEY**) resident of (**H NO.51 NEW RANI KUDAR PO- BISTUPUR TOWN JAMSHEDPUR**) and by occupation (**House Wife**).



[Signature]
Signature of Registering Officer

Date:- 15-Sep-2021

[Signature]
Seal and Signature of Registering Officer

Singh



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4344b26a3eca109eb7fb

Receipt Date : 01-Dec-2021 01:21:17 pm

Receipt Amount : 140000/-

Amount In Words : One Lakh Forty Thousands Rupees Only

Token Number : 20210000125359

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RINKU SINGH (Vendee)

GRN Number : 2108605891

bringt.



:- For Office Use :-

*Delivered
to
Rinku Singh
01/12/21*



2021/JSR/5839/BK1/5435

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। इस रसीद के माध्यम से पूर्व जे.के.सी. प्रकार की सेवा नहीं ली जाई है।

Singh

Pradeep Singh

Amr.

01.12.2021

Sale
35,00,000

PS
Kadma

Stamp
1490000

खाना बालू में लाल बालू
1216-अधिकारी के
दर-वही की
21/12/2021



Pradeep Sinha
2.12.2021

2021
2021

2.12.2021

अनुच्छेद 21 की अंगीकृत प्राप्ति: भारतीय राज्य-संविधान
(विशेष स्टांप ₹२०,००० का अनुबंध
। या एक, स०... 23... के अंगीकृत
प्रथावत् स्टांप-संविधान (या स्टांप-शुल्क
से विमुक्त या स्टांप-शुल्क अर्पित नहीं)।

जिला अंतर निबन्धक

संस्थापित दस्तावेज में संयोजक / प्रसिद्धि
जाति के 4/22 अंकित की गई हैं।
छोटानागपुर कानूनकारी अधिनियम 1936
की धारा 44(8) के अन्तर्गत नहीं है।

21/12/2021
न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

SALE DEED 21/12/2021

Consideration: Rs.35,00,000/-

Pradeep

निबंधन-पदाधिकारी

This sale deed is made on this the 2nd day of Dec, 2021 at Jamshedpur;
B Y: Palton gorai, son of Late Prahlad Gorai, by faith Hindu, by Caste Teli,
by Nationality Indian, by occupation Cultivation resident of Uliyan Baste, Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, represented through his constituted Attorneys 1) Kunal kumar singh alias Kunal thakur (Pan no. : AEYPT5711M, UID No.5908 4594 0877) son of Dinesh Singh, by faith Hindu, by Caste Bhumihar Brahman, by occupation Business, by nationality Indian, resident of Vijaya Garden Baridih & P.S Birsa nagar, Town Jamshedpur, District East Singhbhum, and 2) Pradeep kumar (Pan no. : ASJPK3554C, UID No.7603 5726 5315) son of Chandrika Singh, by faith Hindu, by Caste Yadav, by occupation Business, by nationality Indian, resident of 87A,

AH 105000-
hkr 300
pks 100

21/12/2021
दस्तावेज जाँचा

Singh.



Pradeep Kumar,
2.12.2021



Pradeep Kumar,
2.12.2021

Shastri nagar, near Baikunth Nath Mandir, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State- Jharkhand, vide General Power of Attorney No. IV-782, dated 20.05.2010, registered at Dist. Sub-registry Office, Jamshedpur, hereinafter called the VENDOR (which expression shall unless, excluded.) by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

IN FAVOUR OF


Rinku Singh, (Pan no. : CYMPS6022C, UID No.8770 2336 6759) Wife of Kunal Kumar Singh, by faith Hindu, by Caste Bhumihar Brahmin, by nationality Indian, by occupation Housewife, resident of 877/A, Gali No.5, Shastri Nagar, Kadma, P.O. & p.s

Kadma Town Jamshedpur, District East Singhbhum within the State of Jharkhand, hereinafter called the PURCHASER (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

WHERE AS FOLLOWS,

The lands mentioned under khata no.4, in mouza uliyar, as published in the year 1937, originally belonged to and was in possession of uday gorai, and he was the recorded tenant of the landlord and he was paying regularly rent with respect to the said land in his own name to the landlord; and where as uday gorai died leaving his two sons namely prahlad gorai and sukhangorai

Singh.


Pradeep Sharma
2.12.2021

his legal heirs and successors, and the said two sons of deceased uday gorai jointly inherited and came in possession of the entire land of khata no.4 in mouza uliyan, JNAC; and Whereas said prahlad gorai and sukhan gorai, sold jointly/individually several pieces of land to the different buyers, and after death of said sukhan gorai, his widow kanta gorai inherited the remaining half share of land mentioned under khata no.4 and she sold several pieces of land in khata no.4 in mouza uliyan to the different buyers; and whereas said prahlad gorai died leaving behind his sons palton gorai and dhiren gorai as his legal heirs and successors who inherited and came in possession of lands in khata no.4 in mouza uliyan .

And after amicably partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner of thereof, without any interruption from any corner;

AND WHEREAS, the Vendor being in urgent need of money, voluntarily expressed his intent of selling the schedule below property and having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell his said property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only;

Am
Purchased from
2.12.2018

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1) That in consideration of a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under him.
- 2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.
- 3) That from today all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.
- 5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.

4
Singh.

Qant.
Pradeep Kumar S.
2.12.2021

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

a) that the Vendor is the lawful owner of the schedule below property and he is fully entitled to convey the same.

b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispendences.

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That the Vendor has handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.

9) That the Executant of the said Power of Attorney No. IV-782, dated 20.05.2010 given to the said Attorney holders, is still alive and the said Power of Attorney has not been revoked by the Executant.

10) That the schedule below property is situated on Branch Road.

SCHEDULE

All that piece and parcel of homestead land measuring an area 5 (Five) Decimals in portion of Plot No. 1216, under Khata No. 4, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

North : plot no.1217
South : part of nij plot 1216
East : part of nij plot 1216
West : part of nij plot 1216

Singh.

(Pradeep Kumar)
Pradeep Kumar
2.12.2021

Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur. Land is recorded at Vol. No.1, Page No.4, in the records of Circle Office, Jamshedpur.

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

MODE OF PAYMENT

Payment has been made through cheque/cash transaction.

10.07.20	Pradeep Kumar	206933	50000.00
10.07.20	Pradeep Kumar	206943	260000.00
14.07.20	Pradeep Kumar	206945	20000.00
16.07.20	Pradeep Kumar	206948	100000.00
20.07.20	Pradeep Kumar	206952	23000.00
24.07.20	Pradeep Kumar	206960	300000.00
30.07.20	Pradeep Kumar	206975	100000.00
06.08.20	Pradeep Kumar	206984	425000.00
21.08.20	Pradeep Kumar	206993	51000.00
12.03.21	Pradeep Kumar	315540	350000.00
19.03.21	Pradeep Kumar	315553	20000.00
24.03.21	Pradeep Kumar	315557	30000.00
25.03.21	Pradeep Kumar	315565	200000.00
09.04.21	Pradeep Kumar	315584	30000.00
05.07.21	Pradeep Kumar	426889	100000.00
18.08.21	Pradeep Kumar	426981	200000.00
02.04.20	Pradeep Kumar	158687	10000.00
02.04.20	Pradeep Kumar	158689	10000.00
04.04.20	Pradeep Kumar	158690	10000.00
14.04.20	Pradeep Kumar	158694	11000.00
16.04.20	Pradeep Kumar	158696	30000.00
17.04.20	Pradeep Kumar	158698	15000.00
27.04.20	Pradeep Kumar	158702	50000.00
28.04.20	Pradeep Kumar	158703	10000.00
11.05.20	Pradeep Kumar	158706	10000.00
29.05.20	Pradeep Kumar	158725	50000.00
30.05.20	Pradeep Kumar	158729	200000.00
02.06.20	Pradeep Kumar	158732	100000.00
06.06.20	Pradeep Kumar	710060	300000.00
06.06.20	Pradeep Kumar	710061	150000.00

Singh.

Qm.
Jamshedpur
2.12.2021

19.08.20	Kunal Kumar Singh	000175	50000.00
24.08.20	Kunal Kumar Singh	000183	400000.00
09.09.20	Kunal Kumar Singh	253616	10000.00
11.09.20	Kunal Kumar Singh	CASH	20000.00
01.10.20	Kunal Kumar Singh	000202	30000.00
02.11.20	Kunal Kumar Singh	000245	20000.00
19.11.20	Kunal Kumar Singh	000255	10000.00
24.11.20	Kunal Kumar Singh	000256	10000.00
01.12.20	Kunal Kumar Singh	000268	25000.00
04.01.21	Kunal Kumar Singh	000297	20000.00
01.02.21	Kunal Kumar Singh	315690	30000.00
05.02.21	Kunal Kumar Singh	000344	380000.00
04.03.21	Kunal Kumar Singh	000346	15000.00
08.03.21	Kunal Kumar Singh	000353	115000.00
10.03.21	Kunal Kumar Singh	000360	15000.00
12.03.21	Kunal Kumar Singh	000363	40000.00
12.03.21	Kunal Kumar Singh	000365	80000.00
19.03.21	Kunal Kumar Singh	315549	110000.00
05.04.21	Kunal Kumar Singh	315573	100000.00
19.04.21	Kunal Kumar Singh	315590	105000.00
26.04.21	Kunal Kumar Singh	315601	400000.00
06.05.21	Kunal Kumar Singh	000394	100000.00
18.06.21	Kunal Kumar Singh	000437	100000.00

IN WITNESS WHERE OF have signed this Sale Deed today at Jamshedpur on the date aforementioned

WITNESSES:

1) Chanchal W/O - Kanchan Kumar Dubey, 149 Baidilih Basti
(Chanchal Kumari Dubey)

2) Ramnarain Kant Singh, S/O Chandrika Singh R/O Block No-1 Ghatghosey Kadam S.S.R

Singh.

Ami
Prachin
2.12.2021

Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct.
Typed by:

Chanchal
Jsr. Court

Prachin
Advocate

NAME OF THE PURCHASER
RINKU SINGH



Singh



Signature and Finger Print of Left Hand of the Purchaser. Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

Prachin
Advocate

Singh



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000125359

Deed Type	Sale Deed
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 140000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 105000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3474030/- ,Transaction Amount :- Rs.3500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Uliyan Location :- Other Road, Uliyan Property Boundaries :- East: PART OF NIJ PLOT NO.1216, West; PART OF NIJ PLOT NO.1216, South: PART OF NIJ PLOT NO.1216, North; PLOT NO.1217 Volume Number - 1Page Number - 4Khata Number - 4Plot Number - 1216SAF Number - SAF685961261121020842 Area Of Land :- 5.00 Decimal

Sh./Smt.KUNAL KUMAR SINGH ALIAS KUNAL THAKUR s/o/d/o/w/o DINESH SINGH has presented the document for registration in this office

today dated :- 02-Dec-2021 Day :- Thursday Time :- 15:18:24 PM












KUNAL KUMAR SINGH ALIAS KUNAL THAKUR (Power Of Attorney)




Party Name	Document Type	Document Number
KUNAL KUMAR SINGH ALIAS KUNAL THAKUR	PAN/UID	AEYPT5711M

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PALTON GORAI THROUGH REP BY PRADEEP KUMAR ... Jharkhand PAN No.: ASJPK3554C	No	Address:-	PRADEEP KUMAR ... Jharkhand PAN No.: ASJPK3554C	SELLER Age:75			

Singh

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	KUNAL KUMAR SINGH ALIAS KUNAL THAKUR Address1 - VIJAYA GARDEN BARIDIH PS-BIRSANAGAR TOWN JAMSHEDPUR, Address2 ... Jharkhand PAN No.: AEYPT5711M, Permission Case No.-	Yes	KUNAL KUMAR SINGH Address:- H.NO-87/A SHASHTRINAGAR, BLOCK NO-1 GALI NO-5, Kadma, East Singhbhum, 831005, Jharkhand, India		SELLER Age:37			
3	PRADEEP KUMAR Address1 - 87 A SHASTRI NAGAR NEAR BAIKUNTH NATH MANDIR KADMA PS-KADMA TOWN JAMSHEDPUR, Address2 ... Jharkhand PAN No.: ASJPK3554C, Permission Case No.-	Yes	Pradeep Kumar Address:- 87A, NEAR BAIKUNTH NATH MANDIR, SHASTRI NAGAR, PO KADMA, JAMSHEDPUR, Purbi Singhbhum, 831005, Jharkhand, India		SELLER Age:49			
4	RINKU SINGH Address1 - 877/A GALI NO.5 SHASTRINAGAR KADMA, PS-KADMA TOWN JAMSHEDPUR; Address2 - ... Jharkhand PAN No.: CYMPS6022C, Permission Case No.-	Yes	Rinku Singh Address:- 87/a, Shastri Nagar, Gali No-5, Kadma, Kadma, East Singhbhum, 831005, Jharkhand, India		PURCHASER Age:36			

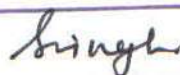
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	CHANCHAL KUMARI DUBEY S/o-D/o KARAN DUBEY Address1 - SUBHASH PATH BARIDIH BASTI TOWN 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	RAMAKANT SINGH Address1 - SHASTRINAGAR BLOCK NO.1 KADMA NEAR BAIKUNTH NATH MANDIR TOWN JAMSHEDPUR, Address2 - ... Jharkhand			



Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KUNAL KUMAR SINGH ALIAS KUNAL THAKUR , PRADEEP KUMAR , PALTON GORAI THROUGH REP BY PRADEEP KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (CHANCHAL KUMARI DUBEY) Son/Daughter/Wife of (KARAN DUBEY) resident of (SUBHASH PATH BARIDIH BASTI TOWN JAMSHEDPUR) and by occupation (House Wife).



Signature of Registering Officer

Date:- 02-Dec-2021

Seal and Signature of Registering Officer



Singh.



Document Registration Summary 1

Date :-02-Dec-2021

- Government/Market Value: ₹3474100/-
- Transaction Amount: ₹3500000 /-
- Paid Stamp Duty: ₹140000 /-

Receipt : 566758

Receipt Date : 02-12-2021

Presenter Name: KUNAL KUMAR SINGH ALIAS
KUNAL THAKUR

On Date 02-12-2021 Presented at District SRO -
Jamshedpur
Signature of Presenter *[Signature]*

PR ₹1
SP ₹1500
LL ₹3
A1 ₹105000
Stamp Duty ₹140000

District SRO - Jamshedpur

Total ₹246504

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	140000	140000	0	GRAS	RinkuSingh	• GRN Number : 2108605891 • DEPT Transaction Id : 4344b26a3eca109eb7fb • Transaction Type :	140000
PR	1	1	0	GRAS	RinkuSingh	• GRN Number : 2108619164 • DEPT Transaction Id : f0fe4eb421e9069e6223 • Transaction Type :	1
SP	1500	1500	0	GRAS	RinkuSingh	• GRN Number : 2108619164 • DEPT Transaction Id : f0fe4eb421e9069e6223 • Transaction Type :	1500
A1	105000	105000	0	GRAS	RinkuSingh	• GRN Number : 2108619164 • DEPT Transaction Id : f0fe4eb421e9069e6223 • Transaction Type :	105000

Singh.

LL	3	3	0	GRAS	RinkuSingh	<ul style="list-style-type: none"> • GRN Number : 2108619164 • DEPT Transaction Id : f0fe4eb421e9069e6223 • Transaction Type : 	3
Sub Total	246504	246504	0				

Article : Sale Deed Number of Pages : 100

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Singh

Token No.: 20210000125359

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **02-Dec-2021** by **KUNAL KUMAR SINGH ALIAS KUNAL THAKUR**, S/O, D/O, W/O **DINESH SINGH** resident of VIJAYA GARDEN BARIDIH PS-BIRSANAGAR TOWN JAMSHEDPUR .,

This deed was registered as Document No:- **2021/JSR/5839/BK1/5435** in Book No :- **BK1**, Volume No :- 1077 from Page No :- 463 to 562 at, office of **District SRO - Jamshedpur**

Date:- **02-Dec-2021**


Registering Officer

Singh



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : dd4e5f46f7061860b2d2

Receipt Date : 22-Mar-2022 11:56:30 am

Receipt Amount : 194600/-

Amount In Words : One Lakh Ninety Four Thousands Six Hundred Rupees Only

Token Number : 20220000036118

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MRS RINKU SINGH (Vendeo)

GRN Number : 2210417339

Singh



-: For Office Use :-

*Detale
22/3/22
Baur*



2022/JSR/1502/BK1/1405

Singh

22-3-22

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।

*इस रसीद के साक्षरता से पूर्व में
किसी प्रकार की सेवा नहीं की गई है।*

22/3/22

sale value
48,63700

103
Kadma

21/3/2022
194600

7/15
20/13

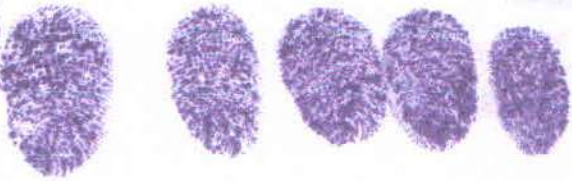
रपतिमान (रपता जालक क लीक)
जालक 1209 सुनिशानि 1209
में बई करे है
22/3/2022
न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।



ATTESTED

MAHENDRA KUMAR
ADVOCATE

22/3/22



नियम 21 के अधीन प्राहा: भारतीय स्टाम्प-अभिनियम
(3-इयन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, तं... के अधीन
बहावत् स्टाम-सहित (या स्टाम-मुक्त
के विमुख या स्टाम-मुक्त अपेक्षित नहीं।

जिला अवर निबन्धक

सम्पादित 22/3/2022 में जिला अवर निबन्धक
जिला के...
जामशेदपुर काराखाना अभिनियम 1838
की धारा 46(2) के अन्तगत नहीं है।

SALE DEED

Consideration: Rs.20,00,000/-

This sale deed is made on this the 22nd day of March, 2022 at Jamshedpur;

BY

Mr. Palton gorai, son of Late Prahlad Gorai, by faith Hindu, by Caste Obc,
by Nationality Indian, by occupation Cultivation resident of Uliyan Baste,
Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East
Singhbhum, Jharkhand, represented through his constituted Attorneys 1)
Mr.Kunal kumar singh(Pan no. :AEYPT5711M), UID No.(***** 0877)

Kunal Singh

निबन्धन-पदाधिकारी

145,911-0
300
1-00

22/3/2022
दस्तावेज जाँचा

Singh

22/3/22

Son of Mr. Dinesh Singh, by faith Hindu, by Caste general, by occupation Business, by nationality Indian, resident of Vijaya Garden Baridih & P.S Birsa nagar, Town Jamshedpur, District East Singhbhum, vide General Power of Attorney No.2022/JSR/1398/BK4/83 dated 14.03.2022, registered at Dist. Sub-registry Office, Jamshedpur, hereinafter called the VENDOR (which expression shall unless, excluded.)by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

IN FAVOUR OF

*Mrs.Rinku Singh, (Pan no. : CYMPS6022C), UID No.***** 6759) Wife of Mr. Kunal Kumar Singh, by faith Hindu, by Caste general, by nationality Indian, by occupation Business, resident of 87/A, Gali No.5, Shastri Nagar, Kadma, P.O. & p.s Kadma, Town Jamshedpur, District East Singhbhum within the State of Jharkhand, hereinaftere called the PURCHASER (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;*

WHERE AS FOLLOWS,

The lands mentioned under khata no.4, in mouza uliyan, as published in the year 1937, originally belonged to and was in possession of uday gorai, and he was the recorded tenant of the landlord and he was paying regularly rent with respect to the said land in his own name to the landlord; and where as uday gorai died leaving his two sons namely prahlad gorai and suhangorai

Singh

27/3/22

his legal heirs and successors, and the said two sons of deceased Uday gorai jointly inherited and came in possession of the entire land of khata no.4 in mouza Uliyan, JNAC; and Whereas said prahlad gorai and sukhan gorai, sold jointly/individually several pieces of land to the different buyers, and after death of said sukhan gorai, his widow kanta gorai inherited the remaining half share of land mentioned under khata no.4 and she sold several pieces of land in khata no.4 in mouza uliyan to the different buyers; and whereas said prahlad gorai died leaving behind his sons palton gorai and dhiren gorai as his legal heirs and successors who inherited and came in possession of lands in khata no.4 in mouza uliyan .

And after amicably partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner of thereof, without any interruption from any corner;

AND WHEREAS, the Vendor being in urgent need of money, voluntarily expressed his intent of selling the schedule below property and having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.2000000/- (Rupees twenty Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell his said property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.2000000/- (Rupees twenty Lakhs) only;

Singh

22/8/22

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That in consideration of a sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under him.

2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.

3) That from today all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.

4) That the Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.

5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.

Singh.

7/11/22
22/3/22

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

- a) that the Vendor is the lawful owner of the schedule below property and he is fully entitled to convey the same.
- b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispendences.
- 7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.
- 8) That the Vendor has handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.
- 9) That the Executant of the said Power of Attorney No.2022/JSR/1398/BK4/83, dated 14.03.2022 given to the said Attorney holders, is still alive and the said Power of Attorney has not been revoked by the Executant.
- 10) That the schedule below property is situated on Branch Road of mouja Uliyan.

SCHEDULE

All that piece and parcel of homestead land measuring an area 7 (seven) Decimals in portion of Plot No. 1209, under Khata No. 4, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

North : plot no.1209
South : part of nij plot 1209
East : part of nij plot 1209
West : part of nij plot 1209

Singh⁵

22/3/22

Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur. Land is recorded at Vol. No.1, Page No.4, Rent receipt no.0605308548 (receipt date 03.10.21) in the records of Circle Office, Jamshedpur. Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur.

MODE OF PAYMENT

Payment has been made through cheque/cash transaction.

DATE	TRANSACTION	AMOUNT
15.02.2022	CASH	45000/-
17.02.2022	CASH	15000/-
22.02.2022	CASH	40000/-
16.03.2022	NEFT	100000/-
19/03/2022	NEFT	50000/-
21.03.2022	608115	250000/-
21.03.2022	608116	250000/-
21.03.2022	608117	250000/-
22.03.2022	608118	250000/-
22.03.2022	608119	250000/-
22.03.2022	608120	250000/-
22.03.2022	608121	250000/-

IN WITNESS WHERE OF has signed this Sale Deed today at Jamshedpur on the date aforementioned

WITNESSES:

- 1) Pradeep Kumar - Shri Shri Chandrika Singh
87/A Shastri Nagar P.O. P.P.S. Kadma Jharkhand
- 2) Santosh Gorai s/o falgun Gorai
Wignam Bustee near Hari mandir P.O. P.P.S. Kadma
Jharkhand

Singh

22/3/22

Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct.
Typed by:

[Signature]
22/3/2022
Jsr. Court

[Signature]
22/3/2022
Advocate

NAME OF THE PURCHASER
Mrs. RINKU SINGH



ATTESTED

[Signature]
22/3/20
MAHENDRA KUMAR
ADVOCATE

[Signature]
22-3-22

Signature and Finger Print of Left Hand of the Purchaser.

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

[Signature]
22/3/2022
Advocate

[Signature]



Pre Registration Docket

Date :- 22-03-2022 12:16 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20220000036118

Appointment :- 22-Mar-2022 Time:- 11:0

Article	Sale Deed
Pre Registration Date	21-Mar-2022
No. Of Pages	50
Stamp Duty	194548
Paid Stamp Duty	0
Total Fees	₹ 1,47,415.

Property Id: 703833

Valuation No. : 947497 / 2022	:- 2021-2022	User Id : 36966	Date : 22-March-2022 12:57:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Uliyan	
Uliyan - Other Road			
Volume Number - 1			
Page Number - 4			
SAF Number - SAF702745210322084326			
Khata Number - 4			
Plot Number - 1209			
Ward Number - 2			
Valuation Rule : Residential Land			
Property Details			
I	Land area	7 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7 x 694806=4863642	₹48,63,642/-
A	Total		₹48,63,642/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹48,63,700/-
Total Amount in Words : Forty Eight Lakhs Sixty Three Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF NIJ PLOT NO 1209, West: PART OF NIJ PLOT NO 1209, South: PART OF NIJ PLOT NO 1209, North: PLOT NO 1209
--	--

Singh

Area	Land area : 7.00 Decimal
Other Description of the Property	Pin Code - 831005
Government/Market Value	4863642
Transaction Amount	2000000

SELLER	-Mr. PALTON GORAI THROUGH, Address - ULIYAN BASTEE NEAR HARI MANDIR P.O. AND P.S. KADMA TOWN JAMSHEDPUR- ,Father/Husband Name LATE PRAHLAD GORAI , PAN No.- *****046C,Permission Case No.- , Aadhaar No.
	-Mr. KUNAL KUMAR SINGH , Address - VIJAYA GARDENS BARIDIH P.S.BIRSANAGAR TOWN JAMSHEDPUR- ,Father/Husband Name DINESH SINGH , PAN No.- *****711M,Permission Case No.- , Aadhaar No. *****0877
PURCHASER	-Mrs. RINKU SINGH, Address - 87/A GALI NO 5 SHASTRI NAGAR P.O. AND P.S. KADMA TOWN JAMSHEDPUR- .Father/Husband Name KUNAL KUMAR SINGH , PAN No.- *****022C,Permission Case No.- , Aadhaar No. *****6759

Witness Information	Mr. SANTOSH GORAI , Address - ULIYAN BASTEE NEAR HARI MANDIR P.O. AND P.S. KADMA JAMSHEDPUR-, Father/Husband Name-PALTON GORAI
---------------------	---

Identifier Details	Mr. PRADEEP KUMAR , Address - 87/A SHASTRI NAGAR NEAR BAIKUND NATH MANDIR P.O. KADMA JAMSHEDPUR-, Father/Husband Name-CHANDRIKA SINGH
--------------------	--

Fee Rule:Sale Deed		
1	Stamp Duty	1,94,548

1	SP	1,500
Total		1,500

Fee Rule:Sale Deed		
1	A1	1,45,911
2	LL	3
3	PR	1
Total		1,45,915

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.

[Signature]
22/3/2022
Deed Writer / Advocate

[Signature]
22-3-22
Vendee / Claimant

[Signature]
22/3/22
Vendor / Executant



Document Registration Summary 1

Date :-22-Mar-2022

- Government/Market Value: ₹4863700/-
- Transaction Amount: ₹2000000 /-
- Paid Stamp Duty: ₹194600 /-

On Date 22-03-2022 Presented at District SRO -
Jamshedpur
Signature of Presenter

Handwritten signature
22-3-22
District SRO - Jamshedpur

Receipt : 623773

Receipt Date : 22-03-2022

Presenter Name: KUNAL KUMAR SINGH

PR ₹1
SP ₹1500
LL ₹3
A1 ₹145911
Stamp Duty ₹194600

Total

₹342015

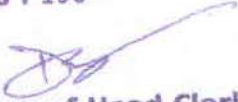
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	194548	194600	-52	GRAS	MrsRinkuSingh	• GRN Number : 2210417339 • DEPT Transaction Id : dd4e5f46f7061860b2d2 • Transaction Type :	194600
PR	1	1	0	GRAS	MrsRinkuSingh	• GRN Number : 2210417574 • DEPT Transaction Id : f166f67b077d5682a109 • Transaction Type :	1
SP	1500	1500	0	GRAS	MrsRinkuSingh	• GRN Number : 2210417574 • DEPT Transaction Id : f166f67b077d5682a109 • Transaction Type :	1500
A1	145911	145911	0	GRAS	MrsRinkuSingh	• GRN Number : 2210417574 • DEPT Transaction Id : f166f67b077d5682a109 • Transaction Type :	145911

Handwritten signature

LL	3	3	0	GRAS	MrsRinkuSingh	<ul style="list-style-type: none"> • GRN Number : 2210417574 • DEPT Transaction Id : f166f67b077d5682a109 • Transaction Type : 	3
Sub Total	341963	342015	-52				

Article : Sale Deed Number of Pages : 100


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 :- 20220000036118

Deed Type	Sale Deed
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 194548, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 145911, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.4863642/- ,Transaction Amount :- Rs.2000000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Uliyan Location :- Other Road, Uliyan Property Boundaries :- East: PART OF NIJ PLOT NO 1209, West: PART OF NIJ PLOT NO 1209, South: PART OF NIJ PLOT NO 1209, North: PLOT NO 1209 Volume Number - 1Page Number - 4SAF Number - SAF702745210322084326Khata Number - 4Plot Number - 1209Ward Number - 2 Area Of Land :- 7.00 Decimal

Sh./Smt. KUNAL KUMAR SINGH s/o/d/o/w/o DINESH SINGH has presented the document for registration in this office

today dated :- 22-Mar-2022 Day :- Tuesday Time :- 15:15:03 PM



KUNAL KUMAR SINGH (Power Of Attorney)

Party Name	Document Type	Document Number
KUNAL KUMAR SINGH	PAN/UID	AEYPT5711M

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



Singh

1	PALTON GORAI THROUGH ... Jharkhand PAN No.: DTQPG9046C	No	Address:- ... Jharkhand - PAN No.: AEYPT5711M	KUNAL KUMAR SINGH	SELLER Age:75		
2	KUNAL KUMAR SINGH Address1 - VIJAYA GARDENS BARIDIH P.S.BIRSANAGAR TOWN JAMSHEDPUR, Address2 ... Jharkhand PAN No.: AEYPT5711M, Permission Case No.-	Yes	KUNAL KUMAR SINGH Address:- H.NO-87/A SHASHTRINAGAR, BLOCK NO-1 GALI NO-5, Kadma, East Singhbhum, 831005, Jharkhand, India		SELLER Age:37		
3	RINKU SINGH Address1 - 87/A GALI NO 5 SHASTRI NAGAR P.O. AND P.S. KADMA TOWN JAMSHEDPUR, Address2 ... Jharkhand PAN No.: CYMPS6022C, Permission Case No.-	Yes	Rinku Singh Address:- 87/a, Shastri Nagar, Gali No-5, Kadma, East Singhbhum, 831005, Jharkhand, India		PURCHASER Age:36		

Am

Singh

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRADEEP KUMAR S/o-D/o CHANDRIKA SINGH Address1 - 87/A SHASTRI NAGAR NEAR BAIKUND NATH MANDIR P.O. KADMA JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			<i>Pradeep Kumar</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

Singh

1	SANTOSH GORAI Address1 - ULIYAN BASTEE NEAR HARI MANDIR P.O. AND P.S. KADMA JAMSHEDPUR, Address2 - ... Jharkhand			
---	--	--	--	--

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**KUNAL KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**PRADEEP KUMAR**) Son/Daughter/Wife of (**CHANDRIKA SINGH**) resident of (**87/A SHASTRI NAGAR NEAR BAIKUND NATH MANDIR P.O. KADMA JAMSHEDPUR**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 22-Mar-2022

Seal and Signature of Registering Officer

Singh

Token No.: 20220000036118

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **22-Mar-2022** by **KUNAL KUMAR SINGH**, S/O, D/O, W/O **DINESH SINGH** resident of VIJAYA GARDENS BARIDIH P.S.BIRSANAGAR TOWN JAMSHEDPUR ..

This deed was registered as Document No:- **2022/JSR/1502/BK1/1405** in Book No :- **BK1**, Volume No :- 254 from Page No :- 299 to 398 at, office of **District SRO - Jamshedpur**

Date:- **22-Mar-2022**


Registering Officer



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0f2c6c6e6e453f5b5b9d

Receipt Date : 24-Mar-2022 01:16:05 pm

Receipt Amount : 194600/-

Amount In Words : One Lakh Ninety Four Thousands Six Hundred Rupees Only

Token Number : 20220000037574

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RINKU SINGH (Vendeer)

GRN Number : 2210467640



-: For Office Use :-

Vendee
Rinku Singh



Singh

2022/JSR/1556/BK/1452

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। इस रसीद के आधारे को पूर्व में किसी प्रकार की सेवा नहीं की गई है।

Singh
24/3/2022

Subur
4863700

PS
Kadma

Stm
194600

खता नंबर 4 खार जखल
1209 खता नंबर 1209 के दस्त
नहीं है
24/3/2022



ATTESTED

MAHENDRA KUMAR
ADVOCATE



न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।
24/3/2022

नियम 21 के अर्धीन प्राप्ता: भारतीय स्वाम्य-अधिभियम
(इंटरनल स्वाम्य नियम), 1998 की खण्ड 1
या 1क, से 24/3/2022 के अर्धीन
प्राप्त एवं सही पाया।
सं विमुख या स्वाम्य-सुलभ अपेक्षित नहीं।

जिला अवर नियन्त्रक

हस्ताक्षरित दस्तावेज में लेखक/री / प्रिंसीपल
जानें के 24/3/2022 अर्धीन की गई है।
छोटागायपुर कारतकारी अधिनियम 1998
की धारा 48(B) के अन्तर्गत नहीं है।
24/3/2022

SALE DEED

Consideration: Rs.20,00,000/-

This sale deed is made on this the 24 day of March, 2022 at Jamshedpur;

BY

Mr. Palton gorai, son of Late Prahlad Gorai, by faith Hindu, by Caste Obc,
by Nationality Indian, by occupation Cultivation resident of Uliyan Baste, Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, represented through his constituted Attorneys 1)

Mr.Kunal kumar singh(Pan no. :AEYPT5711M), UID No.(***** 0877)

Singh

145911
300
100

24/3/2022
दस्तावेज जाँचा

Copy
24/3/2022

Son of Mr. Dinesh Singh, by faith Hindu, by Caste general, by occupation Business, by nationality Indian, resident of Vijaya Garden Baridih & P.S Birsa nagar, Town Jamshedpur, District East Singhbhum, vide General Power of Attorney No.2022/JSR/1398/BK4/83 dated 14.03.2022, registered at Dist. Sub-registry Office, Jamshedpur, hereinafter called the VENDOR (which expression shall unless, excluded.)by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

IN FAVOUR OF

*Mrs. Rinku Singh, (Pan no. : CYMPS6022C), UID No.***** 6759) Wife of Mr. Kunal Kumar Singh, by faith Hindu, by Caste general, by nationality Indian, by occupation Business, resident of 87/A, Gali No.5, Shastri Nagar, Kadma, P.O. & p.s Kadma Town Jamshedpur, District East Singhbhum within the State of Jharkhand, hereinafter called the PURCHASER (which expression shall unless, -excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;*

WHERE AS FOLLOWS,

The lands mentioned under khata no.4, in mouza uliyan, as published in the year 1937, originally belonged to and was in possession of uday gorai, and he was the recorded tenant of the landlord and he was paying regularly rent with respect to the said land in his own name to the landlord; and where as uday gorai died leaving his two sons namely prahlad gorai and sukhangorai

Singh

24/12/2022

his legal heirs and successors, and the said two sons of deceased Uday gorai jointly inherited and came in possession of the entire land of khata no.4 in mouza Uliyan, JNAC; and Whereas said prahlad gorai and sukhan gorai, sold jointly/individually several pieces of land to the different buyers, and after death of said sukhan gorai, his widow kanta gorai inherited the remaining half share of land mentioned under khata no.4 and she sold several pieces of land in khata no.4 in mouza uliyan to the different buyers; and whereas said prahlad gorai died leaving behind his sons palton gorai and dhiren gorai as his legal heirs and successors who inherited and came in possession of lands in khata no.4 in mouza uliyan .

And after amicably partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner of thereof, without any interruption from any corner;

AND WHEREAS, the Vendor being in urgent need of money, voluntarily expressed his intent of selling the schedule below property and having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.2000000/- (Rupees twenty Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell his said property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.2000000/- (Rupees twenty Lakhs) only;

4

Singh

24/11/2012

NOW THIS SALE DEED WITNESSETH AS FOLLOWS.

1) That in consideration of a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under him.

2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.

3) That from today all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.

4) That the Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.

5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.

Singh

Chand
24/3/2022

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

a) that the Vendor is the lawful owner of the schedule below property and he is fully entitled to convey the same.

b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispendences.

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That the Vendor has handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.

9) That the purchaser has paid the consideration amount to the vendor for the schedule below property through different cheques.

10) That the Executant of the said Power of Attorney No.2022/JSR/1398/BK4/83, dated 14.03.2022 given to the said Attorney holders, is still alive and the said Power of Attorney has not been revoked by the Executant.

11) That the schedule below property is situated on Branch Road of mouja Uliyan.

SCHEDULE

All that piece and parcel of homestead land measuring an area 7 (seven) Decimals in portion of Plot No. 1209, under Khata No. 4, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

North : purchaser nij
South : purchaser nij
East : purchaser nij
West : purchaser nij

6
Singh

24/3/2022

Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur. Land is recorded at Vol. No.1, Page No.4, Rent receipt no.0605308548 (receipt date 03.10.21) in the records of Circle Office, Jamshedpur. Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur.

INWITNESS WHERE OF has signed this Sale Deed today at Jamshedpur on the date aforementioned

WITNESSES: *Baldeep Singh*

- 1) *Baldeep Kumar s/o Chandrika Singh*
87/A Ghatghati Nagar P.O. & P.S. Madama Jamshedpur
- 2) *Santosh Gurai s/o Palton Gurai*
Vihari Bastee Near Hari mandir P.O. & P.S. Madama Jsr

Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct. Typed by:

[Signature]
24/3/2022
Jsr. Court

[Signature]
24/3/2022
Advocate

NAME OF THE PURCHASER
MRS. RINKU SINGH



ATTESTED
[Signature]
24/3/2022
MAHENDRA K U

[Signature]
24/3/2022

Signature and Finger Print of Left Hand of the Purchaser. Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

[Signature]
24/3/2022
Advocate

7
Singh

**National Generic Document Registration System**
Department of Land Resources

Rural Development

100% Digital
DEPT. OF REVENUE,
REGISTRATION & LAND REFORMS
GOVT. OF JHARKHAND

Payment Gateway Response

Transaction Success!

Name	RinkuSingh
Token No / Depositor ID	20220000037574
Amount	147415
Transaction ID	b0da1fb86bc88fbd137c
GRN	2210468749
CIN	10002162022032408507
Time	2022-03-24 13:37:57

Print

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)
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Jharkhand

24 March 2022, 13:39:07

42 : 18

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0
24/3/2022

Singh.



Document Registration Summary 1

Date :-24-Mar-2022

- Government/Market Value: ₹4863700/-
- Transaction Amount: ₹2000000 /-
- Paid Stamp Duty: ₹194600 /-

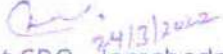
Receipt : 625578

Receipt Date : 24-03-2022

Presenter Name: KUNAL KUMAR SINGH

On Date 24-03-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter


24/3/2022
District SRO - Jamshedpur

PR ₹1
SP ₹1500
LL ₹3
A1 ₹145911
Stamp Duty ₹194600

Total ₹342015

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	194548	194600	-52	GRAS	RinkuSingh	• GRN Number : 2210467640 • DEPT Transaction Id : 0f2c6c6e6e453f5b5b9d • Transaction Type :	194600
PR	1	1	0	GRAS	RinkuSingh	• GRN Number : 2210468749 • DEPT Transaction Id : b0da1fb86bc88fbd137c • Transaction Type :	1
SP	1500	1500	0	GRAS	RinkuSingh	• GRN Number : 2210468749 • DEPT Transaction Id : b0da1fb86bc88fbd137c • Transaction Type :	1500
A1	145911	145911	0	GRAS	RinkuSingh	• GRN Number : 2210468749 • DEPT Transaction Id : b0da1fb86bc88fbd137c • Transaction Type :	145911

Singh

LL	3	3	0	GRAS	RinkuSingh	<ul style="list-style-type: none"> • GRN Number : 2210468749 • DEPT Transaction Id : b0da1fb86bc88fbd137c • Transaction Type : 	3
Sub Total	341963	342015	-52				

Article : Sale Deed Number of Pages : 100

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Singh.



OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000037574

Deed Type	Sale Deed
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 194548, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 145911, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4863642/- ,Transaction Amount :- Rs.2000000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Uliyan Location :- Other Road, Uliyan Word No2 Property Boundaries :- East: PURCHASER NIJ, West: PURCHASER NIJ, South: PURCHASER NIJ, North: PURCHASER NIJ Volume Number - 1Page Number - 4SAF Number - SAF702745210322084326Khata Number - 4Plot Number - 1209Ward Number - 2 Area Of Land :- 7.00 Decimal

Sh./Smt. **KUNAL KUMAR SINGH** s/o/d/o/w/o **DINESH SINGH** has presented the document for registration in this office
today dated :- 24-Mar-2022 Day :- Thursday Time :- 16:28:51 PM



KUNAL KUMAR SINGH (Power Of Attorney)

Party Name	Document Type	Document Number
KUNAL KUMAR SINGH	PAN/UID	AEYPT5711M

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

Singh

**PALTON GORAI
THROUGH**
... Jharkhand
PAN No.: DTQPG9046C

No

Address:-

**KUNAL
KUMAR
SINGH**

**SELLER
Age:75**

... Jharkhand
PAN No.:
AEYPT5711M

2 KUNAL KUMAR SINGH
**Address1 - VIJAYA
GARDENS BARIDIH P.S.
BIRSANAGAR
JAMSHEDPUR, Address2**
... Jharkhand
PAN No.:
AEYPT5711M, **Permission
Case No.-**

Yes

**KUNAL KUMAR
SINGH**
**Address:- H.NO-
87/A
SHASHTRINAGAR,
, BLOCK NO-1
GALI NO-5, ,
Kadma, , East
Singhbhum,
831005, ,
Jharkhand, India**

**SELLER
Age:37**



Kumar

3 RINKU SINGH
**Address1 - 87/A GALI NO
5 SHASTRI NAGAR
KADMA P.O. AND P.S.
KADMA JAMSHEDPUR,
Address2 -**
... Jharkhand
PAN No.:
CYMPS6022C, **Permission
Case No.-**

Yes

Rinku Singh
**Address:- 87/a,
Shastri Nagar, Gali
No-5, Kadma,
Kadma, , East
Singhbhum,
831005, ,
Jharkhand, India**

**PURCHASER
Age:36**



Singh

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRADEEP KUMAR S/o-D/o CHANDRIKA SINGH Address1 - 87/A SHASTRI NAGAR NEAR BAIKUND NATH MANDIR P.O. KADMA JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			<i>Pradeep Singh</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANTOSH GORAI Address1 - ULIYAN BASTEE NEAR HARI MANDIR P.O. AND P.S. KADMA JAMSHEDPUR, Address2 - ... Jharkhand			

Singh

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**KUNAL KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**PRADEEP KUMAR**) Son/Daughter/Wife of (**CHANDRIKA SINGH**) resident of (**87/A SHASTRI NAGAR NEAR BAIKUND NATH MANDIR P.O. KADMA JAMSHEDPUR**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 24-Mar-2022

Seal and Signature of Registering Officer

Singh.

Token No.: 2022000037574


CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **24-Mar-2022** by **KUNAL KUMAR SINGH**, S/O, D/O, W/O **DINESH SINGH** resident of VIJAYA GARDENS BARIDIH P.S. BIRSANAGAR JAMSHEDPUR

This deed was registered as Document No:- **2022/JSR/1556/BK1/1452** in Book No :- **BK1**, Volume No :- 264 from Page No :- 311 to 410 at, office of **District SRO - Jamshedpur**

Date: **24-Mar-2022**


Registering Officer

Singh



Government of Jharkhand
Receipt of Online Payment of Stamp Duty

Singh.

NON JUDICIAL

Receipt Number : d83a1ca87e1751fdaabc
Receipt Date : 26-Mar-2022 11:02:29 am
Receipt Amount : 150700/-
Amount In Words : One Lakh Fifty Thousands Seven Hundred Rupees Only
Token Number : 20220000038887
Office Name : District SRO - Jamshedpur
Document Type : Sale Deed
Payee Name : MRS RINKU SINGH (Vendee)
GRN Number : 2210507278



:- For Office Use :-

*before
26/3/22
Bare*



*Singh
26/3/2022*

2022 | JSR | 1609 | BK1 | 1503

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। इस रसीद को मारना या फुटाना

12000 प्रमाण नहीं सेवा नहीं करेगा

सदर
37,65,900

PS
Kadma

Stamp
150700

रखता जल्द म ह्याद जल्द
126 अतिरिक्त प्रमाण के कद
जोड़े हैं 26/3/22

26/3/22
न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।



Attorney
[Signature]

Adv

[Signature]

26/3/2022

जिला अवर निबन्धक

हस्ताक्षरित दस्तावेज में लेखांकन / विवरण
जाति के D. B. C. अंकित की गई है।
जामशेदपुर काश्तकारी अधिनियम 1908
की धारा 49(B) के अन्तर्गत नहीं है।

SALE DEED

Consideration: Rs.150 00 00/-

This sale deed is made on this the 26th day of March, 2022 at Jamshedpur;

BY

निबंधन-पदाधिकारी
Mr. Palton gorai, son of Late Prahlad Gorai, by faith Hindu, by Caste Obc,
by Nationality Indian, by occupation Cultivation resident of Uliyan Baste, Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, represented through his constituted Attorney Mr.Kunal kumar singh(Pan no. :AEYPT5711M), UID No.(***** 0877)

Son of Mr. Dinesh Singh, by faith Hindu, by Caste general, by occupation Business, by nationality Indian, resident of Vijaya Garden Baridih & P.S Birsu nagar, Town Jamshedpur, District East Singhbhum, vide General Power of Attorney No.2022/JSR/1398/BK4/83 dated 14.03.2022, registered at Dist. Sub-registry Office, Jamshedpur, hereinafter called the VENDOR (which expression shall unless, excluded.)by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

Att 112977
LLR 200
PR 100

26/3/2022
दस्तावेज जाँचा

Singh.

26/5/2022

IN FAVOUR OF

*Mrs. Rinku Singh, (Pan no. : CYMPS6022C), UID No.***** 6759) Wife of Mr. Kunal Kumar Singh, by faith Hindu, by Caste general, by nationality Indian, by occupation Business, resident of 87/A, Gali No.5, Shastri Nagar, Kadma, P.O. & p.s Kadma Town Jamshedpur, District East Singhbhum within the State of Jharkhand, hereinaftere called the PURCHASER (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;*

WHERE AS FOLLOWS,

The lands mentioned under khata no.4, in mouza uliyan, as published in the year 1937, originally belonged to and was in possession of uday gorai, and he was the recorded tenant of the landlord and he was paying regularly rent with respect to the said land in his own name to the landlord; and where as uday gorai died leaving his two sons namely prahlad gorai and sukhangorai his legal heirs and successors, and the said two sons of deceased Uday gorai jointly inherited and came in possession of the entire land of khata no.4 in mouza Uliyan, JNAC; and Whereas said prahlad gorai and sukhan gorai, sold jointly/individually several pieces of land to the different buyers, and after death of said sukhan gorai, his widow kanta gorai inherited the remaining half share of land mentioned under khata no.4 and she sold several pieces of land in khata no4 in mouza uliyan to the different buyers; and whereas said prahlad gorai died leaving behind his sons palton gorai and dhiren gorai as his legal heirs and successors who inherited and came in possession of lands in khata no.4 in mouza uliyan .And after amicably partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner of thereof, without any interruption from any corner;

AND WHEREAS, *the Vendor being in urgent need of money, voluntarily expressed his intent of selling the schedule below property and having come to know the intention of the Vendor, the Purchaser hereof has approached*

Singh.

Singh.
26/3/2022

the Vendor and after inspected the land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.1500000/- (Rupees fifteen Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell his said property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.1500000/- (Rupees fifteen Lakhs) only;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

*1) That in consideration of a sum of Rs.150,00,00/- (Rupees fifteen Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser **TO HAVE AND TO HOLD** the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under him. .*

2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.

3) That from today all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.

4) That the Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.

5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.

Singh.

J.
26/3/2022

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

- a) that the Vendor is the lawful owner of the schedule below property and he is fully entitled to convey the same.
- b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispendences.
- 7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.
- 8) That the Vendor has handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.
- 9) That the purchaser has paid the consideration amount to the vendor for the schedule below property through different cheques.
- 10) That the Executant of the said Power of Attorney No.2022/JSR/1398/BK4/83, dated 14.03.2022 given to the said Attorney holders, is still alive and the said Power of Attorney has not been revoked by the Executant.
- 11) That the schedule below property is situated on Branch Road of mouja Uliyan.

SCHEDULE

All that piece and parcel of homestead land measuring an area 5.42 Decimals in portion of Plot No. 1216, under Khata No. 4, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

North : purchaser nij plot no.1216
South : purchase nij plot no.1216
East : plot no.1216
West : purchaser nij plot no1216

Singh.

26/3/2022

Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur. Land is recorded at Vol. No.1, Page No.4, Rent receipt no.0605308548 (receipt date 03.10.21) in the records of Circle Office, Jamshedpur. Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur.

INWITNESS WHERE OF has signed this Sale Deed today at Jamshedpur on the date aforementioned

WITNESSES:

- 1) Pradeep Kumar s/o Chandrika Singh. 26/3/2022
- 2) BHA Shastri Nagar Kadma JRR-J
- Santosh Gorai s/o Paltan Gorai
- Whipon Bastia Kadma JRR

Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct. Typed by:

Jsr. Court

Advocate 26/3/2022

NAME OF THE PURCHASER

A RN- RINKU SINGH



Atto
Ment
Adv



Singh
26/3/2022

Signature and Finger Print of Left Hand of the Purchaser.

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

Advocate 26/3/2022

Singh.

National Generic Document Registration System
Department of Land Resources

Modernisation of Land Records - Promotion of Rural Development

Revenue, Registration & Land Resources

Payment Gateway Response

Transaction Successful Please Note: Your Transaction ID is

Name	MrsRinkuSingh
Token No / Depositor ID	20220000038887
Amount	114301
Transaction ID	842c58672dedc744ece6
GRN	2210507517
CIN	10002162022032603078
Time	2022-03-26 11:09:11

Print

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)
Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of Jharkhand

26 March 2022, 11:10:52

42 : 1

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0*Rinku Singh**Singh*



Pre Registration Docket

Date :- 26-03-2022 07:52 am

Office Name :- District SRO - Jamshedpur
Token No:- 20220000038887

Appointment :- 26-Mar-2022 Time:- 10:0

Article	Sale Deed
Pre Registration Date	26-Mar-2022
No. Of Pages	44
Stamp Duty	150636
Paid Stamp Duty	0
Total Fees	₹ 1,14,301.

Property Id: **707599**

Valuation No. : 952689 / 2022	:- 2021-2022	User Id : 36966	Date : 26-March-2022 07:02:AM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)		Village/City : Uliyan
Uliyan Word No2 - Other Road			
Volume Number - 1			
Page Number - 4			
SAF Number - SAF699719280222103604			
Khata Number - 4			
Plot Number - 1216			
Ward Number - 2			

Valuation Rule : Residential Land

Property Details

1	Land area	5.42 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.42 x 694806=3765848.52	₹37,65,849/-
A	Total		₹37,65,849/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹37,65,900/-
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Total Amount in Words : Thirty Seven Lakhs Sixty Five Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1216, West: PURCHASER NIJ PLOT NO 1216, South: PURCHASER NIJ PLOT NO 1216, North: PURCHASER NIJ PLOT NO 1216
--	--

Singh

Area	Land area : 5.42 Decimal
Other Description of the Property	Pin Code - 831005
Government/Market Value	3765848.52
Transaction Amount	1500000

SELLER	-Mr. PALTON GORAI THROUGH, Address - ULIYAN BASTEE NEAR KALI MANDIR P.O. AND P.S. KADMA JAMSHEDPUR- ,Father/Husband Name LATE PRAHLAD GORAI , PAN No.- *****046C,Permission Case No.- , Aadhaar No.
	-Mr. KUNAL KUMAR SINGH , Address - VIJAYA GARDENS P.S. BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name DINESH SINGH , PAN No.- *****177M,Permission Case No.- , Aadhaar No. *****0877
PURCHASER	-Mrs. RINKU SINGH, Address - 87/A GALI NO 5 SHASTRI NAGAR P.O. AND P.S. KADMA JAMSHEDPUR- ,Father/Husband Name KUNAL KUMAR SINGH , PAN No.- *****022C,Permission Case No.- , Aadhaar No. *****6759

Witness Information	Mr. SANTOSH GORAI , Address - ULIYAN BASTEE NEAR KALI MANDIR P.O. AND P.S. KADMA JAMSHEDPUR-, Father/Husband Name-PALTON GORAI
---------------------	---

Identifier Details	Mr. PRADEEP KUMAR , Address - 87/A SHASTRI NAGAR NEAR BAIKUND NATH MANDIR P.O. KADMA JAMSHEDPUR-, Father/Husband Name-CHANDRIKA SINGH
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Fee Rule:Sale Deed		
1	Stamp Duty	1,50,636

1	SP	1,320
Total		1,320

Fee Rule:Sale Deed		
1	A1	1,12,977
2	LL	3
3 ⁰	PR	1
Total		1,12,981

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

Q. Singh

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


Vendee / Claimant


Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-26-Mar-2022

- Government/Market Value: ₹3765900/-
- Transaction Amount: ₹1500000 /-
- Paid Stamp Duty: ₹150700 /-

Receipt : 626882

Receipt Date : 26-03-2022

Presenter Name: KUNAL KUMAR SINGH

On Date 26-03-2022 Presented at District SRO -
Jamshedpur
Signature of Presenter

PR ₹1
SP ₹1320
LL ₹3
A1 ₹112977
Stamp Duty ₹150700

[Signature]
26/3/2022
District SRO - Jamshedpur

Total ₹265001


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	150636	150700	-64	GRAS	MrsRinkuSingh	• GRN Number : 2210507278 • DEPT Transaction Id : d83a1ca87e1751fdaabc • Transaction Type :	150700
PR	1	1	0	GRAS	MrsRinkuSingh	• GRN Number : 2210507517 • DEPT Transaction Id : 842c58672dedc744ece6 • Transaction Type :	1
SP	1320	1320	0	GRAS	MrsRinkuSingh	• GRN Number : 2210507517 • DEPT Transaction Id : 842c58672dedc744ece6 • Transaction Type :	1320
A1	112977	112977	0	GRAS	MrsRinkuSingh	• GRN Number : 2210507517 • DEPT Transaction Id : 842c58672dedc744ece6 • Transaction Type :	112977

Singh

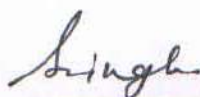
LL	3	3	0	GRAS	MrsRinkuSingh	<ul style="list-style-type: none"> • GRN Number : 2210507517 • DEPT Transaction Id : 842c58672dedc744ece6 • Transaction Type : 	3
Sub Total	264937	265001	-64				

Article : Sale Deed Number of Pages : 88

 **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 :- 202200000381

Deed Type	Sale Deed
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 150036, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 112977, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3765849/- ,Transaction Amount :- Rs.1500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Uliyan Location :- Other Road, Uliyan Word No2 Property Boundaries :- East: PLOT NO 1216, West: PURCHASER NIJ PLOT NO 1216, South: PURCHASER NIJ PLOT NO 1216, North: PURCHASER NIJ PLOT NO 1216 Volume Number - 1Page Number - 4SAF Number - SAF699719280222103604Khata Number - 4Plot Number - 1216Ward Number - 2 Area Of Land :- 5.42 Decmal

Sh./Smt. KUNAL KUMAR SINGH s/o/d/o/w/o DINESH SINGH has presented the document for registration in this office

today dated :- 26-Mar-2022 Day :- Saturday Time :- 14:53:45 PM







KUNAL KUMAR SINGH (Power Of Attorney)

Party Name	Document Type	Document Number
KUNAL KUMAR SINGH	PAN/UID	AEYPT5177M

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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Singh.

1	PALTON GORAI THROUGH ... Jharkhand PAN No.: DTQPG9046C	No	Address:- ... PAN No.: AEYPT5177M	KUNAL KUMAR SINGH ... PAN No.: AEYPT5177M	SELLER Age:47		
2	KUNAL KUMAR SINGH Address1 - VIJAYA GARDENS P.S. BIRSANAGAR JAMSHEDPUR, Address2 ... Jharkhand PAN No.: AEYPT5177M, Permission Case No.-	Yes	KUNAL KUMAR SINGH Address:- H.NO-87/A SHASHTRINAGAR, FLOCK NO-1 GALI NO-5, Kadma, East Singhbhum, 831005, Jharkhand, India		SELLER Age:37		
3	RINKU SINGH Address1 - 87/A GALI NO 5 SHASTRI NAGAR P.O. AND P.S. KADMA JAMSHEDPUR, Address2 ... Jharkhand PAN No.: CYMPS6022C, Permission Case No.-	Yes	Rinku Singh Address:- 87/a, Shastri Nagar, Gali No-5, Kadma, East Singhbhum, 831005, Jharkhand, India		PURCHASER Age:37		

Signature

Signature

Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRADIP KUMAR S/o-D/o CHANDNIKA SINGH Address1 - 87/A SHASTRI NAGAR NEAR BIRKUND NATH MANDIR P.O. KADMA JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			<i>Pradip Kumar</i>

Witness:

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

Signature

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHYAMSHI GORAI Address1 - ULIAN BASTEE NEAR KALI MANDIR P.O. AND P.S. KADMA JAMSHEDPUR, Address2 - Jharkhand			

Signature of Operator 



Seal and Signature of Registering Office

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KUNAL KUMAR SINGH); has have admitted the execution before me. He/ She/ They has / have been identified by (PRADEEP KUMAR) Son/Daughter of (CHANDRIKA SINGH) resident of (87/A SHASTRI NAGAR NEAR BAIKUND NATH MANDIR P.O. KADMA JAMSHEDPUR) and by occupation (Service).



Signature of Registering Office

Seal and Signature of Registering Officer

Date:- 26-Mar-2022

Singh.

Token No.: 20220000038887

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **26-Mar-2022** by **KUNAL KUMAR SINGH**, S/O, D/O, W/O **DINESH SINGH** resident of VIJAYA GARDENS P.S. SIRANAGA, R JAMSHEDPUR, .
This deed was registered as Document No:- **2022/JSR/1609/BK1/1503** in Book No :- **BK1**, Volume No :- **273** from Page No :- 393 to 480 at, office of **District SRO - Jamshedpur**

Date:- **26-Mar-2022**


Registering Officer

Singh