

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: 4785e46b6f67c0fac776

Receipt Date: 07-Mar-2022 12:15:53 pm

Receipt Amount: 320000/-

Amount In Words: Three Lakh Twenty Thousands Rupees

Only

Token Number: 20220000029240

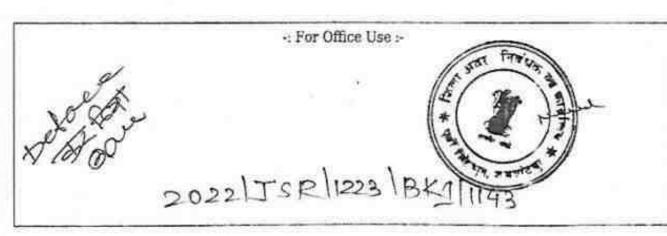
Office Name: District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SEEMA JAGGI (Vendee)

GRN Number: 2210185589





इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक मुल्क का भूगतान के प्रभाण हेतू ही किया जा सकता है। पुन: प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसर उपनावेज पर मुद्रांक फल्क का भूगतान के प्रमाण हेतू उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा का अन्तर्यंत रणप्रनीय अधिनामें हैं। द्वेत दुर्गोंद के मारूबर्ग को देश में कोर्ट करना कही कर्म कोर्ट Shall and

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नियम ११ के असीन प्राप्ताः मासीय स्थान-आधिनयम (६)इयन स्टाना ऐपर),१४८७ की अनुभूषी । या १क. १०................ के असीन वनावत् स्टान-सर्वता (सा स्टाम्य-शुल्क के विमुख्न का स्थान्य-शुल्क असेवार नहीं)।

निम्मन-प्रशायिकारी

जिला अयर विज्ञान्यक रुखानि दलारेज ने रेज्यशते / विजयत को के स्पृतिकार अधित की यह है। रोजनापुर स्पृत्तकारी अधिनेयम १००० को याप्र स्थान के समानित नहीं हैं।

मी३ (३०२२) न्यूनतम मृत्यांकन स्वी से विद्या एवं सही पत्या।

SALE DEED

14 240,000-14/2 5-0 10/60 2-0

THIS DEED OF SALE IS MADE ON THIS THE HE DAY OF

BY:

दस्तिविकिक्ति

MRS. RENUKA DEVI, (PAN - AFEPD5629R and UID No,XXXX XXXX 4769), wife of Mr. D. K. Bhadoni @ Dinesh Kumar Bhadani, by faith Hindu, by Caste General, by occupation Business, Nationality Indian, resident of Bhadani Bhawan, Diagonal Road, Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District Singhbhum East, State of Jharkhand, Pin - 831001, hereinafter called the <u>SELLER</u> (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and appropriate of the ONE PART:



IN FAVOUR OF

MRS. SEEMA JAGGI, (PAN – AFCPJ4682G and UID No.XXXX XXXX 1625), wife of Mr. Praveen Jaggi, by faith Hindu, by Caste General, by occupation Business, Nationality Indian, resident of H. No.31, Tata Line, Khalsa Basti, P.O. & P.S. Golmuri, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831003, hereinafter called the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

NATURE OF THE DEED: DEED OF SALE

CONSIDERATION AMOUNT: Rs.80,00,000/- (Rupees Eighty lakhs) only.

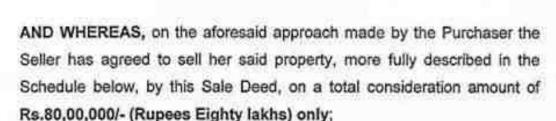
WHEREAS, the Seller Mrs. Renuka Devi above referred, vide a registered Sale Deed, bearing Deed No.1685, Sl. No.1916, dated 22.02.2008, completed on the same date, recorded in Book No.I, Volume No.71, from Page No.395 to 416, registered at District Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount, all that piece and parcel of Residential Plot of land, measuring 2800 Sq.ft. (Northern Roadside: 35'ft. X 80'ft. deep), bearing Plot No.11, in Portion of Present Survey Plot No.51, corresponding to Portion of R.S. Plot No.4371, under Present Survey Khata No.39, corresponding to R.S. Khata No.16, in Portion of Present Survey Plot No.65, corresponding to Portion of R.S. Plot No.4370, under New Khata No.16, corresponding to R.S. Khata No.13, in Mouza MURAKATI, Survey

Hernetha shuji

Ward No.17, JNAC, Thana No.1199, situated at 'Vijaya Gardens', Baridih, within P.S. Birsanagar, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, more fully described in the Schedule below, from M/s Vijaya Home Makers Pvt. Ltd., a Company registered under Indian Companies Act.1956, having its registered office at 2nd, floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur, represented by its Manager Accounts Sri Sudhir Kumar Tiwary Son of Sri Kashinath Tiwary and since its purchase the seller has been in peaceful physical possession and occupation over the aforesaid purchased land without any let, hindrance or disturbances from any corner and is the sole, absolute and lawful owner thereof by exercising all acts of ownership thereto;

AND WHEREAS, later on, the seller above named, in order to further ensure her right, title and interest over the aforesaid purchased land, has mutated the same, in her own name, vide Mutation Case No.679/ 2018-2019, Order dated 02.07.2018, from the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur and since she is paying rent for the aforesaid property and obtained rent receipt in her own name, entered in Volume No.51, Page No.66;

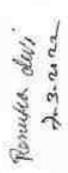
AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed her intent, of selling the Schedule below property and having come to know the intention of the Seller, the Purchaser hereof has approached to the Seller and after inspected the land at site, all title documents, mutation certificate, rent receipt and relevant papers etc. and having fully satisfied to her proposed and offered to purchase the same on a consideration amount of Rs.80,00,000/- (Rupees Eighty lakins) only;



NOW THIS DEED OF SALE WITNESSETH:

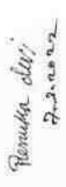
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- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of Rs.80,00,000/- (Rupees Eighty lakhs) only, paid by the purchaser to the seller, details given in Mode of Payment, herein below mentioned, the receipt of which sum the seller does hereby admits and acknowledges as full, final and highest consideration amount of the schedule below property and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the schedule below property UNTO AND TO THE USE of the purchaser, absolutely and forever.
- 2) THAT, from today, the seller has also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below property as its absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the seller, her heirs or any other person/s claiming through her.
- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the seller has not sold or otherwise alienated the same or part thereof to any other person(s) and if for any defect of title or possession of the seller over the schedule below property, the purchaser suffers any loss due to dispossession from the same or part thereof then



the seller shall remain liable to compensate all such losses sustained to the purchaser.

- 4) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the Superior landlord, the State of Jharkhand, through the C.O., Jamshedpur, with respect of the schedule below property and shall pay the rent for the same in her own name.
- 5) THAT, the Purchaser shall also be at liberty to has or get her name registered in the Office of Jamshedpur Notified Area Committee or any other concerned authority and accordingly shall pay the Municipal/ Holding and/or charges/ taxes for the same, in her own name.
- 6) THAT, from this day the Purchaser shall be entitled to exclusively use and possess the said plot and the premises to come up thereto according to building plan to be approved by the M/s. Vijaya Homes Makers Pvt. Ltd. and JNAC and rent and profits thereof and also to let out or part with the possession of the same by way of conveyance but shall not have any rights, title, interest on the other part of Vijaya Gardens, Baridih, Jamshedpur.
- 7) THAT, from today, the purchaser will pay the proportionate ground rent, maintenance charges, electricity charges, water charges and proportionate other charges etc. to the concerned authority/ Society and undertake to abide by all the rules and norms of the welfare committee of said 'Vijaya Gardens'.
- 8) THAT the purchaser shall pay the electricity charges, water charges according to the meter reading exclusively in respect of the schedule below premises to the concerned authority.



- 9) THAT the Purchaser shall now and always has the right to enjoy and use along with the Purchasers of other residential units, the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the said Schedule below premises and the Purchaser shall be entitled to use sewers, water sources, electrical power, installed for the said premises or any part thereof in common with the Purchasers of other residential premises and will bear proportionate cost and expenses of maintenance and repairs of all amenities, facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the Owners/ Occupants of said 'Vijaya Gardens', situated at Murakati, Baridih, P.S. Birsanagar, Jamshedpur
- 10) THAT, the seller hereby also assures the purchaser that she shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below property to further ensure the right, title and interest of the purchaser over the same.
- THAT, the Purchaser will abide by the terms and conditions of the previous Sale Deed, bearing Deed No.1685, St. No.1916, dated 22.02.2008, registered at District Sub-Registry Office, Jamshedpur
- 12) THAT the seller has handed over all relevant documents in respect of the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of Residential Plot of land, measuring 2800 Sq.ft. (Northern Roadside: 35'ft. X 80'ft. deep), bearing Plot No.11, in Portion of Present Survey Plot No.51, corresponding to Portion of R.S. Plot No.4371, under Present Survey Khata No.39, corresponding to R.S. Khata No.16, in Portion of Present Survey Plot No.65, corresponding to Portion of R.S. Plot No.4370, under New Khata No.16, corresponding to R.S. Khata No.13, in Mouza MURAKATI, Survey Ward No.17, JNAC, Thana No.1199, situated at 'Vijaya Gardens', Baridih, within P.S. Birsanagar, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, together with rights of all advantages, easements, facilities and common right of common spaces, road, alleys, common uses, ingress, egress and all other common amenities provided therein, with the other occupants of the said 'Vijaya Gardens';

which is bounded by:

North:

Road:

South:

Bungalow Nos.34 (P) and 36 (P);

East :

Residential Plot No.12;

West:

Residential Plot No.10.

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Jamshedpur and proportionate charges are payable to the Competent authorities/ Society.

IN WITNESS WHEREOF, the Seller has hereunto set her hand on this Deed of Sale, on the day, month and year first above mentioned.

Read over and explained the contents of this Deed to the Seller and she has admitted all the contents to be true and correct.

Advocate

Ronula devi

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WITNESSES:

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2. Held

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Printed by:

Jsr. Court

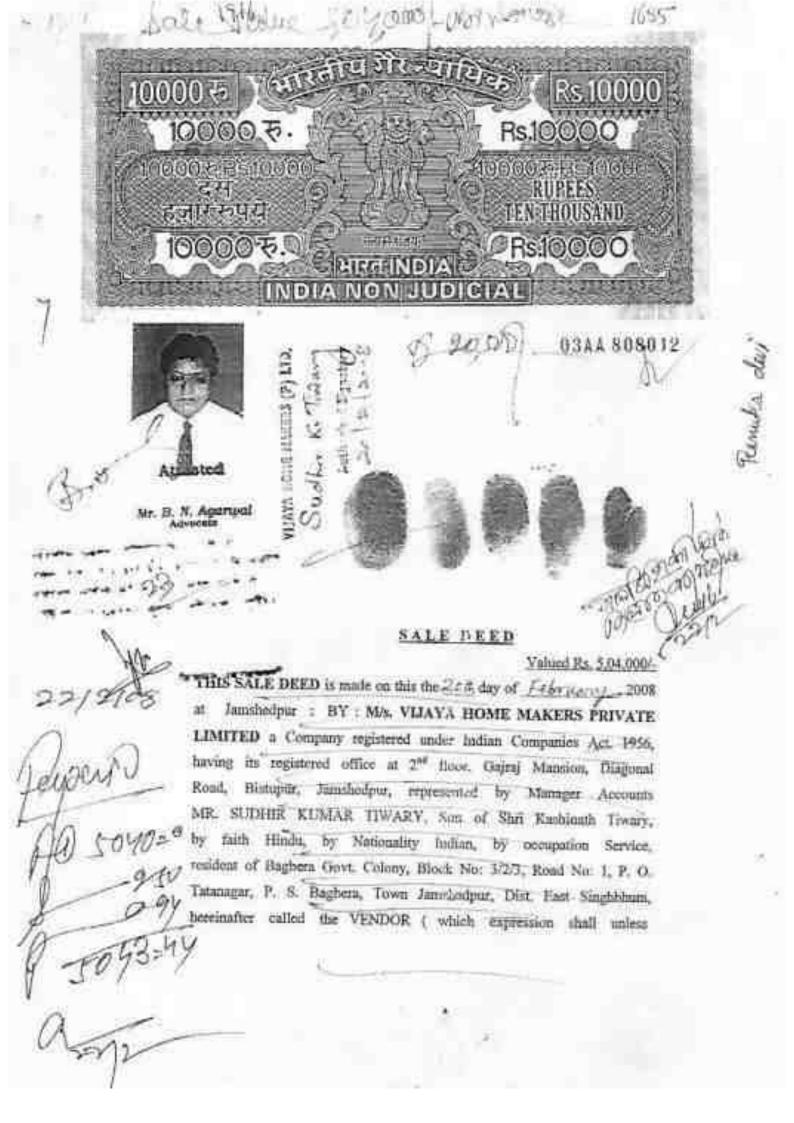
PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER



Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

Advocate

Drafted by:







Suche for Tipan

Author C. Tipan

Author Spanis

:2:

excluded by or repugnant to the context, mean and include its successorsin-office, executors, administrators, legal representatives, nominees and assigns) of the One Part;

IN FAVOUR OF

MRS. RENUKA DEVI Wife of Mr. D. K. Bhadoni, by faith Hindu, by Nationality Indian, by occupation Business, resident of BHADANI BHAWAN, Diagonal Road, Bistupur, P. S. Bistupur, Town Jamishedpur, Dist. East Singhbhum, 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 1



VIJAYA HOHE MAKELS (?) LTD.

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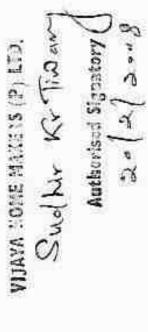
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WITNESSETH AS FOLLOWS:

Whereas the lands in Mouza Moharda, Thana No: 1199, in Survey Ward No: 17 JNAC, Under Khata Nos: 39, 16 and other Khatas, being Plot Nos: 51, 65 and other plots, were purchased by the Vendor, from the recorded tenants and their heirs and successors by virtue of several sale deeds, which were registered at Jamshedpur Dist. Sub-registry Office, on payment of valuable consideration amount; And

: 3:

Whereas the schedule land alongwith other lands have been conveyed to the present Vendor with Valid, Valued, Clear and Marketable title and with the right to use or dispose off in any manner as the present vendor may deem fit; And



Remeka Nous

:4:

Whereas the schedule land alongwith other lands have been acquired by the present Vendor and the present Vendor has developed/ is developing a Complex known as VIJAYA GARDENS, comprising of Residential Plots, Flats, Duplex, etc. etc.; And

Whereas present vendor is paying rent regularly for the aforesaid land and some other lands to the Landlord through Circle Officer Jamshedpur, And Whereas the purchaser is desirous of having her residential premises as per the building plan/drawing to be approved by the Vendor and Jamshedpur Notified Area Committee, on the schedule below land within Vijaya Gardens, Baridih, Jamshedpur, approached the Vendor for the residential Plot No: 11 and for the aforesaid residential Plot, the Vendor and the Purchaser both entered into an Agreement for Sale on 10/09/2007 with respect to the aforesaid residential Plot No: 11 at Vijaya Gardens, Baritin, Jamshedpur, And

MJAYA HOME MAKETS (P.) LEJ.
Suddiy Ke Thank
Authorised Signatory
20 (2) 2008

Renuka dani

:5:

Whereas the Vendor has agreed to sell the aforesaid residential Plot No: 11, land measuring 2800 Sq. ft., in Portion of Plot Nos: 51 and 65, under Khata Nos: 39 and 16, in Mouza Moharda, Survey Ward No: 17 JNAC, situated at Vijaya Gardens, Baridih, Jamshedpur, more fully described in the schedule below, to the purchaser, on the following terms and conditions::

NOW THIS SALE DEED WITNESSETH AS FOLLOWS;

1) That in Pursuance of the promises of the Purchaser to comply with the above agreement and in consideration of a sum of Rs. 5,04,000/(Rupees Five Lakhs Four Thousand only) already paid by the purchaser to the Vendor, for the aforesaid residential Plot No: 11, at Vijava Gardens, Baridih, Jamshedpur, more fully described in the schedule below, the receipt of which sum the Vendor above named does hereby admit and acknowledge as full, final and the highest

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WINTA LIGHT HAKETS (P) LTD.

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consideration amount against the sale of the property mentioned in the schedule below, the Vendor by these presents does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendor and/or his/its successors-in-office or any other person or persons claiming under them, together with all rights, title and possession which the vendor here-before enjoyed in respect of the schedule below property.

- 2) That the Vendor is completely divested of all his/its rights, title, interest in the schedule below property and henceforth the Vendor shall cease to have any manner of title to the said property and claim on the said property.
- 3) That from this day the purchaser shall enjoy and possess the said property as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get her name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.



:7:

- 4) That the purchaser shall now and always have the right to use and enjoy along with the purchasers of the other residential Plots/ Units the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the schedule below land in common with the purchasers of other residential Plots/ Units and will bear proportionate cost and expenses of maintenance and repairs of all amenities, facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the Owners/ Dwellers/ Occupants of different Plots/ Units within Vijaya Gardens, Baridih, Jamshedpur.
- 5) That from this day the purchaser shall be entitled to exclusively use and possess the said Plot and the premises to come up thereto according to building plan to be approved by the Vendor and JNAC and rents and profits thereof and also to let out or part with the possession of the same by way of conveyance, but shall not have any right, title, interest on the other part of Vijaya Gardens, Baridih Jamshedpur.
- 6) That the purchaser shall be entitled to construct her house in the Ground floor and First floor only. In the event of any unauthorized/ illegal constructions, the Vendor shall be entitled to take appropriate legal actors without prejudice to the right of the Vendor to stop or disconnect he amenities/ facilities to the said Plot in such event/s.

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

- a) that the vendor is the lawful owner of the schedule below land and is fully entitled to convey the same.
- b) that the vendor hereby agrees to save harmless and keep the purchaser free from and against all losses, damages and causes which may be sustained or incurred by reason of any claim being made of any arrear due thereof or in respect of the schedule below property or any part thereof or due to any defect in the title of the Vendor.
- c) that the property hereby described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- d) that the vendor further agrees and covenants with the purchaser to do execute any further deeds of assurance or other documents, at the cost of the purchaser, as may be necessary to complete and make perfect the title of the purchaser, in respect of the said property described in the schedule below.
- 8) That the vendor has handed over all the relevant documents, and (the deeds (Xerox copies) in connection with the schedule below property, to the purchaser.

"SCHEDULE"

All that Piece and Parcel of Residential Plot of Land measuring 2800 Sq. ft. (Northern Road side 35' ft. X 80' ft. deep), bearing Plot No: 11, in Portion of Present Survey Plot Nos: 51 (Fifty One), corresponding to Portion of R. S. Plot No: 4371 (Four Thousand Three Hundred Seventy One), under Present Khata No: 39 (Thirty Nine) corresponding to R. S. Khata No: 16 (Sixteen), in Portion of Present Survey Plot No: 65 (Sixty Five), corresponding to Portion of R. S. Plot No: 4370 (Four Thousand Three Hundred Seventy), under New Khata No: 16 (Sixteen), corresponding to R. S. Khata No: 13 (Thirteen), in Mouza Murakati, Survey Ward No. 17 JNAC, Thana No. 1199, situated at Vijaya Gardens, Baridih, within P. S. Birsanagas, Town Jamshedpur, Dist. Sub-registry office at Jamshedpur, District East Singhbhum, which is bounded as follows:

North: Road;

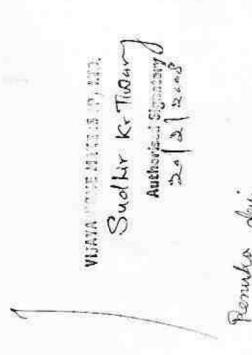
South: Bungalow Nos: 34 (P) and 36 (P);

East : Residential Plot No: 12; -

West: Residential Plot No: 10;

Annual rental of Rs. 1/- only payable to the Landlord through Circle Officer

Jamshedpur.



:10:

IN WITNESSES WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

1) Ramest Agraced 2018

2) = 2 A - cef 20/2/2018

Drafted, read over and explained the contents of this sale deed to the Executant/Vendor in Hindi who found and admitted the same to be true and correct.

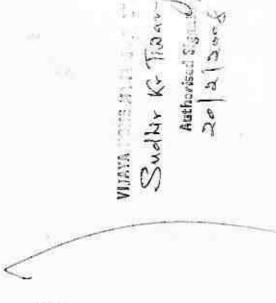
Typed by:

Md. Umar, JSR Court.

Advocate > 5 | 2120 08

Original and duplicate are same and exact copy of each other and this sale deed has 1436 words.

SUCICHE



:11:

NAME OF THE PURCHASER:

MRS. RENUKA DEVI. ?













Signature and finger print of left hand of the purchaser.

Ce-thed that the Singer Print of Lors hand of each person whose ha otograph is affixed in this document la ve been obtained by me or before no

20 21 200 8 Advount

From the slevi



GOVERNMENT OF INDIA



रेणुका देवी Renuka Devi जन्म वर्ष / Year of Birth : 1965 महिला / Female





आधार — आम आदमी का अधिकार

Tremetta dev,1



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पताः W/O दिनेश कुमार भदानी, म त. ६१, एम बी शॉप एरिया,डायगनल रोड,बिष्ट्पर, पोस्ट-बिष्टुपर थाना-बिष्टुपर, जमशेद्पुर, जमशेद्पुर, पूर्वी मिहमम, झारखण्ड, 831001

Address: W/O Dinesh Kumar Bhadani, H NO-51, S.B SHOP AREA,DIAGONAL ROAD,BISTUPUR, POST-BISTUPUR,THANA-BISTUPU JAMSHEDPUR, Jamshedpur, Purbi Singhbhum, Jharkhand, 831001



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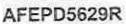
help@uidni.govini



www.undai.gc/



स्माई लेखा रांच्या /PERMANENT ACCOUNT NUMBER





From ta clay

FITH /NAME RENUKA DEVI

पिता का नाम /FATHER'S NAME SREEDEV NATH PRASAD

जन्म तिथि /DATE OF BIRTH

02-01-1965

हरताक्षर /SIGNATURE

Seneka Tol

आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI

आयकर विभाग भारत सरकार GOVT. OF INDIA INCOME TAX DEPARTMENT SEEMA JAGGI BODH RAJ DHAND 15/08/1972 Refinament Account Number AFCPJ4682G

Seems fa)



THE TENNING OF HIDIA

नीमा बर्मी Seema Jaggi जन्म बर्गे / Year of Birth : 1972 महिला / Female





आधार - आम आदमी का अधिकार





भारतीय विशिष्ट यहचान प्राधिकरण UNIONE IDENTIFICATION AUTHORITY OF HIGH

पन्तः अस्ति प्रकीण जन्मी, मञ्जान - ३१, ठाटा नावन , सालमा बस्ती, पीठ-गोलमुरी, जमनदपुर, पूर्वी सिद्दमुम, जानकरर, 831003

Address: W/O Praveen James H.NO- 31, TATA LINE, KHALBA BASTI, PO- GOLMURI, JAMSHEDPUR, Golmus, Puro Singhibhum, Jhardmand, \$31003



PROPERTY AND PARTY



INCHESTING GOVEN



-



Pre Registration Docket

Date :- 07-03-2022 11:10 am

Office Name :- District SRO - jamshedpur Token No:- 20220000029240

Appoinment :- 07-Mar-2022 Time:- 12:25

Article Sale Deed		
Pre Registration Date	07-Mar-2022	
No. Of Pages	48	
Stemp Duty	320000	Tire
Paid Stamp Duty	0	
Total Fees	₹ 2,41,447.	

Property Id: 693821 :- 2021-2022 User Id : 7779 Date : 07-March-2022 11:37:AM Valuation No.: 933659 / 2022 Tahsil: Jamsnedpur District : EastSinghbhum State : [harkhand Village/City: Murakati Corporation : Jamshedpur(NAC) Land Type : Urban Murakati - Other Road Volume Number - 51 Page Number - 66 Khata Number - 39 16 Plot Number - 65 51 SAF Number - SAF700464050322115829 Valuation Rule: Residential Land **Property Details** 6:42 Decimal Land area Calculation Details Total Calculation Sr.No. Description ₹52,85,252/-1. 6.42 x 823248=5285252.16 Open Land Valuation 552,85,252/-A Total Note: Final Valuation is Rounded to Next 100/-₹52,85,300/-Total Valuation (A) Total Amount in Words: Fifty Two Lakhs Eighty Five Thousands Three Hundred Rupees Only.

a C. J. Burk and Maries No.	Property Boundaries East: RESIDENTIAL PLOT NO.12, West: RESIDENTIAL PLOT NO.10, South: BUNGALOW NO.534 (P) AND 36 (P) North: ROAD
Area	Land segar 6:42 Decimals

Other Description of the Property	Pin Code - 631617
Government/Market Value	5285252.16
Transaction Amount	\$00000C

SELLER	-Mrs. RENUKA DEVI. Address - EHADANI EHAWAN DIASONAL ROAD SISTUPUR PS- BISTUPUR TOWN JAMSHEDPUR. Father/Husband Name D K SHADONI ALIAS DINESH KUMAR EHADANI , PAN No. **********************************				
PURCHASER	-Mrs. SEEMA JAGGI, Address - H ND.31 TATA LINE KHALSA BASTI PO-GOLMUNI TOWN JAMSHEDPUR-, Father/Husband Name PRAYEEN JAGGI, PAN No ************************************				

Witness information _	Mr. MAMISH KUMAR SACHDEV , Address - 114, PUNIABI REFUGEE COLONY PO-AGRICO TOWN JAMSHEDPUR. Father/Husband Name-JOGINDER LAL
-----------------------	------------------------------------------------------------------------------------------------------------------------------------

Mr. DINESH KUMAR BHADANI . Address - H NO.51, S.E. SHOP AREA DIAGONAL BOAD BISTUPUR TOWN JAMSHEDBUR Father/Husband Name-LAKHAN LAL BHADANI

Fee Hule:Sa	le Deetl	
1.3	Stirmo Duty	3,20,000

1	52	1.440
SEASON IN	Total	2,440
Fee Rule Sale D	bed	
1	A1	2(40,000
2	LL.	The state of the s
2	PR.	2
	Total : 1	2,46,007

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

Disclaimer I I hereby declars 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 slort generated by the system. I am setisfied with the vertication and hence proceeding further for registration after seeing the alert.

Vendee / Claimant

Vendor / Executant

Remoke deg

Deed Writer / Advocate



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur District Name :- EastSinghbhum State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000029240

Deed Type	Sale Deed
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 320000, PR :- Rs. 2, SP :- Rs. 1440, A1 :- Rs. 240000, LL :- Rs. 5,
Property No.	1:
Valuation Details	Value :- Rs.5285252/- ,Transaction Amount :- Rs.8000000/-
Property Details	District: - EastSinghbhum: Tehsil: - Jamshedpur; Village Name: - Murakati Location: - Other Road, Murakati Property Boundaries: - East: RESIDENTIAL PLOT NO.12, West: RESIDENTIAL PLOT NO.10, South: BUNGALOW NO.S34 (P) AND 36 (P), North: ROAD Volume Number - 51Page Number - 66Khata Number - 39 16Plot Number - 65 51SAF Number - SAF700464050322115829 Area Of Land: - 6.42 Decimal

Sh./Smt.RENUKA DEVI s/o/d/o/w/o D K BHADONI ALIAS DINESH KUMAR BHADANI has presented the document for registration in this office

today dated :- 07-Mar-2022 Day :- Monday Time :- 14:45:36 PM



RENUKA DEVI(Individual)

Party Name	Document Type	Document Number		
RENUKA DEVI	PAN/UID	AFEPD5629R		

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
•	RENUKA DEVI Address1 - SHADANI BHAWAN DIAGONAL ROAD BISTUPUR PS- BISTUPUR TOWN JAMSHEDPUR, Address2 Jharkhand PAN No.: AFEPD5629R, Permission Case No	Yes	Renuka Devi Address:- H NO- 51, , S.B SHOP AREA DIAGONAL ROAD BISTUPUR, , POST- BISTUPUR, THANA- BISTUPUR, JAMSHEDPUR, , Purbi Singhthum, E31001, , Marthumil, India		SELLER Age:57			remetes day

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SEEMA JAGGI Address1 • H NO.31 TATA LINE KHALSA BASTI PO-GOLMURI TOWN JAMSHEDPUR, Address2 • Jharkhend PAN No.: AFCPJ4682G,Permission Case No.•	Yes	Seema Jaggi Address:- H.NO- 31., TATA LINE. KHALSA BASTI, PO- GOLMURI, JAMSHEDPUR, Purbi Singhibhum, 831003., Jharkhand, India		PURCHASER Age:50			Loens Jags.

Identification:

Sr.NO

Party Name and Address

4

DINESH KUMAR BHADANI S/o-D/o LAKHAN LAL BHADANI

Address1 - H NO.51, S.B./SHOP AREA DIAGONAL ROAD BISTUPUR TOWN

JAMSHEDPUR, Address2 -... Jharkhand PAN No.: Photo FingerPrint Signature

Witness:

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

Sr.NO	Party Name and Address	Photo Thumb Signature
7	MANISH KUMAR SACHDEV Address1 - 114, PUNJABI REFUGEE COLONY PO-AGRICO TOWN JAMSHEDPUR, Address2 - Jharkhand	

Signature of Operator



Seal and Signature of Registering Officer

Above signature δ thumb Impression are affixed in my pre-

Above mentioned, (RENUKA DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (DINESH KUMAR BHADANI) Son/Daughter/Wife of (LAKHAN LAL BHADANI) resident of (H NO.51, S.B. SHOP AREA DIAGONAL ROAD BISTUPUR TOWN JAMSHEDPUR) and by occupation (Business).



Signature of Registering Officer

Dale: 07-Mar-2022

Soal and Signature of Registering Officer

Document Registration Summary 1

Date :-07-Mar-2022

Government/Market Value: ₹5285300/-

. Transaction Amount: ₹8000000 /-

. Paid Stamp Duty: ₹320000 /-

Receipt: 615093

Receipt Date: 07-03-2022

Presenter Name: -

On Date 07-03-2022 Presented at District SRO -

Jamshedpur

Signature of Presenter

Renusea devi

District SRO - Jamshedpur

SP

₹2 ₹1440

LL

A1

₹5

Stamp Duty

₹240000 ₹320000

Total

₹561447

Payment To Be Paid Amount Paid		Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount	
Stamp Duty	320000	320000	0	GRAS	SeemaJaggi	• GRN Number : 2210185589 • DEPT Transaction Id : 4785e46b6f67c0fac776 • Transaction Type :	320000	
PR	2	2 0 GRAS Seemajaggi - GRN Number : 2210187638 - DEPT Transaction ld : 3adb9429b7ee0658e8be - Transaction Type :			2			
SP	1440	1440	0	GRAS	SeemaJaggi	• GRN Number : 2210187638 • DEPT Transaction Id : 3adb9429b7ee0658e8be • Transaction Type :	1440	
A1	240000	240000	0	GRAS	Seemajaggi	• GRN Number : 2210187638 • DEPT Transaction Id : 3adb9429b7ee0658e8be • Transaction Type :	240000	

LL	5	5	o	GRAS	• GRN Number : 2210187638 • DEPT Transaction ld : 3adb9429b7ee0658e8be • Transaction Type :	5
Sub Total	561447	561447	0			

Article: Sale Deed Number of Pages: 96

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



फरद मतकी / फरद रेयती Page No. : 68 नाम रेयत भय वितदयत जमाबन्दी Vol. No.

वो सकुनत नम्बर। Receipt No.: 0207951792

जमशेदपुर मोहरदा 1200 Renuka Devi								
खाता संख्या	खेसरा संख्या	रकबा (एकड् में)						
13,16	4370,4371	0 एकड़ 6.42 डिसमील 0 हेक्टर						

अराजी नकदी	अराजी भावती	हाफसील रिसाब लगान भावली

जोत का सालाना मांग मय तफसीए (बकाया वो हात) मीजुद्ध साल का।

	10000000			चकाया	ाया			
मॉग बावत		सालाना	तीन वर्ष से ज्यादा	तीन वर्ष से ज्यादा ३ रा वर्ष		१ सा वर्ष (2020-2021)	हाल १२०२१-७०२२)	
मास	(नकदी)	64.00		51	(2019-2020) 64.00	64.00	64.00	
गुजारी संस	(भगवली)	16.00			16.00	16.00	16.00	
सूद		32.00			32.00	32.00	32.00	
भुतकरकात		32.00			32.00	32.00	32.00	
मीजान	7	12.80			12.80	12.80	12.80	
		156,80			156,80	156.80	156.80	

तकसीत अराधकारी

			मोतालवा	-			
अदायकारी	वाबत	तीन वर्ष से ज्यादा	३ रा वर्ष	२ स वर्ष (२०१९-२०२०)	१ हा वर्ष (2020-2021)	हाल (2021-2022)	फाजिल
माਰ	(नकद्री)			64.00	64.00	64.00	
गुजारी सेस	(भावता)	Ri		15.00	16.00	16.00	
सूद		E.		32.00	32.00	32.00	
मुतफरकात				32.00	32.00	32.00	
मीजान अदायकारी				12.80	12.80	12.80	
				156.80	156.80	156.80	

(१) मीजान कुल (लफ्जों में) : Four Hundred Seventy Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 470.40

तारीख अमला तहसीत कृनिन्दा : 23-01-2022

खास महाल का बकाया मातगुजारी पर (शिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिया जाता है।



यह एक कम्पयुटर बनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। किसी भी प्रकार की अगुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



झारखंड सरकार राजस्य एवं भूमि सुधार विभाग

March 3, 2022

पंजी 11 प्रति

भाग व	र्तमान 5	1			Ţ	ष्ठ संख	या	66	11												
जिला का नाम मीजा का नाम		पूर्वी सिंहभूम । अनुम		-	डल नाम धालभूम ग संख्या 16			अर्चल का नाम तोजी खंड्या		म्मोदपुर	रतका का नाम धाना नम्बर	हस्का-8 1200	इस्टेट का नाम खाता का प्रकार		JHARKHAND —).				
Renuk	a Devi , पति-।	D, K. Bho	doni, जा	ते- हि	喉		-51c						III CONTRACTOR OF THE PARTY OF								
साव	त नम्बर प्लोट संख्या रकवा परिवर्तन के तिए प्राधिकार					a Chat Vivenu	1	तगाम	सेस												
16	6 4371 0 t 3.67 f8				डि 0	ŧ		नामान्तरण मुळदमा संख्या ६७९१:२०१८ - २०१९						54		0					
13		370			ψc	2.75	डि छ	8													
17.10		रुल परिमा	7		D C	6.42	डि 0	ē	I'll control cont			1000119-01									
तारीख	प्राप्ति पन्न संख्या	सात से	सात तक	10.00	गगत काया	7.1947	त चानू सत	रोड सेस बकाया	रोड सेस साल	चात्	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेंस चातुः सात	कृषि र बका	0.00	10.0	तेस चालू गल			
07-21- 2018	0143822832	2018-	2018- 2019	0		64		O	16	K	0	0	0	0	32	0	32	0		12.8	
01-23- 2022	020795179	2019-	2021- 2022	128	1	64		32	16		64	32	64	32	25.6		12.8				

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Stutus Details

अवश्री देशों क्रि



पह एक कम्पपटर जनित प्रति पह प्रपत्र केवल प्राधी की जानकारी के लिए हैं किसी भी प्रकार की अधुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें प्लाट का नक्सा देखने के लिए प्लाट नंबर क्लिक करें।

Duplicate-copy CRSLP18024277



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का इस्टेट का	1907/1000	20.00		अनुमंडल नाम भाग वर्तमान(VOL)	धालभूम 51	अचेल का ना पृष्ट संख्या वर	And Don't Book to State	रु हल्का हल्का-10 धाना न , 1200		
क्रियम संख्या	केस न,	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें न खाता भाग न. वर्तमान	ामांतरण संबंधित है पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लौट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अध्युक्ति
4.77	679 /R27 2018 - 2019	मोहरदा/ 1200	घाटिशला	02/07/2018	By Sale Registration Deed 1685 Dated 22/02/2008	16 5 13 5	1 2	16 4371 3.67 डिसमील 13 4370 2.75 डिसमील	64	
izdi sii A Renuka I Bistopur)	Deviपति-D. K. B	hadoni, जाति-हि	- न्दू, पता-		- रैयत का नाम : ोम मेकर्स प्रा. लिपिता	-अज्ञात		विक्रेता का नाम : Sudhir Kumar Tiwary, पिता-Kashin पत्ता-Bagbera	ath Tiwa	ıry, जाति-हिन

राजस्व कर्मचारी हल्का-10 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है वह प्रपन्न केवल प्रार्थी की जानकारी के लिए है बच्च उपयोग किसी भी न्यापालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

MAHESHWAR MAHTO

अंचलाधिकारी जमशेदपुर



Renuka deri

Token No.: 20220000029240

CERTIFICATE

Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 07-Mar-2022 by RENUKA DEVI, S/O, D/O, W/O D K BHADONI ALIAS DINESH KUMAR BHADANI resident of BHADANI BHAWAN DIAGONAL ROAD BISTUPUR PS- BISTUPUR TOWN JAMSHEDPUR,.

This deed was registered as Document No:- 2022/JSR/1223/BK1/1143 in Book No :- BK1, Volume No :- 207 from Page No :- 433 to 528 at, office of District SRO - Jamshedpur

Date:- 07-Mar-2022

Registering Officer