



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



- For Office Use -

*Delivered
to
Date*



2022/JSR/1223/BK1/1143

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मूद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट का अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरा दस्तावेज पर मूद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मूद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत लाहनीय प्रमाण है।

इस रसीद से माफ़क से इसे से कोई लेना नहीं ली गई है।

240000
890000

PS
District mag

Star
329000



Renuka Devi
7-3-2022



बता जाय 16 से 39 लाख का
65 से 51 लाख का लिखें
की जाय 7/3/2022

जिला अवर जिलाधिकारी

हस्ताक्षरित दस्तावेज में संश्लेषण / विवरण
की के 240000 अंशों की गई है।
संलग्नक संश्लेषण अधिनियम 1908
की धारा 46(1) से अलग नहीं है।

7/3/2022
न्यूनतम मूल्यांकन सूची से
गैर संतुष्ट नहीं प्रमाण।

नियम 21 के अंतर्गत प्रमाण: भारतीय स्वामित्व-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1908 की अनुसूची
1 या 1क, से 23... के अंतर्गत
प्रमाणित स्वामित्व-संविदा (या स्वामित्व-शुल्क
के विषय में स्वामित्व-शुल्क अंतर्गत नहीं)।

[Signature]
निबंधन-पदाधिकारी

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 7th DAY OF
'MARCH' 2022 AT JAMSHEDPUR;

BY:

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 Bihawan, Diagonal Road,
Bistupur, P.O. & P.S. Bistupur, Town Jamshedpur, District
Singhbhum East, State of Jharkhand, Pin - 831001, hereinafter
called the SELLER (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 ONE PART;

[Signature]
A1 240,000
H/P 500
P/O 200

[Signature]
दस्तावेज जांच

Renuka Devi
Praveen

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

Renuka Devi
7-3-2018

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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 lakhs) only**;

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AND WHEREAS, on the aforesaid approach made by the Purchaser the Seller has agreed to sell her said property, more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.80,00,000/- (Rupees Eighty lakhs) only;**

NOW THIS DEED OF SALE WITNESSETH:

- 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

Renuka Devi
7-3-2022

6

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.

*Promula d/w/
7.3.2008*

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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.

11) THAT, the Purchaser will abide by the terms and conditions of the previous Sale Deed, bearing Deed No.1685, Sl. 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

Renuka das
P-3-02

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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

Poonkha devi
2-2-2022

WITNESSES:

1. Kishori
Dion ch kr malani
s/o Lakhmal Pristupur, JSR.

2. Manish
MANISH KR SACHDEV.
S/o. Late. Joginder Lal, 114, Punjabi Radya colony, B.O. Agaria,
Jamsalpur.

Printed by:
[Signature]
Jsr. Court.

Drafted by:
[Signature]
2-2-2022
Advocate

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.

[Signature]
2-2-2022
Advocate

Date 22/2/08 1655



Attended

Mr. B. N. Agarwal
Advocate

VIJAYA HOME MAKERS (P) LTD.

Sudhir K Tiwary
By faith Hindu
22/2/08

22/2/08

03AA 808012

Remuda daji



Handwritten notes and signatures in the bottom right corner.

SALE DEED

Valued Rs. 5,04,000/-

22/2/08

THIS SALE DEED is made on this the 22nd day of February 2008
at Jamshedpur : BY : M/s. VIJAYA HOME MAKERS PRIVATE LIMITED a Company registered under Indian Companies Act, 1956,
having its registered office at 2nd floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur, represented by Manager Accounts MR. SUDHIR KUMAR TIWARY, Son of Shri Kambhath Tiwary,
by faith Hindu, by Nationality Indian, by occupation Service,
resident of Baghera Govt. Colony, Block No: 3/23, Road No: 1, P. O. Tatanagar, P. S. Baghera, Town Jamshedpur, Dist. East Singhbhum,
hereinafter called the VENDOR (which expression shall unless

Handwritten notes and signatures on the left side, including '5040=0', '5043=44', and a signature.



VIJAYA HIGH PRESS (P) LTD.

Sudhu Kartikeyan

Authorised Signatory

20/2/2003

03AA 808013

Renuka Devi

:2:

excluded by or repugnant to the context, mean and include its successors-in-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, Bistapur, P. S. Bistapur, Town Jamshedpur, 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 ;



VIJAYA LOKHE N.M.S. (P) LTD.

Sudhir Kr Tiwari

Authorised Signatory

20/2/2008

Pranika Devi

: 3 :

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 ; A n d

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 ; A n d

VIJAYA HOME MARKETS (P) LTD.

Sudhir Kr Tiwari
Authorised Signatory
20/2/2008

Premkha Devi

: 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.; A n d

Whereas present vendor is paying rent regularly for the aforesaid land and some other lands to the Landlord through Circle Officer Jamshedpur; A n d

Whereas the purchaser is desirous of having her residential premises as per the building plan/ drawing to be approved by the Vendor and Jamshepur 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, Baridih, Jamshedpur; A n d

VIJAYA HOME MAKERS (P) LTD.

Sudhir Kumar Tiwary

Authorised Signatory

20/2/2025

Premkumar Das

: 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 Vijaya 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

VIJAYA LOTTE MAKERS (P) LTD.

Sudhir Kr Tiwary

Authorized Signatory

20/2/2005

Premkumar davis

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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.

VIJAYA GARDENS (P) LTD.

Suakir Kr Tiwary

Auth: [Signature]

20/12/2018

Penulka dadi

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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 action without prejudice to the right of the Vendor to stop or disconnect the amenities/ facilities to the said Plot in such event/s.

VIJAYA HOME MORTGAGE (P) LTD.

Sudhir Kr Tiwari

Authorised Signatory

20/2/2008

Pamuka dev

: 8 :

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 title deeds (Xerox copies) in connection with the schedule below property, to the purchaser.

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Sudhir Kr Tiwary
Auth...
20/2/2018

Sudhir Kr Tiwary

Auth...
20/2/2018

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: 9 :

"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. Birsangar, Town Jamshedpur, Dist. Sub-registry office at Jamshedpur, District East Singhbhum, which is bounded as follows:-

North : R o a d ;

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.

VJANA ...
Sudhir Kr Tiwari
Authorised Signatory
20/2/2008

Ramdas devi

: 10 :

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

WITNESSES:

1) Ramesh Agrawal
20/2/2008

2) ~~Ramesh Agrawal~~
20/2/2008

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.

[Signature]
Advocate 20/2/2008

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

[Signature]
20/2/2008

VIJAYA ...
Sudhr K. Tiwari
Authorised Signatory
20/2/2008

: 11 :

NAME OF THE PURCHASER :

MRS. RENUKA DEVI.



Mr. B. N. Agarwal
Advocate

B. N. Agarwal



Renuka devi

Renuka devi

Signature and finger print of left hand of the purchaser.

Certified that the finger Print of Left hand of each person whose photograph is affixed in this document have been obtained by me or before me

B. N. Agarwal
Mr. B. N. Agarwal
Advocate

20/2/2008



भारत सरकार
GOVERNMENT OF INDIA



रेणुका देवी
Renuka Devi

जन्म वर्ष / Year of Birth : 1965
महिला / Female



~~XXXX XXXX~~ 4769

आधार – आम आदमी का अधिकार

Renuka devi



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O दिनेश कुमार भदानी, म
न-५१, एम बी शॉप परिया, डायगनल
रोड, बिस्टुपुर, पोस्ट-बिस्टुपुर, थाना-बिस्टुपुर,
जमशेदपुर, जमशेदपुर, पूर्वी सिंहभूम,
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



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

PO Box No. 1947
Bengaluru-560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFEPD5629R



नाम /NAME
RENUKA DEVI

पिता का नाम /FATHER'S NAME
SREEDEV NATH PRASAD

जन्म तिथि /DATE OF BIRTH
02-01-1965

हस्ताक्षर /SIGNATURE

Renuka Devi

Bhagat

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

Renuka Devi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SEEMA JAGGI
BODH RAJ DHAND
15/08/1972

Permanent Account Number

AFCPJ4682G



Seema Jaggi


भारत सरकार
GOVERNMENT OF INDIA



सीमा जग्गी
Seema Jaggi


जन्म वर्ष / Year of Birth : 1972
महिला / Female



[REDACTED] [REDACTED] 1625


आधार – आम आदमी का अधिकार

Seema Jaggi



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O प्रवीण जग्गी, म०न० - ३१,
टाटा लाइन, खालसा बस्ती, पो०-
गोल्मुरी, जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड, 831003


Address: W/O Praveen Jaggi,
H.NO- 31, TATA LINE, KHALSA
BASTI, PO- GOLMUR,
JAMSHEDPUR, Golmuri, Purbi
Singhbhum, Jharkhand, 831003




मि० घरेलू मामला
MINISTRY OF HOME AFFAIRS



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



मि० सूचना व जनसम्पर्क
MINISTRY OF INFORMATION & PUBLIC RELATIONS



Pre Registration Docket

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

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

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

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

Property Id: **693821**

Valuation No. : 933559 / 2022	:- 2021-2022	User Id : 7779	Date : 07-March-2022 11:37:AM
State : Jharkhand	District : EastSingbhum		Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)		Village/City : Murakati
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			
1	Land area	6.42 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.42 x 823248=5285252.16	₹52,85,252/-
A	Total		₹52,85,252/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹52,85,300/-
Total Amount in Words : Fifty Two Lakhs Eighty Five Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House 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 area: 6.42 Decimal

Other Description of the Property	Pin Code - 831017
Government/Market Value	5285252.18
Transaction Amount	8000000

SELLER	-Mrs. RENUKA DEVI, Address - BHADANI BHAWAN DIAGONAL ROAD BISTUPUR PS- BISTUPUR TOWN JAMSHEDPUR- Father/Husband Name D K BHADANI ALIAS DINESH KUMAR BHADANI , PAN No.- *****928H, Permission Case No.- , Aadhaar No. *****4769
PURCHASER	-Mrs. SEEMA JAGGI, Address - H NO.31 TATA LINE KHALSA BASTI PO-GOLMURI TOWN JAMSHEDPUR- , Father/Husband Name PRAVEEN JAGGI , PAN No.- *****882G, Permission Case No.- , Aadhaar No. *****1625

Witness Information	Mr. MAHESH KUMAR SACHDEV , Address - 114, PUNJABI REFUGEE COLONY PO-AGRICO TOWN JAMSHEDPUR- , Father/Husband Name-JOGINDER LAL
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Identifier Details	Mr. DINESH KUMAR BHADANI , Address - H NO.51, S.B. SHOP AREA DIAGONAL ROAD BISTUPUR TOWN JAMSHEDPUR- , Father/Husband Name-LAKHAN LAL BHADANI
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Fee Rule/Sale Deed		
1	Stamp Duty	3,20,000

1	SP	1,440
Total		1,440

Fee Rule/Sale Deed		
1	A1	2,40,000
2	LL	8
3	RR	2
Total		2,40,007

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 this verification and hence proceeding further for registration after seeing the alert.

 Deed Writer / Advocate	 Vendee / Claimant	 Vendor / Exocutant
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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	98
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
1	RENUKA DEVI Address1 - BHADANI 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 Singhbhum, 831001, . Jharkhand, India		SELLER Age:57			

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 - ... Jharkhand PAN No.: AFCPJ4682G, Permission Case No.-	Yes	Seema Jaggi Address:- H.NO- 31, TATA LINE, KHALSA BASTI, PO- GOLMURI, JAMSHEDPUR, Purbi Singhbhum, 831003, Jharkhand, India		PURCHASER Age:50			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	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.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	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 & thumb impression are affixed in my presence.

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

Date:- 07-Mar-2022

Seal and Signature of Registering Officer

**Document Registration Summary 1**

Date :-07-Mar-2022

- Government/Market Value: ₹5285300/-
- Transaction Amount: ₹8000000 /-
- Paid Stamp Duty: ₹320000 /-

On Date 07-03-2022 Presented at District SRO -
Jamshedpur
Signature of Presenter

Renuka devi

District SRO - Jamshedpur

Receipt : 615093

Receipt Date : 07-03-2022

Presenter Name: -

PR	₹2
SP	₹1440
LL	₹5
A1	₹240000
Stamp Duty	₹320000

Total ₹561447

Payment Head	Amount To Be 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 Id : 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	0	GRAS	Seemajaggi	• GRN Number : 2210187638 • DEPT Transaction Id : 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



जमशेदपुर | मोहरदा | 1200 | Renuka Devi

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
13,16	4370,4371	0 एकड़ 6.42 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2019-2020)	१ रा वर्ष (2020-2021)	
माल (नकदी)	64.00			64.00	64.00	64.00
गुजारी (भावली)	16.00			16.00	16.00	16.00
सेस	32.00			32.00	32.00	32.00
सूद	32.00			32.00	32.00	32.00
मुतफरकात	12.80			12.80	12.80	12.80
मौजान	156.80			156.80	156.80	156.80

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतासबा हाल (2021-2022)	फाजित
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2019-2020)	१ रा वर्ष (2020-2021)		
माल (नकदी)	64.00			64.00	64.00	64.00	
गुजारी (भावली)	16.00			16.00	16.00	16.00	
सेस	32.00			32.00	32.00	32.00	
सूद	32.00			32.00	32.00	32.00	
मुतफरकात	12.80			12.80	12.80	12.80	
मौजान अदायकारी	156.80			156.80	156.80	156.80	

(१) मौजान कुल (लफ्जा में) : Four Hundred Seventy Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 470.40

तारीख अमला तहसील कुनिन्दा : 23-01-2022

खास महाल का बकाया मालगुजारी पर (रिवाज एते बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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



Renuka Devi



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 3, 2022

पंजी II प्रति

भाग वर्तमान	51	प्लॉट संख्या	66										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धलभूम	अर्चल का नाम	जम्शेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मोहरदा	होल्डिंग संख्या	16	तौजी संख्या		धाना नम्बर	1200	खाता का प्रकार	—				
Renuka Devi, पति-D. K. Bhadani, जाति- हिन्दू													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				समान	सेस					
16	4371	0 ए 3.67 डि 0 हे	नामान्तरण भूकदमा संख्या 679/2018 - 2019				64	0					
13	4370	0 ए 2.75 डि 0 हे											
कुल परिमाण		0 ए 6.42 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	साठ तक	सागत बकाया	सागत चातु सात	रोड सेस बकाया	रोड सेस चातु सात	शिक्षा सेस बकाया	शिक्षा सेस चातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु सात	कृषि सेस बकाया	कृषि सेस चातु सात
07-21-2018	0143822832	2018-2019	2018-2019	0	64	0	16	0	32	0	32	0	12.8
01-23-2022	0207951792	2019-2020	2021-2022	128	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 Status Details

मदद के लिए



यह एक कम्प्यूटर जनित प्रति
यह प्रत्यक्ष केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP18024277

3/3/2022



नामांतरण शुद्धि-पत्र

जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हल्का	हल्का-10
इस्टेट का नाम	झारखण्ड	भाग	51	पृष्ठ संख्या वर्तमान	66	धाना न.	1200
वर्तमान(VOL)							

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
4277	679 R27 2018 - 2019	मोहरदा/ 1200	घाटशिला	02/07/2018	By Sale Registration Deed 1685 Dated 22/02/2008	16 5 1 13 5 2	16 4371 3.67 डिसमील 13 4370 2.75 डिसमील	64	

केता का नाम : (Renuka Deviपति-D. K. Bhadoni, जाति-हिन्दू, पता-Bistupur)	जमाबंदी रैयत का नाम : विजया होम मेकर्स प्रा. लि.-पिता-अज्ञात	विक्रेता का नाम : Sudhir Kumar Tiwary, पिता-Kashinath Tiwary, जाति-हिन्दू, पता-Bagbera
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राजस्व कर्मचारी हल्का-10 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid ✓

Digitally signed by

MAHESHWAR MAHTO

अंचलाधिकारी जमशेदपुर



Renuka devi

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