

## Government of Jharkhand

# Receipt of Online Payment of Stamp Duty

#### NON JUDICIAL

Receipt Number: 4069768167384143b420

Receipt Date: 29-Nov-2021 02:21:03 pm

Receipt Amount: 409500/-

Amount In Words: Four Lakh Nine Thousand Five Hundred

Rupees Only

Token Number: 20210000121186

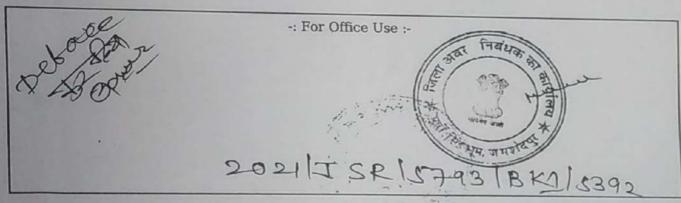
Office Name: District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : AJAY PRASAD SINGH ( Vendee )

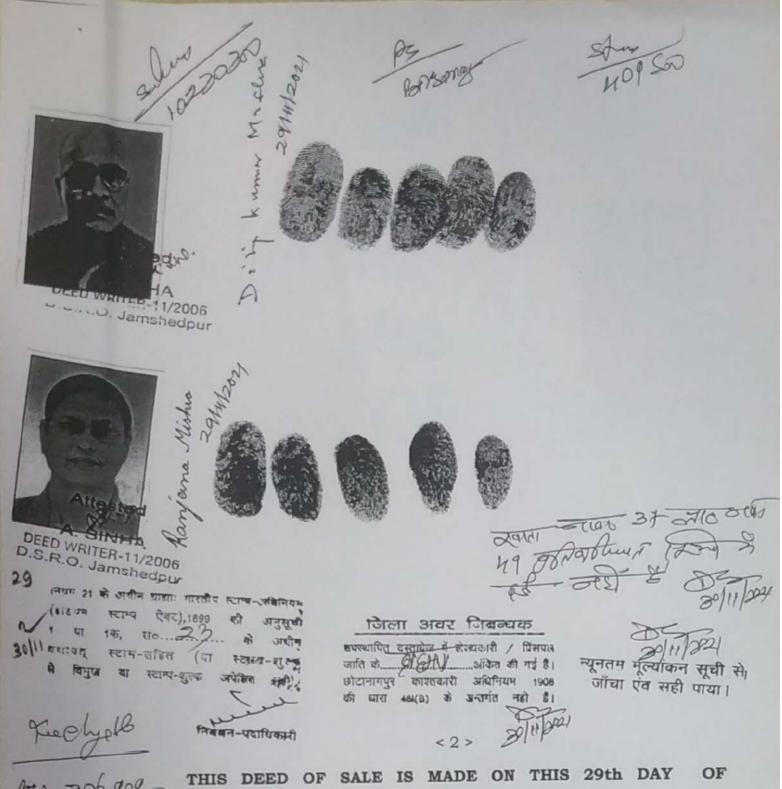
GRN Number: 2108573829





इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाणू हेतु उपसेग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। दूर्भ राष्ट्रीय

kumur Michae



M1 300 909-0

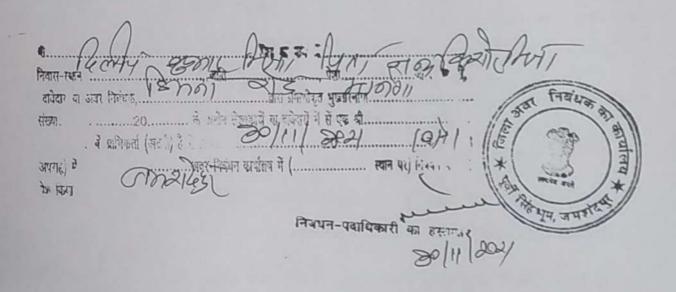
दस्तावेज जाँचा

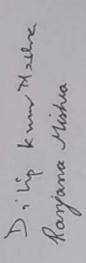
THIS DEED OF SALE IS MADE ON THIS 29th DAY OF NOVEMBER 2021, AT JAMSHEDPUR, B Y:

1) DR. DILIP KUMAR MISHRA, PAN ABEPM9270F, Aadhar 9763 6106 9863, son of Sri Nand Kishor Mishra, by occupation Medical Practitioner,

2) MRS. RANJANA MISHRA, PAN AKKPM0209M, Aadhar 5601 6701 5189, wife of Dr. Dilip Kumar Mishra, by occupation House Hold Affair, both by faith Hindu, by Nationality Indian, by caste Brahmin, resident of G/1-65-66, Vatika Green City, Dimna Road, Mango, P.O. & P.S. Mango, town Jamshedpur, District Singhbhum East, state of Jharkhand hereinafter called the SELLERS (which expression shall unless repugnant to the context include their heirs, successors, administrators, representatives and assigns) of the ONE PART:







#### IN FAVOUR OF

MR. AJAY PRASAD SINGH, PAN AEIPS9969L, Aadhar 7981 2134 7590, son of Late Biswanath Singh, by religion Hindu, by Caste Rajput, by occupation Private Service, by Nationality Indian, now residing at B-31, CLASSIC APARTMENT, New Baradwari, P.S. Sitaramdera, in town Jamshedpur, District Singhbhum East, state of Jharkhand, hereinafter called the PURCHASER (which expression shall unless repugnant to the context includes his heirs, successors, administrators, representatives and assigns) of the OTHER PART:

#### NATURE OF DEED

#### SALE DEED.

### CONSIDERATION AMOUNT: Rs. 1,02,30,300/[One Crore Two Lacs Thirty Thousand Three Hundred] only;

WHEREAS, a piece and parcel of land appertaining to R.S. Khata No.8, R. S. Plot No.4350, corresponding to New Plot No.48 & other Plots, under Khata No.37, Thana No.1200, Wards No.17, JNAC, mouza Moharda, Pargana Dhalbhum, District Singhbhum East, state of Jharkhand, were purchased by M/S. VIJAYA HOME MAKERS PVT. LTD. from recorded tenants and their heirs and successors by virtue of several deeds, registered at District sub-Registry office at Jamshedpur;

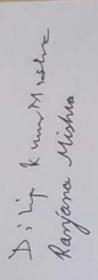
AND WHEREAS, after purchasing the said lands, M/S. VIJAYA HOME MAKERS PVT. LTD., has developed / is developing a Complex known as VIJAYA GARDENS comprising of residential Plots, Duplex, Flats etc. within the said complex.

AND WHEREAS, M/S. VIJAYA HOME MAKERS PVT. LTD. also mutated the lands in its name in the records of Landlord through Circle Officer, Jamshedpur and paying rent regularly to the state of Jharkhand.

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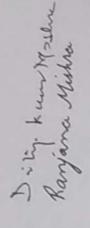
AND WHEREAS, M/S. VIJAYA HOME MAKERS PVT. LTD. had sold, conveyed & delivered one residential plot measuring an area 4000 sq.ft. (371.61 sq.meter) within R.S. Khata No.8, R.S. Plot No.4350, corresponding to New Plot No.49, under Khata No.37, Thana No.1200, Ward No.17, JNAC mouza Moharda, Pargana Dhalbhum within P.S. Birsanagar, District Singhbhum East, state of Jharkhand to 1)Uday Kant Mishra son of Jagat Narayan Mishra, 2)Kiran Mishra wife of Sri Uday Kant Mishra by virtue of Registered Sale Deed 14/12/2009, registered District No.7584, dated at sub-Registry Office at Jamshedpur and while in possession said 1) Uday Kant Mishra, 2) Kiran Mishra subsequently sold, conveyed and delivered to 1) DR. DILIP KUMAR MISHRA son of Sri Nand Kishor Mishra and 2) MRS. RANAJANA MISHRA wife of Dr. Dilip Kumar Mishra (Sellers hereof) by virtue of Sale Deed No.5359 (Sr.No.7063), dated 13/11/2013, registered at District Sub-Registry office, Jamshedpur and after purchase of schedule below land, the Sellers have been in possession and exercising all acts of ownership thereto, to the knowledge of all without any interruption or impediment from any corner.

AND WHEREAS, after purchasing the said land the Sellers Dr. Dilip Kumar Mishra and Mrs. Ranjana Mishra made an application before the Circle Officer, Jamshedpur for mutation of the said land morefully described in the schedule below and after due verification the said land has been mutated in their names with the office of C.O. Jamshedpur vide Mutation Case No.399/2014-15 and since purchase they have been paying the ground rent to the state of Jharkhand through C.O. Jamshedpur.



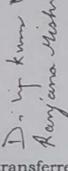
AND WHEREAS, the Sellers further purchase a residential plot bearing No.36 having an area measuring 1853 Sq.ft. in portion of present Survey Plot No.49, corresponding to Portion of R.S. Plot No.4350, recorded under present Survey Khata No.37, corresponding to R.S. Khata No.8, situated at Vijaya Gardens Baridih, in Mouza Moharda, Survey Wards No.17, JNAC, Thana No.1200, P.S. Birsanagar, town Jamshedpur, District Singhbhum East from M/S. VIJAYA HOME MAKERS PVT. LTD. having its local office at 2nd floor, Gajraj Mension, Diagonal Road, Bistupur, Jamshedpur represented by manager accounts Mr. SUDHIR KUMAR TIWARY, son of Sri Kashinath Tiwary of Bagbera Govt. Colony, Jamshedpur by virtue of Sale Deed No.286(Sr.No.387), dated 23/01/2015, registered at District Sub-Registry office at Jamshedpur and after purchasing schedule below land the Sellers have been in possession and exercising all acts of ownership thereto, to the knowledge of all without any interruption or impediment from any corner.

AND WHEREAS, the Sellers are desirous of transferring the aforesaid schedule below property by way of outright sale and the Purchaser having come to know of the aforesaid intention of the Sellers have offered to purchase the aforesaid property for a valuable consideration of Rs.1,02,30,300/- (Rupees One Crore Two Lacs Thirty Thousand Three Hundred)only and the Sellers have also acceded by agreeing to sell the said property at price of Rs.1,02,30,300/- (Rupees One Crore Two Lacs Thirty Thousand Three Hundred)only



#### NOW THIS DEED OF SALE WITNESSETH:

- 1. That in pursuance of the above agreement and in consideration amount of Rs.1,02,30,300/- (Rupees One Crore Two Lacs Thirty Thousand Three Hundred)only paid by the purchaser to the Sellers, as stated hereunder shown in the column of MEMO OF CONSIDERATION, the receipt whereof the said sum the Seller hereby accept, acknowledge as full and final consideration amount, against sale of the said property, described in the schedule below and hereby convey their said property to the purchaser by these Deed of Sale.
- That the Sellers are completely divested of all their interest and right in the said property and shall cease to have any right or title in the property hereby sold to the purchaser by these presents.
- 3) That the Sellers on receipt of full consideration amount from the purchaser has delivered possession of the said land in favour of the purchaser and relevant papers and documents of the said land.
- 4) That, the Sellers hereby declares that schedule land hereby transferred has a marketable title and is free from all encumbrances, charges and liens.
- 5) That the Purchasers shall be at liberty to get their name, in respect of the land hereby sold, mutated in the office of the Circle Officer, Jamshedpur and will pay rent and other taxes in respect of the said property to the state of Jharkhand or any other competent authority.
- 6) That, the Sellers hereby declares that they have perfect title over the schedule land which they have not sold, charged, mortgaged



or transferred in any way to anyone else prior to the execution of present Deed of Sale.

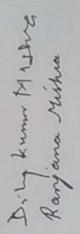
- 7) That, if for any defect of title or possession of the Sellers in respect of the schedule land, the Purchaser suffer any loss or injury, the Sellers undertakes to make good of the loss which may be sustained by the Purchaser in future and also undertakes to compensate the same.
- 8) That the Sellers 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 land described in schedule below.

#### SCHEDULE

(Description of land hereby transfer)

ALL THAT piece and parcel of vacant residential land appertaining to residential Plot No.36, measuring an area of 4000 sq.ft. + 1853 sq.ft. (371.61 sq.meter + 172.15 sq.meter) or (9.17 Decimal + 4.25 decimal) within R.S. Khata No.8, Portion of R.S. Plot No.4350, corresponding to Portion of New Plot No.49, under Khata No.37, Thana No.1200, Ward No.17, JNAC, mouza Moharda, Pargana Dhalbhum, situated at Viajaya Gardens, Baridih, within P.S. Birsanagar, in town Jamshedpur, District Singbhum East, state of Jharkhand.

SAF No.: SAF684448141121094834;



<8>

#### Boundary of area 4000 sq.ft. as follows:

North: Residential Plot No.49;

South : Road:

East : Road;

West : Residential Plot No.35;

#### Boundary of 1853 sq.ft. as follows:

North: Residential Plot No.49P;

South : Driveway;

East : Side of M/s. Vijay Home Makers Pvt. Ltd. then road;

West : Existing Residential Plot No.36;

#### Property situated at Branch Road;

Annual rent payable to the superior landlord, the state of Jharkhand, through C.O. Mango; Volume No.02, Pages 148;

IN WITNESS WHEREOF the Sellers have hereunto set their hands today at Jamshedpur, on this the day, month and year first above written.

Read over and explained the contents of this deed to the executants who admit it to be true and correct.

#### MEMO OF CONSIDERATION

The purchaser paid the sum of Rs.1,02,30,300/- only to the Sellers named within in the manner herein below mention as follows:-

< 10 >

Date	Cheque/D.D.	Drawn on	Amount
24/11/2021	RTGS UTIR No. 12791930005685	BOI	1,01,29,000/-
29/11/2021	TDS in property Ack. No. AI8324234	********	1,02,303/-

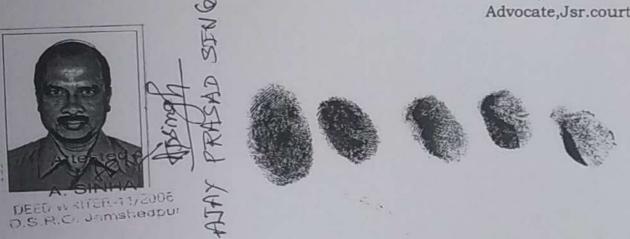
#### WITNESSES:

Soloth Loth (SATISH SINGH) 510 Bali Ram Dingh, H.No.11, Road No. 6, Ramnagar, Radma, Jamshedbur-11

2) Shish Chandry (SATISH CHANDRA) 40 K. R. SHARMA By Fy C, MOON. CITY, Mango, JSR

Printed through computer

Advocate, Jsr. court



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

Advocate



#### OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

#### **Deed Endorsement**

Token No: - 20210000121186

Deed Type	Sale Deed
Number of Pages	138
Fee Details	Stamp Duty :- Rs. 409212, PR :- Rs. 1, SP :- Rs. 2070, A1 :- Rs. 306909, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5251155/- ,Transaction Amount :- Rs.10230290/-
District: - EastSinghbhum, Tehsil: - Jamshedpur, Village Name: - Moharda Lo Road, Moharda Property Boundaries: - East: ROAD, West: RESIDENTAL PLOT NO 35, South: R Property Details RESIDENTAL PLOT NO 49 Khata Number - 37Plot Number - 49Volume Number - 2Page Number - 148SA SAF684448141121094834 Area Of Land: - 9.17 Decimal	
Property No.	2
Valuation Details	Value :- Rs.2433741/- ,Transaction Amount :- Rs.0/-
Property Details	District: - EastSinghbhum, Tehsil: - Jamshedpur, Village Name: - Moharda Location: - Other Road, Moharda Property Boundaries: - East: SITE OF M/S VIJA HOME MARKER PVT LTD THEN ROAD, West: EXISTING RESIDENTIAL PLOT NO 36, South: DRIVEWAY, North: RESIDENTAL PLOT NO 49 Khata Number - 37Plot Number - 49Volume Number - 2Page Number - 148SAF Number - SAF684448141121094834 Area Of Land: - 4.25 Decimal

Sh./Smt.DR DILIP KUMAR MISHRA s/o/d/o/w/o NAND KISHOR MISHRA has presented the document for registration in this office

today dated :- 30-Nov-2021 Day :- Tuesday Time :- 15:52:16 PM



Party Name	Document Type	- Document Number
DR DILIP KUMAR MISHRA	PAN/UID	ABEPM9270F

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

1	RANJANA MISHRA Address1 - G/1- 65-66 VATIKA GREEN CITY DIMNA ROAD MANGO JAMSHEDPUR, Address2  , , , Jharkhand PAN No.: AKKPM0209M,Permission Case No	Yes	Ranjana Mishra Address:- FLAT NUMBER - G1-65/66, VATICA GREEN CITY, DIMNA ROAD, MANGO,, Jamshedpur, , East Singhbhum, 831012, Jharkhand, India	SELLER Age:54		Ray ara Mistra
2	DR DILIP KUMAR MISHRA Address1 - G/1- 65-66 VATIKA GREEN CITY DIMNA ROAD MANGO JAMSHEDPUR, Address2  , , Jharkhand PAN No.: ABEPM9270F, Permission Case No	Yes	Dilip Kumar Mishra Address:- FLAT NUMBER - G1-65/66,, VATICA GREEN CITY, DIMNA ROAD, MANGO,, Jamshedpur, , East Singhbhum, 831012, Jharkhand, India	SELLER Age:66	2	Diy kumu Mishig
3	AJAY PRASAD SINGH Address1 - FLAT NO B-31 CLASSIC APARTMENT NEW BARADWARI PS SITARAMDERA JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: AEIPS9969L,Permission Case No	Yes	Ajay Prasad Singh Address:- 178/10, NEAR RAM RATAN HOSPITAL, RAMPUR ROAD, Sampatchak, Patna, 800006, Bihar, India	PURCHASER Age:63		Apringe

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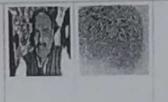
#### SATISH SINGH

#### S/o-D/o BALI RAM SINGH

Address1 - HOUSE NO 11 RD NO 6 RAMNAGAR P.O SONARI
JAMSHEDPUR, Address2 -

... Jharkhand

PAN No.:



Sahelh hy

#### Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	SATISH CHANDRA			
	Address1 - FLAT NO B/4-F4-C MOON CITY RAJEEV PATH DIMNA ROAD MANGO			
1	JAMSHEDPUR, Address2 -			
	, , , Jharkhand निर्वाधक		a 2	

Signature of Operator

nd Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( DR DILIP KUMAR MISHRA, RANJANA MISHRA), has/have admitted the execution before me. He/ She/ They has / have been identified by (SATISH SINGH) Son/Daughter/Wife of (BALI RAM SINGH) resident of (HOUSE NO 11 RD NO 6 RAMNAGAR P.O SONARI JAMSHEDPUR) and by occupation (Business).

Date: - 30-Nov-2021

Signature of Registering Officer

Signature of Registering Officer



#### **Pre Registration Docket**

Date :- 30-11-2021 01:37 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20210000121186

Appoinment :- 30-Nov-2021 Time:- 14:35

Article	Sale Deed
Pre Registration Date	16-Nov-2021
No. Of Pages	69
Stamp Duty	409212
Paid Stamp Duty	0
Total Fees	₹ 3,08,983.

Property Id: 622413 Valuation No.: 835622 / 2021 :- 2021-2022 User Id: 3093 Date: 30-November-2021 13:37:PM Tahsil: Jamshedpur District: EastSinghbhum State: Jharkhand Village/City: Moharda Corporation: Jamshedpur(NAC) Land Type : Urban Moharda - Other Road Khata Number - 37 Plot Number - 49 Volume Number - 2 Page Number - 148 SAF Number - SAF684448141121094834 Valuation Rule: Residential Land **Property Details** 9.17 Decimal Land area Calculation Details Total Calculation Sr.No. Description ₹52,51,155/-1. 9.17 x 572645=5251154.65 Open Land Valuation ₹52,51,155/-Note: Final Valuation is Rounded to Next 100/-₹52,51,200/-Total Valuation (A) Total Amount in Words: Fifty Two Lakhs Fifty One Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: RESIDENTAL PLOT NO 35, South: ROAD, North: RESIDENTAL PLOT NO 49
Area	Land area : 9.17 Decimal
Other Description of the Property	Pin Code - 831017

Government/Market Value	5251154.65
Transaction Amount	10230290

	ld: 622422			,		
Valuatio	on No. : 835631 / 2021	:- 2021-2022	<b>User Id</b> : 3093	Date: 3	0-November	-2021 13:37:PI
State: J	harkhand	khand District : EastSin		Singhbhum		mshedpur
Land Ty	pe : Urban	Corporati	on : Jamshedpur	(NAC)	Village/City : Moharda	
Mohard	a - Other Road		-			
Khata N	umber - 37			7727		
Plot Nu	mber - 49					
Volume	Number - 2					
Page Nu	ımber - 148	314 - 574				
SAF Nui	nber - SAF68444814112	21094834			A STATE OF	
Valuatio	on Rule : Residential La	nd				
Propert	y Details			各馬門華	1.提到"有	
1	Land area	ALL THREE	THE PARTY OF	4.25	Decimal	
Calculat	tion Details			EGE		2000年100
Sr.No.	Description		Calculation	on	Tot	al
1	Open Land Valuation	1. 4.	25 x 572645=24	33741.25	5	₹24,33,741/
A	Total	AND PROPERTY.		No. of the last	1000 m	₹24,33,741/
Note : F	inal Valuation is Rounde	d to Next 100	1-			
Total V	aluation (A)		品 E A			₹24,33,800/
Total A	nount in Words : Twe	nty Four Lak	hs Thirty Three	e Thousa	ands Eight I	lundred

Land measurement, Sub Part and House No.	Property Boundaries East: SITE OF M/S VIJA HOME MARKER PVT LTD THEN ROAD, West: EXISTING RESIDENTIAL PLOT NO 36, South: DRIVEWAY, North: RESIDENTAL PLOT NO 49			
Area	Land area : 4.25 Decimal			
Other Description of the Property	Pin Code - 831017			
Government/Market Value	2433741.25			
Transaction Amount	- 80 7 % A.			

SELLER	-Mr. DR DILIP KUMAR MISHRA, Address - G/1- 65-66 VATIKA GREEN CITY DIMNA ROAD MANGO JAMSHEDPUR-, Father/Husband Name NAND KISHOR MISHRA, PAN No ******270F,Permission Case No, Aadhaar No. ********9863		
	-Mrs. RANJANA MISHRA, Address - G/1- 65-66 VATIKA GREEN CITY DIMNA ROAD MANGO JAMSHEDPUR-, Father/Husband Name DILIP KUMAR MISHRA, PAN No *******209M,Permission Case No, Aadhaar No. *******5189		

**PURCHASER** 

-Mr. AJAY PRASAD SINGH, Address - FLAT NO B-31 CLASSIC APARTMENT NEW BARADWARI PS SITARAMDERA JAMSHEDPUR-,Father/Husband Name LATE BISWANATH SINGH, PAN No.\*\*\*\*\*\*969L,Permission Case No.-, Aadhaar No. \*\*\*\*\*\*\*7590

Witness Information	Mr. SATISH CHANDRA, Address - FLAT NO B/4-F4-C MOON CITY RAJEEV PATH DIMNA ROAD MANGO JAMSHEDPUR-,	
	Father/Husband Name-KUMAR RAMJI SHARMA	

Identifier Details	Mr. SATISH SINGH, Address - HOUSE NO 11 RD NO 6 RAMNAGAR P.O SONARI JAMSHEDPUR-, Father/Husband Name- BALI RAM SINGH
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Fee Rule:Sa	le Deed						
1	Stamp Duty	4,09,212					

1	SP	2,070
<b>经验</b> 基本的	Total	2,070
Fee Rule:Sale D	eed	AND DESCRIPTION OF PERSONS ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESS
1	A1	3,06,909
2	LL	3
3	PR	1
是北京区数月	Total	3,06,913

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

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Deed Writer / Advocate

Vendee / Claimant

Ranjana Mishra D. y- Kum Mashuc

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



#### झारखंड सरकार

### राजस्व एवं भूमि सुधार विभाग



					मातरण सृद्धि-पत्र						CR	SLPI	180211564	2/10/2022	回路等級
विशा का नाम	मूर्वी सिल्पून			भनुगंबल गाम	पालपूर		अर्थल का व	пч	with	lege		हिल्ला	हत्या-8		
प्रसेट का नाम	klines			साग वर्तमान(VOL)	53		पृष्ट भीकारा च	र्वेगान	26			माना न	1200		
क्ष्मिक संख्या	केस न,	मीवा का नाम/ राजस्य भागा न .	भाना का नाम	स्तीकृत द्वारा और विधि	परिपर्वत प्रकार		भपूत किसमें ना ता स. भाग वर्ट		रंगीयत है संद्रमा वर्तमान	क्षाता च,	कारोबार बिस्तू प्लॉट म.			लगान	प्रेंबाटर 2 अद्यतन तिथि अधार्यन्ति
11564	1495 /R27 2021 - 2022	ਐਵਕਰ/ 1200	पार्टीकना	(अंबलाविकारी) 10/02/2022	By Sale Deed No. 5392 Dated 30/11/2021	8	2 2		148 37	8	4350 4350		9.18 दिवागील 4.25 दिवागील	260	10/02/2022
SINGH, 31	ASAD SINGH ति-राजपूर, भता-AT- ENT, NEW BAI IDERA, JAMSE	B-31, CLASS RADWARI, P	IC	बगावदी रेवत , Dr.	का जान : Dilip Kumar Mish	ra-रिता-)	Nand Kis	hor M	ishra	MISHI CITY, JAMSI KUMA GREET	LIP KUM RA, wife-sue DIMNA R HEDPUR = IR MISHR	ROAL MARIAN LA, WI	D, MANGO, RS. RANJAN fill-silesty, voi-) IA ROAD, M	5-66, VATI PO AND PS IA MISHRA AT- G/I-65-	KA GREEN S- MANGO, I, vfa-DR. DILIF 66, VATIKA
वस्य धर्मधारी । १ एव अध्यूटर अ		व्यवस्य कार्यकाही अर्थ	स्वयर्थ हार्यानीत			11000	oved By		MIT KUM बाल्डोस्पुर	O⊷r IAR SR	IVASTW	A			

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