



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : acd8f6e61c3c61033971

Receipt Date : 21-Mar-2021 06:20:10 am

Receipt Amount : 92000/-

Amount In Words : Ninety Two Thousands Rupees Only

Token Number : 20210000034658

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PUJA KIRAN (Vendee)

GRN Number : 2105132681



Deface
करके
Ran
22/03/21

:: For Office Use ::



2021/JSR/1537/BK1/1414

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के प्रमाण से पुनः मुद्राक की सेवा नहीं ली जायेगी।

Atsingh
22/3/2021

Puja Kiran

Puja Kiran
22/3/2021

23,15,000

P.S. Mangal

Stam 92000

वकील नं. 281 जिला अतर दिवस 22/3/2021
पं. 50. पु. वि. नं. 1
जिला अतर दिवस 22/3/2021
उपरोक्त प्रमाणों से सिद्ध है कि
जारी के ... अति की गई है।
जिला अतर दिवस 22/3/2021
की भांति 40(8) के अन्तर्गत नहीं है।



ATTESTED

MAHENDRA KUMAR
ADVOCATE

22/3/2021

SALE DEED

न्यूनतम मूल्य सूची से
जोड़ा एवं रकमी पाया।

1 के अधीन प्रमाण ... THIS SALE DEED IS MADE ON THIS THE 23RD DAY OF MARCH, 2021 AT JAMSHEDPUR. BY

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

ANUPRIYA SINGH, Wife of Munna Singh & Daughter of Sri Ashok Kumar Singh, Grand Daughter of Late Daya Shankar Singh, by faith Hindu, by Nationality Indian, by occupation Housewife, by Caste:- Rajput, resident of H. No 26, B-Block, Teachers Colony, Bhalubasa, P.S: Sitaramdera, Town Jamshedpur, District Singhbhum [East], Jharkhand-831009, hereinafter called the **VENDOR** (which expression unless repugnant to the context shall mean the Vendor and include her legal heirs, successors, assigns and representatives) of the **ONE PART**.

UID No 8471-1845-6763
PAN No DKSPS1360E
Mobile No 9835927723

IN FAVOUR OF

MRS PUJA KIRAN, Wife of Mr Mukesh Ranjan & Daughter of Sri Jwala Prasad Keshri, Grand Daughter of Late Ganesh Prasad Keshri, by faith Hindu, by Nationality Indian, by Occupation Service, by Caste Kesharwani

Puja Kiran

22/3/2021

resident of Uranus, D-3/4, Dimna Road, Aastha Space Town, Near Ganga Memorial Hospital, P.S: Mango, Town: Jamshedpur, District: East Singhbhum, Jharkhand [Jamshedpur-831012] hereinafter called the VENDEE/PURCHASER (which expression unless repugnant to the context shall mean the present Vendee and include her legal heirs, successors, assigns and representatives) of the OTHER PART.

UID NO 6323-1966-0566
Pan No CC1PK8628P
Mobile No 8653450626

Nature of Deed : **SALE DEED**

Consideration Money :- Rs 23,00,000/-[Rupees Twenty Three Lakhs] only

Government value of the said property is Rs 11,31,100 /=-

In this Deed of Transfer by Sale , the following expression shall unless repugnant to the context shall have the meaning assigned thereto.

WITNESSES AS FOLLOWS :-

WHEREAS, Vendor is the absolute owner of Schedule below property which the Present Vendor has purchased by virtue of Registered Sale deed , Vide Deed No 2019/JSR/344/BKI/312 dt 24.01.2019 , in Book No I, Volume No 62, Pages from 1 to 88 , registered at District Sub-Registry office at Jamshedpur from its registered owner Ashok Kumar Singh .

AND WHEREAS, in previous, Ashok Kumar Singh , son of Daya Shankar Singh purchased the schedule below landed property from [1] M/s Kaushal Kanchan Construction Pvt Ltd, a company registered/incorporated

Pooja Kishan

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Attorney
22/3/2021

under the Companies Act, 1956,[No 1 of 1956] at Patna Vide Incorporation No 03-03857 of 1989-90, dated 22.02.1990, having its registered office at Aastha Trade Centre , Q-Road, Bistupur, Jamshedpur represented by its Managing Director Sri Kaushal Kumar Singh ,[2] Sri Govardhan Gour, [3] Smt, Tara Devi ,& [4] Maheshwar Gour represented by their duly constituted attorney Sri Kaushal Kumar Singh Vide GPA No IV-113 dt 30.01.2004 registered at Jamshedpur District Sub-Registry office . by way of registered Sale deed No 2596/2018 dated 10.05.2014 .

AND WHEREAS, after purchase the Schedule below land from Ashok Kumar Singh, the present Vendor has duly mutated the same Schedule land in her name before the Anchal Office Mango, under Mutation case No 255/2019-2020 Register-II Volume 26, page No 104 and since then , the present Vendor has been in peaceful physical possession over the same without any interruption from any corner

AND WHEREAS, the present Vendor is paying the Ground rent for the aforesaid land to the Superior Landlord, the State of Jharkhand through by Anchal Adhikari, Mango in her own name .

AND WHEREAS, the present Vendor has intended to sell the Schedule below landed property area to the present Vendee and the present Vendee/Purchaser has agreed to purchase the Schedule below land area from the present Vendor on payment valuable consideration amount as fixed by the present Vendor, i.e Rs 23,00,000/-[Rupees Twenty Three Lakhs] only and

Attesty
22/8/2021

the Purchaser has agreed to purchase the same at that price under the following terms and conditions :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the said sum of Rs 23,00,000/- [Rupees Twenty Three Lakhs] only paid by the Purchaser to the Vendor as per the payment mode below , the Vendor does hereby admit & acknowledge as full and final payment against the sale of the schedule below land area and the Vendor do hereby absolutely and forever sell, convey, transfer and deliver the all that land area more fully mentioned in the schedule below in favour of the Purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the Purchaser, her heirs, successors without any interruption from the side of the Vendor or any person/s claiming under the Vendor together with all right, title, claim whatsoever which the Vendor here before enjoyed in respect of the Schedule below property.

2. That the Vendor has delivered vacant peaceful physical possession of the schedule below Land area to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes and the Purchaser shall be at liberty to get her name mutated in the records of Anchal Office , Mango or any other concerning authority and shall pay ground rent with respect to the land and other charges thereof in her own name .

3. That from this day all the right, title, claim and interest of the Vendor in the Schedule below land area will cease and will vest in the Purchaser and the

P. Prasad
22/3/2021

Purchaser will become the sole and absolute owner thereof from this day .

4. That the Purchaser shall now and always have the right to enjoy and use the said Land area for her own and the Purchaser shall be entitled to installed new electricity and water connection and will bear costs and expenses of thereof.

5. That the Land area hereby conveyed by this deed of sale is free from all encumbrances , charges and liens and free from attachment .

6. That the Vendor hereby declares that she has good and perfect title over the schedule below property which she has not sold, charged or transferred the same in any way to any one else prior to this deed.

7. That if for any defect of title or possession of the Vendor in the schedule below property, the Purchaser suffers any loss, then the Vendor will be liable to compensate for the same.

SCHEDULE

[Description of the Land area hereby sold]

ALL THAT piece and parcel of raiyati homestead land measuring area 1457 Sq. ft i.e, 3.34 Decimals , within block Known as Mercury, bearing Sub Plot No 33A, within a Portion of New Plot No 2150, under New Khata No 231, Mouza and P.S: Mango, recorded under Survey Warc No 9, Thana No 1642, MNAC, situated at AASTHA SPACE TOWN, Mango, Jamshedpur, District East Singhbhum, together with all facilities , services being provided thereof ;[New H. No 0090004854000M0]

The boundary of the sub plot is as follows :-

North	Duplex No 33,	South	:- Open space
East	Road	West	:- Open space

Puja Kiran

DATE

Alsingh
22/3/2021

Annual rent of 10/- per year has fixed payable to State of Jharkhand through by Anchal Office at Mango

The Schedule land as marked by ORANGE colour in the naksa attached with this Deed

IN WITNESS WHEREOF the aforesaid Vendor has put his signature on the day, month and year mentioned herein above at Jamshedpur in presence of the witnesses.

MODE OF PAYMENT OF Rs 23 Lakhs

Cheque /Cash	Date	Amount	Bank
961292	30.12.2020	1,00,000/-	Punjab National Bank , Jamshedpur
961293	13.01.2021	1,30,000/-	Punjab National Bank , Jamshedpur
285933	19.03.2021	20,70,000/-	Punjab National Bank , Jamshedpur

Read over the contents of this Sale deed to the Executant and Purchaser in Hindi language who admit that the Sale deed is correct .

22/3/2021
22/3/2021
Typed & Drafted by

22/3/2021
Advocate, Jamshedpur Civil Court

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Atsing
22/3/2021

WITNESSES:

1. SUNITA DAS ^{22/3/2021} W/o LATE HARI MOHANTY DAS
R/o URANUS D-2/4 AASHA TOWER, DINA ROAD,
NEAR GANGA MEMORIAL HOSPITAL, KIANGU, JAMSHEDPUR 831012
2. Musarna Singh ^{22/3/2021} s/o Mr. Birendra Singh
R/o 11200 3, Tinch Road, Bursarampur

SIGNATURE OF PURCHASER/VENDEE



ATTESTED

Mahendra Kumar
22/3/2021
MAHENDRA KUMAR
ADVOCATE

PUJA KIRAN

CERTIFICATE

Certified that the finger prints of left hand of Vendor and Vendee, whose photographs are affixed in the document have been obtained by me.

Mahendra Kumar
22/3/2021
ADVOCATE

Payment Gateway Response

Transaction Success!

Name	PujaKiran
Token No / Depositor ID	20210000034658
Amount	71344
Transaction ID	75ae674ab884a541a522
GRN	2105132691
CIN	10002162021032100140
Time	2021-03-21 06:23:11

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Print

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Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of Jharkhand

21 March 2021, 06:24:01

43 : 2

Invalid image, or error downloading

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

Top



Document Registration Summary 1

Date :-22-Mar-2021

- Government/Market Value: ₹1131100/-
- Transaction Amount: ₹2300000 /-
- Paid Stamp Duty: ₹92000 /-

Receipt : 463305

Receipt Date : 22-03-2021

Presenter Name: -

On Date 22-03-2021 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

PR	₹1
SP	₹2340
LL	₹3
A1	₹69000
Stamp Duty	₹92000

Total ₹163344

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	92000	92000	0	GRAS	PujaKiran	GRN Number : 2105132681 DEPT Transaction Id : acd8f6e61c3c61033971 Transaction Type :	92000

PR	1	1	0	GRAS	PujaKiran	GRN Number : 2105132691 DEPT Transaction Id : 75ae674ab884a541a522 Transaction Type :	1
SP	2340	2340	0	GRAS	PujaKiran	GRN Number : 2105132691 DEPT Transaction Id : 75ae674ab884a541a522 Transaction Type :	2340
A1	69000	69000	0	GRAS	PujaKiran	GRN Number : 2105132691 DEPT Transaction Id : 75ae674ab884a541a522 Transaction Type :	69000
LL	3	3	0	GRAS	PujaKiran	GRN Number : 2105132691 DEPT Transaction Id : 75ae674ab884a541a522 Transaction Type :	3
Sub Total	163344	163344	0				

Article : Sale Deed Number of Pages : 156


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000034658

Deed Type	Sale Deed
Number of Pages	156
Fee Details	Stamp Duty :- Rs. 92000, PR :- Rs. 1, SP :- Rs. 2340, A1 :- Rs. 69000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1131004/- ,Transaction Amount :- Rs.2300000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other Road, Mango Property Boundaries :- East: ROAD, West: OPEN SPACE, South: OPEN SPACE, North: DUPLEX NO 33 Khata Number - 281Volume Number - 26Page Number - 104Holding Number - 0090004854000M0Plot Number - 2150 Area Of Land :- 3.34 Decimal

Sh./Smt.ANUPRIYA SINGH s/o/d/o/w/o MUNNA SINGH has presented the document for registration in this office



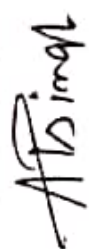


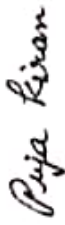
today dated :- 22-Mar-2021 Day :- Monday Time :- 16:22:54 PM





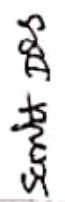
ANUPRIYA SINGH(Individual)

Party Name	Document Type	Document Number
ANUPRIYA SINGH	PAN/UID	DKSPS1360E

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr. NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ANUPRIYA SINGH Address1 - H NO 26 B BLOCK TEACHERS COLONY BHALUBASA PS SITARAMDERA JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: DKSPS1360E, Permission Case No.-	Yes	Anupriya Singh Address:- H.NO-26 B, . TEACHERS COLONY,BHALUBASA, PO-AGRICO, JAMSHEDPUR, , Purbi Singhbhum, 831009, . Jharkhand, India		SELLER Age:32			
2	PUJA KIRAN Address1 - URANUS D- 3/4 DIMNA ROAD AASTHA SPACE TOWN NEAR GANGA MEMORIAL HOSPITAL PS MANGO JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: CCJPK8628P, Permission Case No.-	Yes	Puja Kiran Address:- uranus D 3/4, near ganga memorial hospital, Dimna road, Aastha space town, Jamshedpur, , East Singhbhum, 831012, . Jharkhand, India		PURCHASER Age:33			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNITA DAS S/o-D/o LATE HARI MOHAN LAL DAS Address1 - URANUS D-3/4 DIMNA ROAD AASTHA SPACE TOWN NEAR GANGA MEMORIAL HOSPITAL PS MANGO JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MUNNA SINGH Address1 - H NO 3 NEAR QR NO L4/16 PUNCH ROAD JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence

Above mentioned, (ANUPRIYA SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (BUNTA DAS) Son/Daughter/Wife of (LATE HARI MOHAN LAL DAS) resident of (URANUS D-3/4 DIMNA ROAD AASTHA SPACE TOWN NEAR GANGA MEMORIAL HOSPITAL PS MANGO JAMSHEDPUR) and by occupation (Business)

Date: 22-Mar-2021

Signature of Registering Officer

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 22-03-2021 12:18 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000034658

Appoinment :- 22-Mar-2021 Time:- 13:20

Article	Sale Deed
Pre Registration Date	14-Mar-2021
No. Of Pages	78
Stamp Duty	92000
Paid Stamp Duty	0
Total Fees	₹ 71,344.

Property Id: 498289

Valuation No. : 672588 / 2021	:- 2020-2021	User Id : 3094	Date : 22-March-2021 12:22:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango	
Mango - Other Road			
Khata Number - 281			
Volume Number - 26			
Page Number - 104			
Holding Number - 0090004854000M0			
Plot Number - 2150			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.34 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.34 x 338624=1131004.16	₹11,31,004/-
A	Total		₹11,31,004/-
Note : Final Valuation Is Rounded to Next 100/-			
Total Valuation (A)			₹11,31,100/-
Total Amount in Words : Eleven Lakhs Thirty One Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: OPEN SPACE, South: OPEN SPACE, North: DUPLEX NO 33
Area	Land area : 3.34 Decimal
Other Description of the Property	Pin Code - 831012

Piya Kisan

1/3

Government/Market Value	1131004.16
Transaction Amount	2300000

SELLER	-Mrs. ANUPRIYA SINGH, Address - H NO 26 B BLOCK TEACHERS COLONY BHALUBASA PS SITARAMDERA JAMSHEDPUR- Father/Husband Name MUNNA SINGH , PAN No.- *****360F, Permission Case No.- , Aadhaar No. *****6763
PURCHASER	-Mrs. PUJA KIRAN, Address - URANUS D-3/4 DIMNA ROAD AASTHA SPACE TOWN NEAR GANGA MEMORIAL HOSPITAL PS MANGO JAMSHEDPUR- ,Father/Husband Name MUKESH RANJAN , PAN No.- *****628P, Permission Case No.- , Aadhaar No. *****0566

Witness Information	Mr. MUNNA SINGH , Address - H NO 3 NEAR QR NO L4/16 PUNCH ROAD JAMSHEDPUR- , Father/Husband Name-BACHHA SINGH
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Identifier Details	Mrs. SUNITA DAS , Address - URANUS D-3/4 DIMNA ROAD AASTHA SPACE TOWN NEAR GANGA MEMORIAL HOSPITAL PS MANGO JAMSHEDPUR- , Father/Husband Name-LATE HARI MOHAN LAL DAS
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Property Id: 498289	
Fee Rule: Sale Deed	
1	Stamp Duty
	92,000

1	SP		2,340
	Total		2,340
Property Id: 498289			
Fee Rule: Sale Deed			
1	PR		1
2	LL		3
3	A1		69,000
	Total		69,004

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.

Puja Kiran

2/3