



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c84d7673b0a094650b97

Receipt Date : 13-Dec-2021 02:31:27 pm

Receipt Amount : 120000/-

Amount In Words : One Lakh Twenty Thousands Rupees Only

Token Number : 20210000133464

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SUSHMITA DEVI ( Vendee )

GRN Number : 2108817258



:- For Office Use :-

*Deface  
to  
Dev*



2021/JSR/6093/BKI/5667

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

*किसी तस्कार को लगे  
Sushmita Devi*

13/12/2021

*Receipt copy*

30,00,000

PS maye

120,000

वपरा नं. 393 जल नका  
2362 कनिवतुन 72 मी  
वस नये वी 13/12/2021

13/12/2021  
सूक्ष्म मूल्यांकन सूची से  
जांचा एव सही पाया।



Roshan Lal Gupta  
13/12/2021



**जिला अतर निबन्धक**

जिला अतर के अन्तर्गत गाँव: पारसीय नगर-अधिनियम  
(हिन्दु नगर क्षेत्र), 1900 की अनुसूची  
1 का क्र. सं. 23 के अधीन  
बनाने वाले नगर-सहित (या स्टाम्प-शुल्क  
के बिना या स्टाम्प-शुल्क अतिरिक्त नहीं)।

दस्तावेज में लेखकारी / पिनपले  
जाति के... अंकित की गई हैं।  
कोटानागपुर कारतकारी अधिनियम 1900  
की धारा 40(2) के अन्तर्गत नहीं है।

**SALE DEED**

This Sale Deed is made on this the 13<sup>th</sup> day of Dec, 2021, at Jamshedpur.

निबन्धन-पदाधिकारी

**BY AND BETWEEN**

1. SARDUL SINGH, son of Late Pritam Singh,
  2. HARPAL SINGH,
  3. KRIPAL SINGH
  4. PRITPAL SINGH,
- All Sons of Sardul Singh, and Grandsons of Late Pritam Singh,

All By Faith Sikh, By Caste General, By Occupation Business, By Nationality Indian, No 1, 3 & 4) Resident of H.I.G. A/6, Road No 16, Madhav Baugh Colony, Mango, Azadnagar, P.S. Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand, & No 2) Resident of H.I.G. A/13, Road No 16, Madhav Baugh Colony, Mango, Azadnagar, P.S. Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand, represented by their lawful constituted attorney: ROSHAN LAL GUPTA, son of Mr. Jai Narayan Gupta, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Flat No. 3442, Vijaya Heritage, 6<sup>th</sup> Phase Kadma, P.S. Kadma, Town Jamshedpur, District

32  
13/12  
Fuchyeb  
A1 99000-  
HR 300  
PR 100

13/12/2021  
दस्तावेज जांचा

Roshanlal Gupta

13/12/2021

East Singhbhum, and State Jharkhand, by virtue of registered General Power of Attorney Deed No IV 77, Serial No 1009, Dt: 22.02.2021, registered at the District Sub Registry Office, Jamshedpur (The Principals are alive and living on the day of execution of this Sale Deed and the power of attorney is not revoked till today). Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART.

1. UIDAI No 5241 9964 1474 (Pan No ALBPS3644Q)
2. UIDAI No 6362 6454 3644 (Pan No ALBPS3645R)
3. UIDAI No 2119 9447 5693 (Pan No AEQPS4693P)
4. UIDAI No 5124 8270 6791 (Pan No AWHPS7269L)

IN FAVOUR OF

Mrs. SUSHMITA DEVI, w/o Mr. Vikash Kumar, <sup>Prasad</sup> By Faith-Hindu, By Nationality Indian, By Occupation Business, Resident of Cross Road No 5, Saw Line, Daigutta, Mango, Near Kali Mandir, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, Pin 832110. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. UIDAI No 9572 3695 7416 (Pan No FCVDP0200F)

NATURE OF DEED  
CONSIDERATION AMOUNT  
(Rupees Thirty Lakhs) only

SALE DEED  
Rs. 30,00,000/-



Roznamul Cheete.

13/12/2021

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of land measuring an area 0.07.40 Hectare i.e. 18.28 Decimals, being in Plot No 2362, a, b, c, d, recorded under Khata No 393, Situated in Mouza Pardih, Thana No 1642, within Ward No 8 (M.N.A.C.), Block & P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, stands recorded in the name of Pritam Singh (now deceased) son of Makhan Singh, R/o Mango, Jamshedpur, in the khatian as per the last survey settlement records of 1979, however, said Pritam Singh, died leaving behind his only son Sardul Singh and his grandsons i.e. Vendor No 2 to 4 as his surviving legal heirs and successors for all his estates and immovable properties, and presently the above named Vendors are in peaceful physical possession over the said land without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owner/s.

AND WHEREAS, the Vendors being in urgent need of money to meet their respective financial expenses, so, they have jointly decided to sell part of the above property more clearly mentioned in the schedule below through their attorney for full, final and highest consideration amount of Rs. 30,00,000/- (Rupees Thirty Lakhs) only, to which the Purchaser agreed and offered to pay the said amount to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

Roshanlal Gupta.

13/12/2024

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 30,00,000/- (Rupees Thirty Lakhs) only is paid by the Purchaser to the Vendor/s, the receipt is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with her legal heirs and successors without any interruption from any person claiming under them with all their right, title, and interest of the said property.
2. THAT, the Vendor/s have delivered peaceful physical possession of the schedule below property to the Purchaser, and from today the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner she like, and the Purchaser is at liberty to get her name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in her name and obtain receipt thereof.
3. THAT, from this day the Vendor/s shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor/s in the schedule below property will be completely vested unto the Purchaser. The schedule below property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendor/s hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor/s in the schedule below property the Purchaser suffers any loss then the Vendor/s will be liable to compensate the same to the Purchaser or her legal heirs and successors.

Roshanlal Gupta

13/12/2024

5. THAT, the Vendor/s is further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property on the cost of Purchaser only. It is also declared by the Vendor/s that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor/s only.
6. THAT, the Vendor/s has delivered original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor/s does not hold any right, title or interest along with their legal heirs to claim back the schedule below property.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and still if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

**SCHEDULE**

In the District East Singhbhum, Situated in Mouza Pardih, Thana No 1642, Ward No 8 (M.N.A.C.) Block, P.O. & P.S. Mango, Sub – Division Dhalbhum, under the District Sub Registry Office and Town Jamshedpur, State Jharkhand, all that piece and parcel of homestead land along with part of old house measuring an area 550 Sq.ft., recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
393	2362	1300 Sq.ft. i.e. 2.98 Dec	North : Seller's Nij (32'ft 6"inch) South : Road (32'ft 6"inch) East : Road (40'ft) West : Pinki Devi (40'ft)

The annual rent is payable to the State of Jharkhand through Circle Officer, Mango.

MEMO OF CONSIDERATION

Roshan Lal Gupta  
13/12/21

<u>Mode of Payment</u>		<u>Amount (Rs)</u>
Date 11.10.2021	Bandhan Bank Ch No.000007	Rs.3,00,000/-
Date 27.11.2021	Bandhan Bank Ch No.000008	Rs.2,00,000/-
Date 08.11.2021	Bandhan Bank Ch No.000010	Rs.1,00,000/-
Date 11.12.2021	Bandhan Bank Ch No.000013	Rs.4,00,000/-
Date 13.11.2021	Bandhan Bank Ch No.000012	Rs.5,00,000/-
Date 13.12.2021	Bank of Baroda Ch No.502278	Rs.9,00,000/-
Date 13.12.2021	Bank of Baroda Ch No.502279	Rs.6,00,000/-
Total amount paid to the vendor (Rupees Thirty Lakhs)Only		Rs.30,00,000/-

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed through their attorney, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Mishra

WITNESSES:

- Vijay Kumar Swarni S/o Late Mr. K. Swarni  
Mango Bazar Dhanu
  - J. Mishra
- Drafted & Printed by: A. Mishra  
Old Court Campus, Jamshedpur.

PURCHASER



Submitta Devi

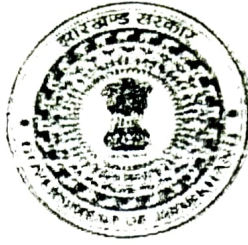


Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

A. Mishra  
AVIJIT MANDAL  
Enrollment No.-14/2010  
(Advocate Jsr. Court)





# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 47a005ad187971515133

Receipt Date : 22-Feb-2021 02:19:25 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

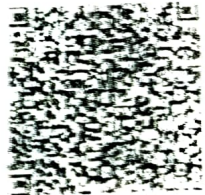
Token Number : 20210000023984

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : SARDUL SINGH AND OTHERS ( Vendor

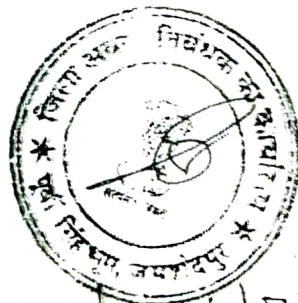
GRN Number : 2104564314



*Handwritten signature: Sardul Singh and Others*

- For Office Use -

*Handwritten notes:*  
22-02-21  
2021/230084  
22-02-21



2021/JSR 1000/BK4/77

यह सिस्टम का उपयोग केवल एक ही इन्सट्रुमेंट पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। अन्य किसी भी आधार पर कोई भी अतिरिक्त इन्सट्रुमेंट का समय इन्सट्रुमेंट पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग करना गलत है। मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत वास्तविक अग्रगण्य है। इस बिलेट के साथ मुद्राक शुल्क का भुगतान किया गया है।  
जिला सचिव के लिये नई. मी. जी. ई. *Rendaula/180719*

22/2/21



*Handwritten signature*

*PS  
manj*

*Stamp 93*



**निम्न अवत निबन्धक**

व्यक्ति के द्वारा निम्न लिखित / पितृवत  
कार्य के लिए / *1/1/19* तिथि को मई है।  
उपरोक्त व्यक्ति अधिनियम 1908  
के धारा 10(1) के अन्तर्गत नहीं है।



महाराष्ट्र के प्रमुख प्रशासक अमीर अली अली  
महाराष्ट्र राज्य, 1990 के अध्यक्ष  
नं. 148 के अन्तर्गत  
महाराष्ट्र के मुख्य न्यायाधीश  
के अन्तर्गत कार्य करने के लिए

*रविशंकर 293 ला*

*जन्म 29/1/1919*

*(राम) में बड़े बंधु*

*2/21*  
निबन्धक



**GENERAL POWER OF ATTORNEY**

BE IT KNOWN TO ALL MEN BY THESE PRESENTS...

*Handwritten signature*

Sardul Singh  
Harpal Singh  
Kripal Singh  
Pratap Singh

1. SARDUL SINGH, son of Late Prizam Singh.
2. HARPAL SINGH.
3. KRIPAL SINGH.
4. PRITPAL SINGH.

All Sons of Sardul Singh and Grandsons of Late Prizam Singh.

*Harpal Singh*  
All By Faith Sikh. By Caste Sikh. By Occupation Business. By Nationality Indian. No 1, 3 & 4) Resident of H.I.G. A/6, Road No 16, Madhav Bugh Colony, Mango, Azadnagar, P.S. Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand. & No 2) Resident of H.I.G. A 13, Road No 16, Madhav Bugh Colony, Mango, Azadnagar, P.S. Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand, does hereby Nominate, Constitute and Appoint: ROSHAN LAL GUPTA, son of Mr. Jai Narayan Gupta, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Flat No. 3442, Vijaya Heritage, 6<sup>th</sup> Phase Kadma, P.S. Kadma, Town Jamshedpur, District East Singhbhum, and State Jharkhand, to be our lawful attorney in our names and on our behalf to do all or any of the following acts, deeds, and things hereinafter mentioned.

1. UIDAI No 221 9964 1474 (Pan No ALBPS3644Q)
2. UIDAI No 6762 6454 3644 (Pan No ALBPS3645R)
3. UIDAI No 2179 0447 5693 (Pan No AEQPS4693P)
4. UIDAI No 5124 8270 6791 (Pan No AWHPS7289L)

15/11/2018  
11/11/18  
11/11/18  
11/11/18

**WITNESSETH AS FOLLOWS:**

WHEREAS, all that piece and parcel of land measuring an area 0.074 Hectare i.e. 18.28 Decimals, being in Plot No 2362, a, b, c, d, recorded under Khata No 393, Situated in Mouza Parduh, Thana No 1642, within Ward No 8 (M.N.A.C.) Block & P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, stands recorded in the name of Pritam Singh (now deceased) son of Makhan Singh, R/o Mango, Jamshedpur, in the khatiam as per the last survey settlement records of 1979, however, said Pritam Singh, died leaving behind his only son Sardul Singh and his grandsons i.e. Principal No 2 to 4 as his surviving legal heirs and successors for all his estates and immovable properties, and presently the above named Principals were in peaceful physical possession over the said land without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owner.

AND WHEREAS, we are unable to look after the land presently, so, we hereby authorize and empower our attorney to do the acts and things to be done in our names and on our behalf as our lawful constituted attorney for the schedule below property.

**This General Power of Attorney witnesseth as follows:**

1. To look after, manage, conduct and maintain the landed property, and to protect and defend our legal interest thereto till its disposal to the intending buyer/s.
2. To appear in any or all courts, offices of the Government i.e. Central, State or Local Authority thereof related to the property, and to represent us in the Office of D.C., Circle Officer, L.R.D.C., Registrar, etc., and/or any Registering or Competent or Municipal Authority.



5/15/2018  
1/15/2018  
1/15/2018  
1/15/2018

3. To take all steps for safeguarding our interest thereto and to file any suit or case and/or to defend any suit or case and to appoint advocate, and to verify, sign, and submit any paper, show - cause, other papers etc., and to place the same before any such office or department.
4. To enter into contract with the various buyers on such terms and conditions as our attorney thinks fit and proper, and on selling the schedule below property, our attorney will deposit the consideration amount money in our bank accounts.
5. To sign, execute, swear, deliver any paper application, petition, objection, or no objection, agreement, document, affidavit, indemnity, plans, etc., notice, acknowledgement, vakalatnamas, and all other required papers etc., and to submit the same before any such Court or Office.
6. To enter in any other documents under conveyance and/or to execute any paper, affidavit or document etc., to and in favour of such buyers and to get such document/s registered in proper court of law.
7. To contest and or compound and or compromise any suit or case with the opposite party with respect to the said property or any part thereof on such terms as our attorney may thinks fit and proper.
8. To apply and obtain certified copy of the order, decree or judgment passed by any court or office for record and reference and or to refer the same for higher arbitration or appeal against order of the lower court or office.
9. To sign and execute the deed of transfer by way of sale and / or any other document/s under conveyance with respect to the said property in favour of intending buyer/s and to present the deed for registration before the registering authority and to admit execution of the same for us and on our behalf, and to do all necessary acts, deeds, and things for completing the registration process thereof and to endorse the registration receipts.

10. Generally, to do all acts, deeds, and things for all intents and purposes as stated herein.

11. The Attorney will not make any kind of construction work or development work over the schedule below property based on the power of attorney.

12. Be it expressly state that this General Power of Attorney does not create, constitute or assume any kind of transfer of right, or title of the property in favour of the Attorney, and the Principal's Executants have empowered the attorney, without taking any consideration money for the schedule below property, from the attorney.

### SCHEDULE

In the District East Singhbhum, Situated in Mouza Pardih, Thana No 1642, Ward No 8 (M.N.A.C.) Block, P.O. & P.S. Mango, Sub - Division Dhalbhum, under the District Sub Registry Office and Town Jamshedpur, State Jharkhand, all that piece and parcel of homestead land along with one old house, recorded under M. No 00800092540000A4, Volume-16, Page No.-40

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
393	2362 a	0.02.50 Hect	North : Alley
	2362 b	0.00.30 Hect	South : Road
	2362 c	0.02.60 Hect	East : Road
	2362 d	0.02.00 Hect	West : Plot No- 2353
Total area measuring		0.07.40 Hectare i.e. 18.28 Decimals approx	

The annual rent payable to the landlord i.e. the State of Jharkhand, through Circle Officer, Mango.

The above property is more clearly shown in the sketch map attached herewith which also forms part of this indenture.

12  
15

Each of the  
Executants  
has read &  
understand  
the contents  
of this  
General Power  
of Attorney

In witness whereof the Executant/s has hereunto set and subscribed their hands on this General Power of Attorney, today at Jamshedpur.

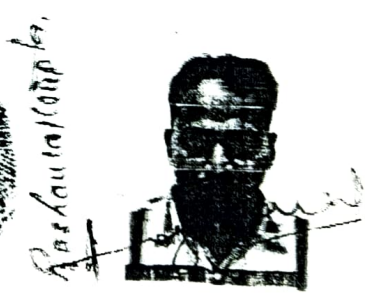
Read over and explained the contents of this Power of Attorney to the parties by me in Hindi / Bengali, who found it to be true and correct. A. K. Mandal

WITNESSES:

- B. N.
1. BIJAY VRAT SINGH S/O SHYAM SUNDER SINGH  
R/o H-11/18 B A Block Zone N-3 Bhubaneswar  
Jharkhand
  2. Jousef Athar s/o Azimullah  
R/o Mangra Jamshedpur

Drafted & Printed by: A. K. Mandal  
Old Court Campus, Jamshedpur.

ATTORNEY



Certificate

It is certified that the finger prints of left hand of each persons whose photograph is affixed on the document have been obtained before by me. A. K. Mandal

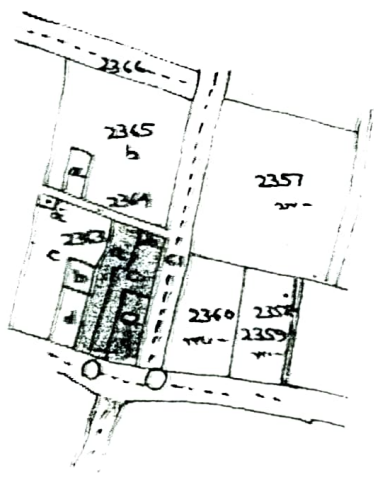


आध्यात्मिक संस्थान धारवाड़ा  
 बाड़ संस्था - 8  
 चार संस्था - 5  
 शासक थाका - धारवाड़ा  
 जिला - सिंदधुम  
 पैमाना - 1 से.मी. = 20 मी.  
 संन - 1970-71 ई.

Kata no	Plot no	Area	BOUNDARY
393	2362 a	0.02.50 Hectar	NORTH - Alley
	b	0.00.30	SOUTH - Road
	c	0.02.60	EAST - Road
	d	0.02.00	WEST - Plot no 2363
		0.07.40 Hectar	

Land mark shown in Red -

18.278 Decimal  
 11 Katha 01 Dhur (7961 sq ft)



*Handwritten notes:*  
 18.278 Decimal  
 11 Katha 01 Dhur (7961 sq ft)



**N.M. Raut Land Survey**  
 N.M. Raut  
 Manager, S.R.

*Handwritten signature:* S. M. S. R.

# अंचल अधिकारी का कार्यालय, मानगो।

पत्र संख्या ४७

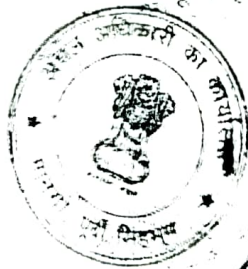
## पारिवारिक सदस्यता सूची

दिनांक 17.02.21

आवेदक का नाम सरदुल सिंह पिता- स्व० प्रीतम सिंह, पत्नी- एच.आई.जी.एच. संख्या 16, माधव बाग कॉलोनी, पो- मानगो, थाना- मानगो, जिला- पूर्वी सिंहभूम, बिहार। प्रीतम सिंह का देहान्त हो जाने के उपरान्त आवेदन पत्र एवं प्रस्तुत शपथ पत्र एवं प्रमाण प्रतिवेदन के अनुसार परिवार में निम्नांकित सदस्य हैं-

क्र.सं.	नाम	उम्र (वर्ष में)	मृतक के साथ संबंध
1	सरदुल सिंह	79 वर्ष	पुत्र
2	हरपाल सिंह	50 वर्ष	पिता
3	कृपाल सिंह	45 वर्ष	पिता
4	प्रीतपाल सिंह	40 वर्ष	पिता

यह पारिवारिक सूची राजस्व उप निरीक्षक तथा अंचल निरीक्षक के जांच प्रतिवेदन संख्या- 28 दिनांक- 11.02.2021 के आधार पर निम्न किया गया है। यह पारिवारिक सूची मात्र पारिवारिक सदस्यता सूची है।



अंचल अधिकारी  
मानगो।

5/02/21 8/11/21

Handwritten signatures and notes on the right side of the document, including a large signature and some illegible text.





SCH XISE No. 1071

पिवा को नाम: **रवी शंकर**  
 अनुसूचित जाति का नाम: **श्रीधर**  
 अचल की नाम: **श्रीधर**  
 ग्राम संकेत व नाम: **श्रीधर**  
 पाना व पाना नंबर: **38**

रसीद प्राप्त मुकदमा  
 फरद मालकी / फरद रकती  
 नाम रयत एवं कलियार सम्माननी  
 व संकेत नंबर: **545-600-121E**

संकेत नंबर: **2362/9m**

अराजक मावती: **खरदल सिर**

तकसिल हिसाब लेगोन आवती: **खरदल सिर**

जात का साल का रसीद नंबर **95** का साल का। **P-273**

संग बाबत	13-14 सालागी		12-13 सालागी		हल
	अरा वर्ष	अरा वर्ष	अरा वर्ष	अरा वर्ष	
माल	182.00	182.00	182.00	182.00	
जारी	45.50	45.50	45.50	45.50	
सस	91.00	91.00	91.00	91.00	
मुतफेरकाल	36.40	36.40	36.40	36.40	
मीजान	455.90	455.90	455.90	455.90	

अदायकारी कल	बकाया 95-95		13-14		काजिल
	अरा वर्ष	अरा वर्ष	अरा वर्ष	अरा वर्ष	
माल			2874.00	182.00	
जारी			718.50	45.50	
सस			1437.00	91.00	
मुतफेरकाल			575.80	36.40	
मीजान अदायकारी			7041.30	455.90	

(1) मीजान कुल लिफ्त **सात हजार और साठ सतासी रुपये और पैंसि मात्र**  
 (2) नाम देहिल्या - **श्रीधर**  
 (3) कुल बकाया - **7041.30**

दस्तावेज से मारीख जमला तहसील कुनिन्द  
**17/6/73**

\* ग्राम माल का बकाया बकायागी पर लिफ्त व बकाया पर जिन पर कि सटिकेड जारी हो मुद नही लिफ्त जका

*Handwritten signature and notes at the bottom right of the page.*

N

M.N.A.C. JAMSHEDPUR

Ward No - 8

Sheet No - 5

Thana - Mango

Thana No - 1641

Year of:- 1970-71

Scale of:- 1 CM = 20 M.

Khata No - 393

Plot No - 2362, d

Area - 1300<sup>2</sup>ft = 2.98 Dec.

Land Mark on - 

Side of:- North - 32'-6"

East - 40'-0"

South - 32'-6"

West - 40'-0"

Bounded by:- North - Seller's Nij.

South - Road.

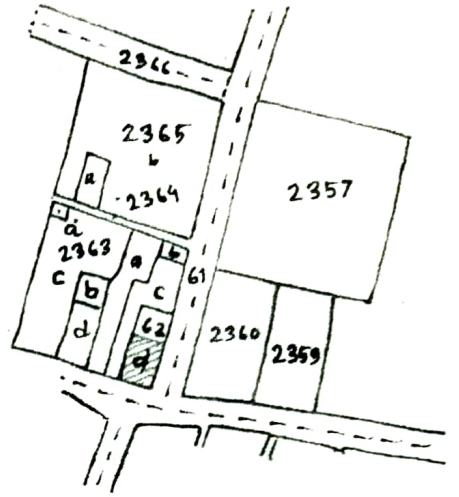
East - Road.

West - Pinki Devi

Purchaser:- SUSHMITA DEVI

W/o:- Vikarsh Kumar Prasad.

Add:- Cross Road No-5, Saw line, Daighutte  
Near Kali Mandir, Mango. (JSR.)



S

*(Faint handwritten signature)*

*(Handwritten signature: Babato)*

Surveyor  
B. C. Babato  
(Mango, JSR.)  
Regd. No. 01535/2011



**OFFICE OF THE SUB REGISTRAR**

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20210000133464

Deed Type	Sale Deed
Number of Pages	112
Fee Details	Stamp Duty :- Rs. 120000, PR :- Rs. 1, SP :- Rs. 1680, A1 :- Rs. 90000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2779070/- , Transaction Amount :- Rs.3000000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Pardih Location :- Other Road, Pardih Property Boundaries :- East: ROAD, West: PINKI DEVI, South: ROAD, North: SEELER NIJ Volume Number - 6Page Number - 279Khata Number - 393Plot Number - 3262Holding Number - 0080C09254000A4 Area Of Land :- 2.98 Decimal 550.00 Square Feet

Sh./Smt.ROSHAN LAL GUPTA s/o/d/o/w/o JAI NARYAN GUPTA has presented the document for registration in this office

today dated :- 13-Dec-2021 Day :- Monday Time :- 15:58:17 PM



ROSHAN LAL GUPTA (Power Of Attorney)

Party Name	Document Type	Document Number
ROSHAN LAL GUPTA	PAN/UID	ABHPG7294A







## Document Registration Summary 1

Date :-13-Dec-2021

- Government/Market Value: ₹2779100/-
- Transaction Amount: ₹3000000 /-
- Paid Stamp Duty: ₹120000 /-

Receipt : 572675

Receipt Date : 13-12-2021

Presenter Name: ROSHAN LAL GUPTA

On Date 13-12-2021 Presented at District SRO -  
Jamshedpur

Signature of Presenter

*Roshan Lal Gupta*

District SRO - Jamshedpur

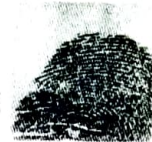
PR ₹1  
SP ₹1680  
LL ₹3  
A1 ₹90000  
Stamp Duty ₹120000

**Total** ₹211684

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	120000	120000	0	GRAS	SushmitaDevi	• GRN Number : 2108817258 • DEPT Transaction Id : c84d7673b0a094650b97 • Transaction Type :	120000
PR	1	1	0	GRAS	SushmitaDevi	• GRN Number : 2108817446 • DEPT Transaction Id : abb7f8c80a0f3b017161 • Transaction Type :	1
SP	1680	1680	0	GRAS	SushmitaDevi	• GRN Number : 2108817446 • DEPT Transaction Id : abb7f8c80a0f3b017161 • Transaction Type :	1680
A1	90000	90000	0	GRAS	SushmitaDevi	• GRN Number : 2108817446 • DEPT Transaction Id : abb7f8c80a0f3b017161 • Transaction Type :	90000



**VIJAY KUMAR SWAMI**  
 S/o-D/o **OM KAR SWAMI**  
 Address1 - MANGO BAZAR DIMNA RD MANGO JAMSHEDPUR, Address2 -  
 . . . Jharkhand  
 PAN No.:



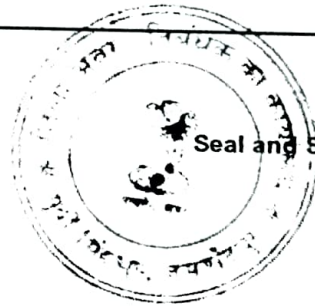
*Handwritten signature*

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>JAWED AKHTAR</b> Address1 - H NO 14 RD NO 6/C AZADNAGAR MANGO JAMSHEDPUR, Address2 - . . . Jharkhand			

*Handwritten signature*  
 Signature of Operator



*Handwritten signature*  
 Seal and Signature of Registering Officer

Above signature & thumb 'mpression are affixed in my presence.

Above mentioned, ( **ROSHAN LAL GUPTA** ), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VIJAY KUMAR SWAMI**) Son/Daughter/Wife of (**OM KAR SWAMI**) resident of (**MANGO BAZAR DIMNA RD MANGO JAMSHEDPUR**) and by occupation (**Business**).



*Handwritten signature*  
 Signature of Registering Officer

*Handwritten signature*  
 Seal and Signature of Registering Officer

Date:- 13-Dec-2021



## Pre Registration Docket

Date :- 13-12-2021 01:42 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20210000133464

Appoinment :- 13-Dec-2021 Time:- 14.5

Article	Sale Deed
Pre Registration Date	13-Dec-2021
No. Of Pages	56
Stamp Duty	120000
Paid Stamp Duty	0
Total Fees	₹ 91,684.

Property Id: **639014**

Valuation No. : 858843 / 2021	:- 2021-2022	User Id : 9272	Date : 13-December-2021 13:13:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih	
Pardih - Other Road		-	
Volume Number - 6			
Page Number - 279			
Khata Number - 393			
Plot Number - 3262			
Holding Number - 0080009254000A4			
Construction Type :PUCCA			
<b>Property Rates</b>			
<b>Residential construction (N)</b>			
₹3267/- Square Feet			
Valuation Rule : Residential Construction			
<b>Property Details</b>			
1	Land area	2.98 Decimal	
2	Area of Constructed Property	550 Square Feet	
3	Have Depreciation certificate	No	
4	Age	0 to 10 Years	
5	Certificate number	0	
6	Residential Usage Type	House	
7	GST NUMBER		
8	Builder Name		
9	Builder Address		
<b>Calculation Details</b>			



**झारखंड सरकार**  
**राजस्व एवं भूमि सुधार विभाग**  
अधिकार अभिलेख

जमीनदार नाम

झारखण्ड सरकार

रेयत का नाम, अभिभावक का नाम, रिश्ता

प्रीतम सिंह, पिता-मखन सिंह एक अंश

जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	खाता का प्रकार	रेयती
खेवट नम्बर		खाता नम्बर	393	थाना का नाम	घाटशिला	थाना नम्बर	16421		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ	आ	पै	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
	2362 क	अज्ञात अज्ञात	2मकान पक्का 0	0 (हेक्टर) 2 (आर) 0		1-0.37 सैतिस नये पैसे अलावे सेस	0	0	0	1- कायमी
	ख	अज्ञात अज्ञात	शौचालय 0	0 (हेक्टर) 0 (आर) 0		1-0.37 सैतिस नये पैसे अलावे सेस	0	0	0	1- कायमी
	ग	अज्ञात अज्ञात	आँगन 0	0 (हेक्टर) 2 (आर) 0		1-0.37 सैतिस नये पैसे अलावे सेस	0	0	0	1- कायमी
	घ	अज्ञात अज्ञात	2मकान पक्का 0	0 (हेक्टर) 2 (आर) 0		1-0.37 सैतिस नये पैसे अलावे सेस	0	0	0	1- कायमी
खाता मे कुल प्लोट संख्या		4	खाता का कुल मिजान	0 (एकड़) 7 (आर) 0		खाता का कुल	0 0 0			

यह एक कंप्यूटर जनित प्रति है

12/13/2021  
10:24:30 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Token No.: 20210000133464

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **13-Dec-2021** by **ROSHAN LAL GUPTA**, S/O, D/O, W/O **JAI NARYAN GUPTA** resident of FLAT NO.3442 VIJIYA HERITAGE 6TH PHASE KADMA P.S KADMA JAMSHEDPUR ..

This deed was registered as Document No:- **2021/JSR/6093/BK1/5667** in Book No :- **BK1**, Volume No :- 1120 from Page No :- 113 to 224 at, office of **District SRO - Jamshedpur**

Date:- **13-Dec-2021**

  
Registering Officer



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

Government of India, Ministry of Rural Development

Payment Gateway Response

*OK*  
*[Signature]*

**Transaction Success!**

Name	SushmitaDevi
Token No / Depositor ID	20210000133464
Amount	91684
Transaction ID	abb7f8c80a0f3b017161
GRN	2108817446
CIN	1649596847
Time	2021-12-13 14:38:36

कोरोना को डराना 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

13 December 2021, 14:40:19

43 : 24

Help Desk:- [helpdesk.ngdrs@nic.in](mailto:helpdesk.ngdrs@nic.in) Version:- 1.0

*Rashanta*