



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d38fb09ec80d4f3c13a3

Receipt Date : 03-Dec-2021 04:09:12 pm

Receipt Amount : 200001/-

Amount In Words : Two Lakh One Rupees Only

Token Number : 20210000126428

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : Vineet Kumar Singh (Vendee)

GRN Number : 2108645577



Detail
करीय
A521

-: For Office Use :-

2021/ISR/5882/BK/547



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।

इस रसीद के माध्यम से प्रति में किसी प्रकार की सेवा नहीं ली गई है

[Signature]

[Signature]

Ritesh Rastogi

50,00,000

PS
Mang

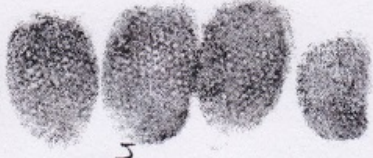
50,00,000

खण्ड 138 जो
नख 1506 उपस्थित
(रजि) के हई नही है!

4/12/2021



Ruby Rashmi



Masih
4/12/2021

ATTESTED
S.I.C. Mang

4/12/2021
न्यूनतम मूल्यांकन सूची से
जौंचा एंव सही णया।

4/12

विभाग 21 के अधीन प्रायः भारतीय स्टाम्प-अधिकारिक
(इसमें स्टाम्प रिबट), 1998 की अनुसूची
1 के अन्तर्गत 23... के अधीन
बशर्तक स्टाम्प-सहित (या स्टाम्प-युक्त
के समुक्त या स्टाम्प-युक्त अर्पित की)।

जिला अवर निश्चयक
कस्तूरबाई केसरिज में लेख्यकारी / पंक्तक
जाति के... पंक्ति श्री गई है।
खंडानापुर कस्तूरबाई जमिनीयम 1488
की धरा 44(B) के अन्तगत नही है।

निबंधन-पदाधिकारी

SALE DEED

4/12/2021

Fee chye

THIS SALE DEED IS MADE ON THIS THE 4th DAY OF
DECEMBER 2021 AT JAMSHEDPUR; B Y :-

150,000 = 0

2 = 0

1 = 0

(1) RUBY RASHMI @ RASHMI JOHN D/O Jawahar Lal Masih @
Jawaharlal, by Occupation Business, resident of 600, Near Chandani
Chowk, 2ND. Street, Shastri Nagar, Kanke Road, Ranchi, Jharkhand-
834008.

Aadhaar No.6223 9345 1623 ; & PAN- APTPJ3794E ;

4/12/2021
दस्तावेज जौंचा

(2) RAJDEEP SANJAY JOHN S/O Late Herbert John (father) and
Eileen John (mother), by Occupation Service, resident of Flat No.301,
Sopan Apartment, Near Maa Clinic, Lowadih, P.O. Kantatoli, P.S.
Namkum, Dist. Ranchi, Jharkhand-834010.

Aadhaar No.2000 0676 5036 ; & PAN- ABFPJ2851A ;



Ruby Rashmi

12/02/2021

A

S. K. MAHJAB
I. No. 16/05/JSR
Deed Writer

3.

Both by faith Christian, by Caste Protestant, Church of North India, by Nationality Indian, both are presently residing at Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand hereinafter called the **SELLERS** (which expression shall unless repugnant to the context include their legal heirs, successors, administrators and representatives) of the **ONE PART**;

IN FAVOUR OF

(1) **VINEET KUMAR SINGH** S/O Vikram Singh, by Occupation Service, resident of Village Barka Sufal Tola, P.O. Jai Prakash Nagar, P.S. Bairiya, Ballia, Uttar Pradesh-277204,

Aadhaar No.6632 1945 6075 ; & PAN- EGOPS2195Q ;

(2) **VIVEK KUMAR SINGH** S/O Vikram Singh, by Occupation Service, resident of Village Barka Sufal Tola, Dalan Chhapra, Ballia, Uttar Pradesh-277204,

Aadhaar No.6729 6126 1422 ; & PAN- BRJPS7436R ;

Both by faith Hindu, by Caste Rajput, by Nationality Indian, both are presently residing at C-12/72, UCIL Colony, Turamdih, P.O. & P.S. Sundernagar, Jamshedpur, District East Singhbhum, Jharkhand-832107 hereinafter called the **PURCHASERS** (which expression shall

Ruby Rastogi
4/12/2021

4.

unless repugnant to the context include their legal heirs, successors, administrators and representatives) of the **OTHER PART**;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.50,00,001/- (Rupees fifty lakhs and one) only.

WHEREAS, the Sellers are the absolute and lawful owners of land measuring an area 42'ft. X 70'ft. i.e. 2940 sq.ft. or 6.75 Decimals situated in Mouza Mango, Ward No.9 MNAC (now Mango Nagar Nigam), P.S. Mango, recorded under Khata No.138, Portion of Plot No.1526, within town and District Sub-Registry office Jamshedpur, District East Singhbhum, morefully mentioned in the schedule below;

AND WHEREAS, the Sellers have jointly purchased the above land mentioned in the schedule below by means of registered Sale Deed, bearing Deed No.1361, dated 15.03.2004, registered at District Sub-Registry office Jamshedpur from its former owner Smt. Renu Thakur W/o Sri Ajay Kumar Thakur, permanent resident of Balmiki Colony, Barai Road, Brampara, Dist. Muzaffarpur present at Aambagan Road, Sakchi, Jamshedpur and since then the Sellers came in possession of the schedule below land, thereafter the Sellers got their names mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. Jamshedpur, vide

Ruby Rashmi
12/12/2021

5.

Mutation Case No.1518/2004-2005, vide order dt. 16.11.2004 and the Sellers have been in peaceful possession over the schedule below land without any interruption from any body by payment of rent for the said land to the landlord in their names and obtaining receipt for the same vide **Rent Receipt Vol. No. 10 ; Page- 79 ;**

AND WHEREAS, now being in urgent need of money the Sellers have jointly agreed with the Purchasers for absolute sale of the schedule below land for a total consideration amount of **Rs.50,00,001/- (Rupees fifty lakhs and one) only** and the Purchasers have agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the aforesaid sum of **Rs.50,00,001/- (Rupees fifty lakhs and one) only** paid by the Purchasers to the Sellers, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule below by the Sellers; the Sellers by these presents do hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchasers by this Sale Deed **TO HAVE AND TO HOLD** the same unto the Purchasers their heirs, successors without any interruption from the side of the Sellers or any person/s claiming under the Sellers.

2. That the Sellers have delivered possession of the schedule below land to the Purchasers and from this day the Purchasers will

Ruby Rasthmi
Ruby Rasthmi
4/12/2021

6.

possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same in any manner they like and the Purchasers shall be at liberty to get their names mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through **C.O. Mango** and shall pay rent for the same in their names.

3. That from this day all the right, title, claim and interest of the Sellers in the schedule below land will cease to exist and will vest in the Purchasers and the Purchasers will become the absolute owners thereof from this day.
4. That the land mentioned in the schedule below hereby sold by this sale deed is free from all encumbrances, charges and liens.
5. That the Sellers hereby declares that they have good and perfect title over the schedule below land which they have not sold, charged or transferred the same in any way to any one else prior to this Deed.
6. That if for any defect of title or possession of the Sellers in the schedule below land shall be found, the Purchasers suffer any loss, then the Sellers will be liable to compensate the same.

Ruby Rallini

Sub-Reg
5/17/2021

7.

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of homestead vacant land **measuring an area 42'ft. X 70'ft. i.e. 2940 sq.ft. or 6.75 Decimals**, situated in **Mouza Mango**, Ward No.9 MNAC (now Mango Nagar Nigam), P.S. Mango, Thana No.1642, recorded under **Khata No.138, Portion of Plot No.1526**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum.

Which is bounded by:-

- North : Plot Nos.1525 & 1523 ;
South : Rasta then Mr. Pati and others ;
East : Rasta ;
West : Rest Portion of the Plot No.1526 ;

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

The above land is situated on the Other Road.

Annual Rent: Rs.68/- only payable to the landlord, the State of Jharkhand, through C.O. Mango.

The above land is situated within **Holding No.0090002126000M0** of Ward No.9 Mango Nagar Nigam.

Ruby Rashmi

4/12/2021

8.

<u>MODE OF PAYMENT</u>				
<u>Sl. No.</u>	<u>Mode</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount (in Rs.)</u>
1.	Cheque No.000502	11.10.2021	ICICI Bank, Turamdih Branch	5,00,001/-
2.	Cheque No.018133	23.11.2021	ICICI Bank, Turamdih Branch	45,00,000/-
Total:-				Rs.50,00,001/-

IN WITNESS WHEREOF the Sellers are executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executants/Sellers who admit the same to be true and correct.

WITNESSES:

1. *[Signature]* Lata Pooja
D...
S. K. Arora
4/12/2021

2. Vimal Kumar Sharma

SITAM SUNDARSHARMA

m. F. SCHOOL ROAD Jugsaul Jamshedpur

Ruby Rashmi

Mahesh

4/12/2021

9.

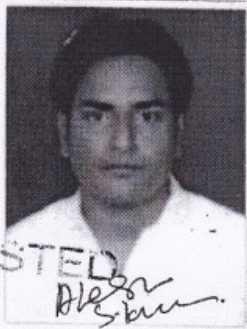
Printed by :

[Signature]

Drafted by :-

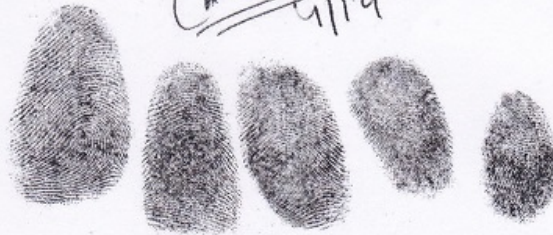
[Signature]
Jsr.court. 4/12/2021

PURCHASERS.



ATTESTED

[Signature]



[Signature]
4/12/2021

S. K. MANDAL
I. No. 16/06/JSR
Deed Writer



ATTESTED
[Signature]

[Signature]
4/12/2021



S. K. MANDAL
I. No. 16/06/JSR
Deed Writer

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been obtained by me.

[Signature]
4/12/2021

M.N.A.C. JAMSHEDPUR

Ward No-9

Sheet No-5

Thana - Mango

Thana No-1842

Year of:- 1970-71


Scale of:- 1 CM = 20 M.

Khata No - 138

Plot No - 1526

Area - 2940² ft

= 6.75 Dec.

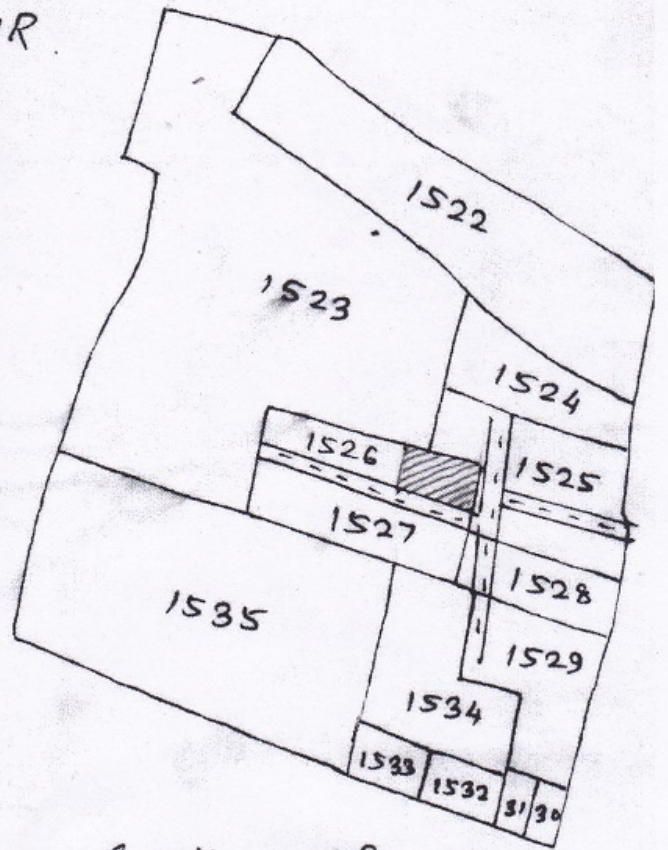
Land Mark on - 

Side of:- North - 70' ft.

South - 70' ft.

East - 42' ft.

West - 42' ft.



Bounded by:- North - plot no- 1525 & 1523.

South - Rasta then Mr. Patil & others

East - Rasta.

West - Rest portion of plot no- 152.

Purchaser:- VINEET KUMAR SINGH

S/o:- VIKRAM SINGH

Add:- C-12/72, UCIL colony, Turamdih,

Sundar Nagar, Jamshedpur - 832107.

Ruby Rashmi

MS

4/1/2021



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



Pre Registration Docket

Date :- 04-12-2021 01:09 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20210000126428

Appointment :- 04-Dec-2021 Time:- 10:40

Article	Sale Deed
Pre Registration Date	27-Nov-2021
No. Of Pages	39
Stamp Duty	200001
Paid Stamp Duty	0
Total Fees	₹ 1,51,175.

Property Id: **629437**

Valuation No. : 851202 / 2021	:- 2021-2022	User Id : 93	Date : 04-December-2021 13:48:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango	
Mango - Other Road			
Volume Number - 10			
Page Number - 79			
Khata Number - 138			
Plot Number - 1526			
Ward Number - 9			
Holding Number - 0090002126000M0			

Valuation Rule : Residential Land

Property Details

1	Land area	6.75 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$1 \times 6.75 \times 372486 = 2514280.5$	₹25,14,281/-
A	Total		₹25,14,281/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹25,14,300/-
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Total Amount in Words : Twenty Five Lakhs Fourteen Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: RASTA, West: REST PORTION OF THE PLOT NO. 1526, South: RASTA THEN MR. PATI AND OTHERS, North: PLOT NOS. 1525 & 1523
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Area	Land area : 6.75 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	2514280.5
Transaction Amount	5000001

SELLER	-Mrs. Rashmi John, Address - 600, Near Chandni Chowk, 2nd Street, Shastri Nagar, Kanke Road, Ranchi Jharkhand- ,Father/Husband Name Jawahar Lal Masih , PAN No.- *****794E,Permission Case No.- , Aadhaar No. *****1623
	-Mr. Rajdeep Sanjay John, Address - Flat No. 301, Sopan Apartment, Near Maa Clinic, Lowadih, P.O. Kantatoli P.S. Namkum, Dist. Ranchi, Jharkhand- ,Father/Husband Name Late Herbert John , PAN No.- *****851A,Permission Case No.- , Aadhaar No. *****5036
PURCHASER	-Mr. Vivek Kumar Singh, Address - C-12/72, UCIL Colony, Turamdih, P.O. and P.S. Sundernagar, Jamshedpur Dist. East Singhbhum, Jharkhand- ,Father/Husband Name Vikram Singh , PAN No.- *****436R,Permission Case No.- , Aadhaar No. *****1422
	-Mr. Vineet Kumar Singh, Address - C-12/72, UCIL Colony, Turamdih, P.O. and P.S. Sundernagar, Jamshedpur Dist. East Singhbhum, Jharkhand- ,Father/Husband Name Vikram Singh , PAN No.- *****195Q,Permission Case No.- , Aadhaar No. *****6075

Witness Information	Mr. Vimal Kumar Sharma , Address - 357 E. School Road, Hill View Colony, Jugsalai, Near Rajasthan Seva Sadan Hospital P.O. Jugsalai, Jamshedpur, Dist. East Singhbhum, Jharkhand-831006-, Father/Husband Name-Shyam Sunder Sharma
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Identifier Details	Mr. Lakshmikant Verma , Address - Teachers Colony Post Chandil Panchayat Ruchap Dist. Seraikella-Kharsawan-, Father/Husband Name-Laturam Verma
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Fee Rule:Sale Deed		
1	Stamp Duty	2,00,001

1	SP	1,170
Total		1,170

Fee Rule:Sale Deed		
1	A1	1,50,001
2	LL	3
3	PR	1
Total		1,50,005



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

December 2, 2021

भाग वर्तमान	10	पृष्ठ संख्या	79											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-2	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	वार्ड नं.-9 अ.क्षे.मानगो	होलिंग संख्या	138/अंदर	तौजी संख्या	0	धाना नम्बर	16412	खाता का प्रकार	---					
श्रीमती रश्मि जोन , पिता-श्री जवाहर लाल मसीह एवं श्री राजदीप संजय जोन , पिता-स्व0 हरवर जोन														
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार									लगान	सेस
138	1526	वर्ग फीट	0 इंच	नामत्रण मुकमा संख्या 1518/2004-2005 दिनांक 16-11-04 को अंचलाधिकारी के आदेश अनुसार खाता खोला गया									68	98.6
	कुल परिमाण	वर्ग फीट	0 इंच											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
08/11/2004	8914003	2004	2005	0	68	0	17	0	34	0	34	0.2	13.6	
01-18-2018	1516261011	2004-2005	2017-2018	884	68	221	17	442	34	442	34	176.8	13.6	
08-09-2021	0369795547	2018-2019	2021-2022	204	68	51	17	102	34	102	34	40.8	13.6	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

क्याश देती

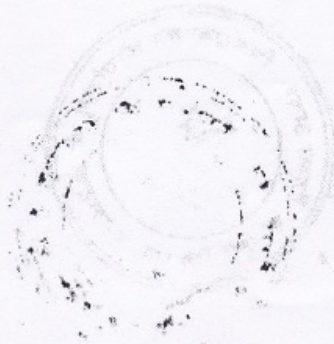


BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

Ruby Rashmi

M. S. S.



Token No.: 20210000126428

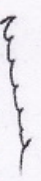
CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **04-Dec-2021** by **Rashmi John, S/O,**
D/O, W/O **Jawahar Lal Masih** resident of 600, Near Chandni Chowk, 2nd Street, Shastri Nagar, Kanke Road,
Ranchi Jharkhand ,.

This deed was registered as Document No:- **2021/JSR/5882/BK1/5477** in Book No :- **BK1**, Volume No :- 1085
from Page No :- 325 to 402 at, office of **District SRO - Jamsheedpur**

Date:- **04-Dec-2021**


Registering Officer