



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4d4bda7e74ae412a6490

Receipt Date : 13-Dec-2021 02:52:42 pm

Receipt Amount : 120000/-

Amount In Words : One Lakh Twenty Thousands Rupees Only

Token Number : 20210000133443

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PINKI DEVI (Vendee)

GRN Number : 2108818143



Roshan Lal Gogoi

--: For Office Use :-

Deba
13/12/21
Daw



2021/JSR/6092/BK1/5666

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 पूर्व में किया गया भुगतान की रकम 100000/- ही है।

13/12/2021 पंकी देवी

Sahu
20,00,000

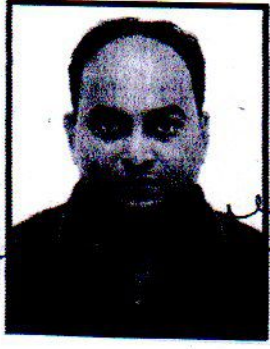
PS
Mango

stun
120,000

खाना जगा 393 हाद गाव
2362 प्रतिगुप्त/विष्णु
दस रवे 1

जिला अवर निबन्धक

कल्पित दस्तावेज में लेखकारी / गिराफ्त
जात के ~~13/12/2021~~ जिक्र की गई है।
छोटागपुर काराकारी अधिनियम 1908
के धारा 40(6) के अन्तगत नहीं है।



Roshan Lal Gupta
13/12/2021

13/12/2021

33
13/12

विषय 21 के अन्तर्गत गणना: भारतीय सार्वजनिक-अधिनियम
(संशोधन अधिनियम 1929) की अनुसूची
1 का क्र. 23 के अन्तर्गत
प्रमाणित सार्वजनिक (या सार्वजनिक-सुलभ)
से प्रमुख या सार्वजनिक-सुलभ अज्ञेयता नहीं है।

न्यूनतम मूल्यांकन सूची से
जाँचा एंव सही पाया।

SALE DEED

This Sale Deed is made on this the 13th 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,

Fee chell

At 1 90,000--

whr 3--

prho 1--

दस्तावेज जाँचा
13/12/2021

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, 6th Phase Kadma, P.S. Kadma, Town Jamshedpur, District

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. PINKI DEVI, w/o Mr. Binod Kumar Agarwal, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of Road No 11, Daiguttu, Mango, Bahar Dari, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, Pin 831012. 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 8385 9313 9633 (Pan No AGZPD5971E)

NATURE OF DEED

CONSIDERATION AMOUNT

(Rupees Thirty Lakhs) only

SALE DEED

Rs. 30,00,000/-

Roshanlal Gupta

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:

Roshanul Ghouse

13/12/2021

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

18/12/2021

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 : Sushmita Devi (40'ft) West : Kulwant Singh (40'ft)

Roshanlal Gupta
13/12/2021

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

Roshanlal Gupta
13/12/2021

MEMO OF CONSIDERATION

Mode of Payment

Date	Ch No.	Bank	Amount (Rs)
11.10.2021	000165	Bank of Baroda	Rs. 5,00,000/-
22.11.2021	000180	Bank of Baroda	Rs. 10,00,000/-
13.12.2021	502281	Bank of Baroda	Rs. 6,00,000/-
13.12.2021	502280	Bank of Baroda	Rs. 9,00,000/-
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. Mandal

WITNESSES:

1. Bisod Kumar Agasthi as Gokul Chand Agasthi
Rd. no 11, Daigutta Near old Shiv Mandir.
Mango Jsr.
2. J...

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

PURCHASER



A. Mandal



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. Mandal
AVIJIT MANDAL
Enrollment No. 19472010
(Advocate Jsr. Court)



Pre Registration Docket

Date :- 13-12-2021 01:02 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000133443

Appointment :- 13-Dec-2021 Time:- 14:10

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: **638988**

Valuation No. : 858865 / 2021 :- 2021-2022	User Id : 9272	Date : 13-December-2021 13:23: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 - 2362		
Holding Number - 0080009254000A4		
Construction Type :PUCCA		
Property Rates		
Residential construction (N)		
₹3267/- Square Feet		
Valuation Rule : Residential Construction		
Property Details		
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	
Calculation Details		

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.98 x 329604=982219.92	₹9,82,220/-
2	Constructed Property Valuation	1. 550 x 3267=1796850	₹17,96,850/-
A	Total		₹27,79,070/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹27,79,100/-
Total Amount in Words : Twenty Seven Lakhs Seventy Nine Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: SUSHMITA DEVI, West: KULWANT SINGH, South: ROAD, North: SELLER NIJ
Area	Land area : 2.98 Decimal, Area of Constructed Property : 550.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 831012, Flat Number/Commercial Space Number - MOUZA PARDIH P.S MANGO
Government/Market Value	2779069.92
Transaction Amount	3000000

SELLER	-Mr. KRIPAL SINGH THROUGH, Address - HIG 1/6 ROAD NO.16 MADHAV BAUGH COLONY MANGO AZADNAGAR P.S MANGO JAMSHEDPUR- , Father/Husband Name SARDUL SINGH , PAN No.- *****693P, Permission Case No.- , Aadhaar No. *****5393
	-Mr. HARPALSINGH THROUGH, Address - HIG A/13 ROAD NO.16 MADHAV BAUGH COLONY MANGO AZADNAGAR P.S MANGO JAMSHEDPUR- , Father/Husband Name SARDUL SINGH , PAN No.- *****645R, Permission Case No.- , Aadhaar No. *****3644
	-Mr. SARDUL SINGH THROUGH, Address - HIG 1/6 ROAD NO.16 MADHAV BAUGH COLONY MANGO AZADNAGAR P.S MANGO JAMSHEDPUR- , Father/Husband Name LATE PRITAM SINGH , PAN No.- *****644Q, Permission Case No.- , Aadhaar No. *****1474
	-Mr. PRITPAL SINGH THROUGH, Address - HIG 1/6 ROAD NO.16 MADHAV BAUGH COLONY MANGO AZADNAGAR P.S MANGO JAMSHEDPUR- , Father/Husband Name SARDUL SINGH , PAN No.- *****269L, Permission Case No.- , Aadhaar No. *****6791
	-Mr. ROSHAN LAL GUPTA , Address - FLAT NO.3442 VIJAYA HERITAGE 6TH PHASE KAMDA TOWN JAMSHD PUR- , Father/Husband Name JAY NARAYAN GUPTA , PAN No.- *****294A, Permission Case No.- , Aadhaar No. *****2046
PURCHASER	-Mrs. PINKI DEVI, Address - ROAD NO.11 DAIGUTTU MANGO BAHAR DARI MANGO P.O AND P.S MANGO JAMSHEDPUR- , Father/Husband Name BINOD KUMAR AGARWAL , PAN No.- *****971E, Permission Case No.- , Aadhaar No. *****9633

Witness Information	Mr. JAWED AKHTAR , Address - H NO 14 RD NO 6/C AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name- AZIMUDDIN
---------------------	--

Identifier Details	Mr. BINODKUMAR AGARWAL , Address - RD 11 DAIGUTTU AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name- GOKUL CHAND AGARWAL
--------------------	---

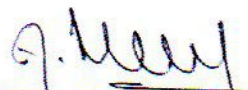
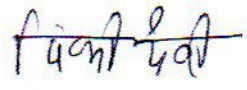

Fee Rule:Sale Deed		
1	Stamp Duty	1,20,000

1	SP	1,680
Total		1,680

Fee Rule:Sale Deed		
1	A1	90,000
2	LL	3
3	PR	1
Total		90,004

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.

 Deed Writer / Advocate	 Vendee / Claimant	 Vendor / Executant
---	--	--

Transaction Success! Please Note Your Transaction Id.

Pinkidevi

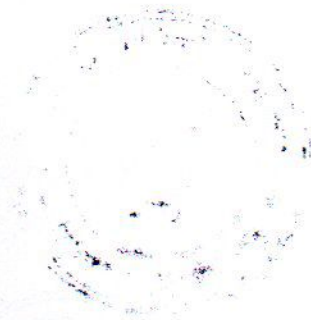
Name	Pinkidevi
Token No / Depositor ID	20210000133443
Amount	91684
Transaction ID	e7279d61ba0b1d0fc232
GRN	2108818412
CIN	10002162021121308780
Time	2021-12-13 14:59:02

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Roshan Lal Gupta



**Document Registration Summary 1**

Date :-13-Dec-2021

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

Receipt : 572690**Receipt Date : 13-12-2021****Presenter Name: ROSHAN LAL GUPTA****PR** ₹1**SP** ₹1680**LL** ₹3**A1** ₹90000**Stamp Duty** ₹120000On Date 13-12-2021 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

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	PinkiDevi	<ul style="list-style-type: none">• GRN Number : 2108818143• DEPT Transaction Id : 4d4bda7e74ae412a6490• Transaction Type :	120000
PR	1	1	0	GRAS	PinkiDevi	<ul style="list-style-type: none">• GRN Number : 2108818412• DEPT Transaction Id : e7279d61ba0b1d0fc232• Transaction Type :	1
SP	1680	1680	0	GRAS	PinkiDevi	<ul style="list-style-type: none">• GRN Number : 2108818412• DEPT Transaction Id : e7279d61ba0b1d0fc232• Transaction Type :	1680
A1	90000	90000	0	GRAS	PinkiDevi	<ul style="list-style-type: none">• GRN Number : 2108818412• DEPT Transaction Id : e7279d61ba0b1d0fc232• Transaction Type :	90000



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000133443

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: SUSHMITA DEVI, West: KULWANT SINGH, South: ROAD, North: SELLER NIJ Volume Number - 6Page Number - 279Khata Number - 393Plot Number - 2362Holding Number - 0080009254000A4 Area Of Land :- 2.98 Decimal 550.00 Square Feet

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

today dated :- 13-Dec-2021 Day :- Monday Time :- 16:10:32 PM



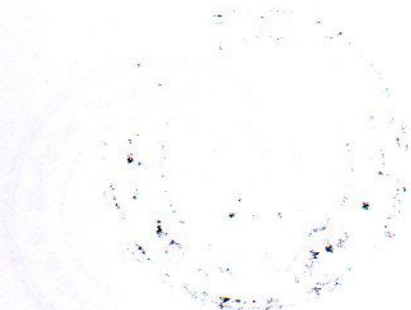
ROSHAN LAL GUPTA (Power Of Attorney)

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



sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	ROSHAN LAL GUPTA Address1 - FLAT NO.3442 VIJAYA HERITAGE 6TH PHASE KAMDA TOWN JAMSHDIPUR, Address2 - ,,, Jharkhand PAN No.: ABHPG7294A,Permission Case No.-	Yes	Roshan Lal Gupta Address:- H. NO.- 3442, , Vijaya Heritage, 6th/7th Phase, Jamshedpur, Kadma, , East Singhbhum, 831005, , Jharkhand, India		SELLER Age:49			<i>Roshan Lal Gupta</i>
5	PRITPAL SINGH THROUGH Address1 - HIG 1/6 ROAD NO.16 MADHAV BAUGH COLONY MANGO AZADNAGAR P.S MANGO JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: AWHPS7269L				SELLER Age:41			
6	PINKI DEVI Address1 - ROAD NO.11 DAIGUTTU MANGO BAHAR DARI MANGO P.O AND P.S MANGO JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: AGZPD5971E,Permission Case No.-	Yes	Pinki Devi Address:- , , ROAD NO-11 DAIGUTTU MANGO, JAMSHEDPUR, Bahar Dari, , East Singhbhum, 831012, , Jharkhand, India		PURCHASER Age:41			<i>Pinki Devi</i>

Identification:



Sr.NO

1

Party Name and Address


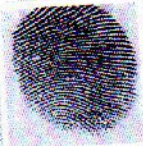
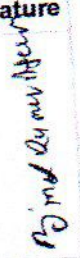
BINODKUMAR AGARWAL

S/o-D/o **GOKUL CHAND AGARWAL**

Address1 - RD 11 DAIGUTTU AZADNAGAR MANGO JAMSHEDPUR, Address2

... Jharkhand

PAN No.:

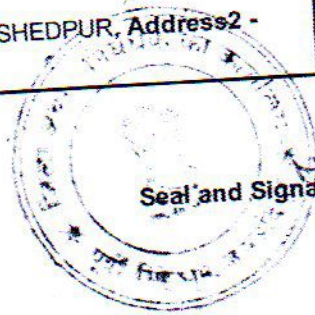
Photo	FingerPrint	Signature
		

Witness:

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

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

Signature of Operator 



Seal and Signature of Registering Officer

Above signature & thumb Impression 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 (**BINODKUMAR AGARWAL**) Son/Daughter/Wife of (**GOKUL CHAND AGARWAL**) resident of (**RD 11 DAIGUTTU AZADNAGAR MANGO JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 13-Dec-2021

Token No.: 20210000133443

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 **JAY NARAYAN GUPTA** resident of FLAT NO.3442 VIJAYA HERITAGE 6TH PHASE KAMDA TOWN JAMSHDPPUR ,

This deed was registered as Document No:- **2021/JSR/6092/BK1/5666** in Book No :- **BK1**, Volume No :- **1120** from Page No :- 1 to 112 at, office of **District SRO - Jamshedpur**

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


Registering Officer