

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SOHAN PRADHAN Address1 - H NO 108 POST OFFICE ROAD GOUR BASTI MANGO JAMSHEDPUR DISTRICT EAST SINGHBHUM, Address2 - ... Jharkhand			

Signature of Operator



Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( BAIKYA NATH PRASAD), has/have admitted the execution before me. He/ She/ They has / have been identified by (MANOJ KUMAR YADAV) Son/Daughter/Wife of (RAM NAGINA YADAV) resident of (LINE NO 1 BAGAN NO 3 KASIDIH P.O. AND P.S SAKCHI TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM) and by occupation (Business).

Signature of Registering Officer



Date:- 21-Nov-2022

Signature of Registering Officer

1	Stamp Duty	16
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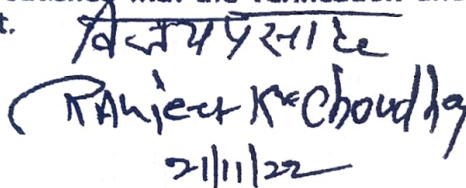
1	E(III)	10,000
<b>Total</b>		<b>10,000</b>
2	SP	1,020
<b>Total</b>		<b>1,020</b>

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

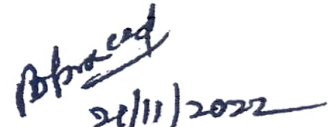
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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

  
21/11/22

Deed Writer / Advocate

  
21/11/22

Vende / Claimant

  
21/11/2022

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

ज़मीनदार नाम			रैयत का नाम, अभिभावक का नाम, रिश्ता								
झारखण्ड सरकार			बैधनात प्रसाद, पिता-मंगल भगत 0								
जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	मानगो नाम	हलका का नाम	हल्का-3	मौजा का नाम	वार्ड नं.-10 अ.क्षे.मानगो	खाता नम्बर	रैयती का प्रकार			
खेवट नम्बर	खाता नम्बर 298		थाना का नाम	घाटशिला	थाना नम्बर	16411					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अशुक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	(6)	(7)	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
298	4086	अज्ञात अज्ञात	बगान 0	1 (हेक्टर) 21 (आर) 0				0	0	0	1- कायमी
	4087	अज्ञात अज्ञात	2मकान पक्का 0	0 (हेक्टर) 0 (आर) 0				0	0	0	1- कायमी
	4088	अज्ञात अज्ञात	पुरानी परती काबिल अबाद 0	0 (हेक्टर) 27 (आर) 0				0	0	0	1- कायमी
	4089	अज्ञात अज्ञात	बगान 0	1 (हेक्टर) 40 (आर) 0				0	0	0	1- कायमी
	4090	अज्ञात अज्ञात	अज्ञात 0	1 (हेक्टर) 24 (आर) 0				0	0	0	1- कायमी
खाता मे कुल प्लोट संख्या		5	खाता का कुल मिजान	0 (सेटीमीटर) 0 (आर) 0		खाता का कुल	0 0 0				

11/20/2022

8:46:16

PM

यह एक कंप्यूटर जनित प्रति है

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।

*Bh...*  
21/11/2022



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIJAY PRASAD

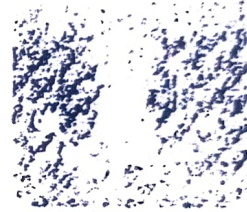
RAGHUVANSH PRASAD

01/02/1978

Permanent Account Number  
AMYPP3608D

विजय प्रसाद

Signature



18102005

विजय प्रसाद

वर्षा सेवा संख्या

PERMANENT ACCOUNT NUMBER

ACMP05775

नाम / NAME

RANJEET KUMAR CHAUDHARY

पिता का नाम / FATHER'S NAME

SATYANARAYAN CHAUDHARY

जन्म तिथि / DATE OF BIRTH

05-08-1978

हस्ताक्षर / SIGNATURE

*Ran*

*Ran*

सिद्धांत कुमार, ए.ए.ए.

कमिश्नर

INCOME TAX

Ranjeet Kumar Choudhary

Success! Please Note Your Transaction Id.

OK  
Ravi

Name	RaviKumarGupta
Token No / Depositor ID	202400013247
Amount	101704
Transaction ID	1cb11d166bd0acd6dac0
GRN	2400491751
CIN	10002162024020208640
Time	2024-02-02 13:08:09

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

विजय प्रसाद  
Raviekt choudhary

## निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उम्लब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

  
 जाँच लिपिक/निबंधन अधिकारी  
**ROBIN KUJUR**

  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित





## Document Registration Summary 1

Date :-02-Feb-2024

- Government/Market Value: ₹1737300/-
- Transaction Amount: ₹3350000 /-
- Paid Stamp Duty: ₹134000 /-

On Date 02-02-2024 Presented at District SRO -  
Jamshedpur  
Signature of Presenter

*Vijay Prasad*

District SRO - Jamshedpur

Receipt : 969369

Receipt Date : 02-02-2024

Presenter Name: VIJAY.PRASAD

PR ₹1  
SP ₹1200  
LL ₹3  
A1 ₹100500  
Stamp Duty ₹134000

Total ₹235704

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	134000	134000	0	GRAS	RaviKumarGupta	• GRN Number : 2400491613 • DEPT Transaction Id : 552b4dff2ccac643bf64 • Transaction Type :	134000
PR	1	1	0	GRAS	RaviKumarGupta	• GRN Number : 2400491751 • DEPT Transaction Id : 1cb11d166bd0acd6dac0 • Transaction Type :	1
SP	1200	1200	0	GRAS	RaviKumarGupta	• GRN Number : 2400491751 • DEPT Transaction Id : 1cb11d166bd0acd6dac0 • Transaction Type :	1200
A1	100500	100500	0	GRAS	RaviKumarGupta	• GRN Number : 2400491751 • DEPT Transaction Id : 1cb11d166bd0acd6dac0 • Transaction Type :	100500
LL	3	3	0	GRAS	RaviKumarGupta	• GRN Number : 2400491751 • DEPT Transaction Id : 1cb11d166bd0acd6dac0 • Transaction Type :	3



Sub Total	235704	235704	0				
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Article : Sale Deed Number of Pages : 80

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

  
ROBIN KUJUR

  
DHARMENDRA KUMAR



## OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400013247

Deed Type	Sale Deed
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 134000, PR :- Rs. 1, SP :- Rs. 1200, A1 :- Rs. 100500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1737276/- ,Transaction Amount :- Rs.3350000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Mango Mango Word No-10 Location :- Other Road, Mango Mango Word No-10 Halka No 3 Village Code 16411 Property Boundaries :- East: 16'-0" Wide Proposed Road, West: 20'-0" Wide Proposed Road, South: Portion of Plot No.: 4086/Sub Plot No. 02; North: Plot No.: 4082 Khata Number - 298Plot Number - 4086Volume Number - 16Page Number - 4Holding Number - 0100004832000M0Ward Number - 10 Area Of Land :- 4.24 Decimal


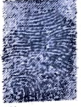
Sh./Smt. VIJAY PRASAD s/o/d/o/w/o LATE RAGHUVANSH PRASAD has presented the document for registration in this office

today dated :- 02-Feb-2024 Day :- Friday Time :- 14:08:11 PM


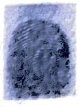









VIJAY PRASAD (Power Of Attorney)  
Document Number

Party Name	Document Type	Document Number
VIJAY PRASAD	PAN/UIID	AMYPP3608D




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p><b>BAIDYA NATH PRASAD THROUGH</b></p> <p>,,, Jharkhand  <b>PAN No.: AUZPP7933L</b></p>	No	<p><b>Address:-</b></p> <p>,,,                      Jharkhand  <b>PAN No.:</b>                      AMYPP3608D</p>	<p><b>VIJAY PRASAD</b></p>	<p><b>SELLER</b>  <b>Age:82</b></p>			
2	<p><b>VIJAY PRASAD</b></p> <p><b>Address1 - TANK ROAD</b>                      NEW ULIDIH PO MANGO                      PS ULIDIH TOWN                      JAMSHEDPUR DISTRICT                      EAST SINGHBHUM                      STATE of JHARKHAND,  <b>Address2 -</b>                      ,,, Jharkhand  <b>PAN No.:</b>                      AMYPP3608D,Permission  <b>Case No.-</b></p>	Yes	<p>Vijay Prasad  <b>Address:- H</b>                      NO-257,,                      KUNWAR                      SINGH ROAD,                      RAJENDRA                      NAGAR ULDIH                      MANGO,                      Jamshedpur, ,                      East                      Singhbhum,                      831012,                      Mango,                      Jharkhand,                      India</p>		<p><b>SELLER</b>  <b>Age:46</b></p>			<p><i>Handwritten Signature</i></p>



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p><b>RANJEET KUMAR CHOUDHARY</b>  <b>Address1 - TANK ROAD NEW ULIDIH PO MANGO PS ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE of JHARKHAND,</b>  <b>Address2 - , , , Jharkhand</b>  <b>PAN No.:</b>  <b>ACMPC6775E,Permission Case No.-</b></p>	Yes	<p>Ranjeet Kumar Choudhary  <b>Address:- ,</b>  Near Talab, ,  Tank Road  New Ulidih  Mango,  Jamshedpur,  Dhalbhumgarh,  East  Singhbhum,  831012,  Mango,  Jharkhand,  India</p>		SELLER Age:45			
4	<p><b>RAVI KUMAR GUPTA</b>  <b>Address1 - 61, Kathal Nala, Parikhara Nai Basti, Tikhmpur, Balia, Uttar Pradesh-277001,</b>  <b>Address2 - BALLIA , , , Jharkhand</b>  <b>PAN No.:</b>  <b>ATRPG4365N,Permission Case No.-</b></p>	Yes	<p>Ravi Kumar Gupta  <b>Address:- 61 KATAHAR NALA, , , PARIKHARA NAI BASTI, TIKHMPUR, , Ballia, 277001, , Uttar Pradesh, India</b></p>		PURCHASER Age:33			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	<b>MANORAMA DEVI</b> Address1 - 61, Kathal Nala, Parikhara Nai Basti, Tikhampur, Balia, Uttar Pradesh-277001, Address2 - BALLIA , , , Jharkhand PAN No.: BNGPD3886D, Permission Case No.-	Yes	Manorama Devi Address:- 61, kathal nala, , nai basti parikhara, Parikhara, , Ballia, 277001, Tikhampur, Uttar Pradesh, India		PURCHASER Age:53			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>BIKASH NANDI</b> S/o-D/o <b>LATE GOPAL CHANDRA NANDI</b> Address1 - NEAR MIDDIL SCHOOL KUNWAR SINGH ROAD RAJENDRA NAGAR MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-831012, 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	<b>MANOJ KUMAR YADAV</b> Address1 - LINE NO 1 BAGAN NO 3 KASHIDIH P.O. AND P.S. SAKCHI TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-831001, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer  
DHARMENDRA KUMAR

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **RANJEET KUMAR CHOUDHARY , VIJAY PRASAD** ), has/have admitted the execution before me. He/ She/ They has / have been identified by (BIKASH NANDI) Son/Daughter/Wife of (LATE GOPAL CHANDRA NANDI) resident of (NEAR MIDDIL SCHOOL KUNWAR SINGH ROAD RAJENDRA NAGAR MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-831012) and by occupation (Service).



Seal and Signature of Registering Officer  
DHARMENDRA KUMAR

Date:- 02-Feb-2024

Seal and Signature of Registering Officer  
DHARMENDRA KUMAR





## Pre Registration Docket

Date :- 02-02-2024 01:36 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 202400013247

Appoinment :- 02-Feb-2024 Time:- 11:15

Article	Sale Deed
Pre Registration Date	01-Feb-2024
No. Of Pages	40
Stamp Duty	134000
Paid Stamp Duty	0
Total Fees	₹ 1,01,704.

Property Id: **1152641**

Valuation No. : 1567436 / 2024	:- 2023-2024	Date : 02-February-2024 13:29:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-10	
Mango Mango Word No-10 Halka No 3 Village Code 16411 - Other Road			
Khata Number - 298			
Plot Number - 4086			
Volume Number - 16			
Page Number - 4			
Holding Number - 0100004832000M0			
Ward Number - 10			
<b>Property Rates</b>			
<b>Residential Land (Y)</b>			
₹409735/- Decimal			
Valuation Rule : Residential Land			
<b>Property Details</b>			
1	Land area	4.24 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.24 x 409735=1737276.4	₹17,37,276/-
A	Total		₹17,37,276/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹17,37,300/-

**Total Amount in Words : Seventeen Lakhs Thirty Seven Thousands Three Hundred Rupees Only.**

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 16'-0" Wide Proposed Road, West: 20'-0" Wide Proposed Road, South: Portion of Plot No.: 4086/Sub Plot No. 02, North: Plot No.: 4082
Area	Land area : 4.24 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	1737276.4
Transaction Amount	3350000

SELLER	<b>-Mr. RANJEET KUMAR CHOUDHARY , ,Father/Husband Name</b> LATE SATYA NARAYAN CHOUDHARY , <b>PAN No.- *****775E</b> <b>Date Of Birth-05-Aug-1978,Permission Case No.- , Aadhaar No. *****1315,Address - TANK ROAD NEW ULIDIH PO MANGO PS ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE of JHARKHAND</b>
	<b>-Mr. BAIDYA NATH PRASAD THROUGH, ,Father/Husband Name</b> LATE MANGAL BHAGAT , <b>PAN No.- *****933L</b> <b>Date Of Birth-01-Jan-1942,Permission Case No.- , Aadhaar No. ,Address - A/1 GURUNANAK NAGAR SAKCHI KALIMATI P.S. AND P.O. SAKCHI TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE OF JHARKHAND</b>
	<b>-Mr. VIJAY PRASAD , ,Father/Husband Name</b> LATE RAGHUVANSH PRASAD , <b>PAN No.- *****608D</b> <b>Date Of Birth-01-Feb-1978,Permission Case No.- , Aadhaar No. *****7710,Address - TANK ROAD NEW ULIDIH PO MANGO PS ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE of JHARKHAND</b>
PURCHASER	<b>-Mr. RAVI KUMAR GUPTA, ,Father/Husband Name</b> AJAY KUMAR GUPTA , <b>PAN No.- *****365N</b> <b>Date Of Birth-14-Oct-1990,Permission Case No.- , Aadhaar No. *****4063, Country-INDIA, State Name-Uttar Pradesh, District Name-BALLIA, City/Village/Town Name-BALLIA, Locality-BALLIA,Address - 61, Kathal Nala, Parikhara Nai Basti, Tikhmpur, Balia, Uttar Pradesh-277001, Pin Code-277001</b>
	<b>-Mrs. MANORAMA DEVI, ,Father/Husband Name</b> AJAY KUMAR GUPTA , <b>PAN No.- *****886D</b> <b>Date Of Birth-01-Jul-1970,Permission Case No.- , Aadhaar No. *****7323, Country-INDIA, State Name-Uttar Pradesh, District Name-BALLIA, City/Village/Town Name-BALLIA, Locality-BALLIA,Address - 61, Kathal Nala, Parikhara Nai Basti, Tikhmpur, Balia, Uttar Pradesh-277001, Pin Code-277001</b>

Witness Information	<b>Mr. MANOJ KUMAR YADAV , Address - LINE NO 1 BAGAN NO 3 KASHIDIH P.O. AND P.S. SAKCHI TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-831001-, Father/Husband Name-RAM NAGINA YADAV</b>
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Identifier Details	<b>Mr. BIKASH NANDI , Address -</b> NEAR MIDDIL SCHOOL KUNWAR SINGH ROAD RAJENDRA NAGAR MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-831012-, <b>Father/Husband Name-</b> LATE GOPAL CHANDRA NANDI
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Fee Rule: Sale Deed		
1	Stamp Duty	1,34,000

1	SP	1,200
<b>Total</b>		<b>1,200</b>

Fee Rule: Sale Deed		
1	A1	1,00,500
2	LL	3
3	PR	1
<b>Total</b>		<b>1,00,504</b>

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

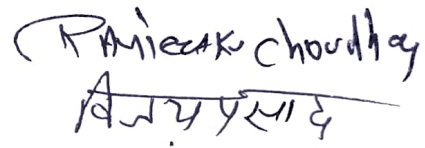
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



**Deed Writer / Advocate**



बिनाश नन्दी  
**Vendee / Claimant**



रमिचन्द्र चौधरी  
**Vendor / Executant**



Token No.: 202400013247


## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **02-Feb-2024** by **VIJAY PRASAD**, S/O, D/O, W/O **LATE RAGHUVANSH PRASAD** resident of TANK ROAD NEW ULIDIH PO MANGO PS ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE of JHARKHAND ..

This deed was registered as Document No:- **2024/JSR/427/BK1/393** in Book No :- **BK1**, Volume No :- 81 from Page No :- 317 to 396 at, office of **District SRO - Jamshedpur**

Date:- **02-Feb-2024**

  
Registering Officer  
6/2/24  
DHARMENDRA KUMAR