

242

234



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 446b7433720e09365ee1

Receipt Date : 24-Mar-2021 10:00:39 am

Receipt Amount : 245000/-

Amount In Words : Two Lakh Forty Five Thousands Rupees Only

Token Number : 20210000039461

Office Name : SRO - Chaibasa

Document Type : Sale Deed

Payee Name : RAJ KUMAR SINGH (Vendee)

GRN Number : 2105189913



-: For Office Use :-

2021/39461
24/03/2021

2021/CHAIB/242/BKJ/234

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 दूसरे 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 प्रती के गेटे द्वारा की जाने वाली है

[Signature]

242

234

Sale 6125000/- P. & S. under Chaibasa
Sl 245000/-, Rent 33.99 P. - 2 -

Atlin Jain
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)



यह 2 के अधीन शाहय भारतीय स्टाम्प अधिनियम-
1998 की अनुसूची 1 या 1 के, स.0 के अधीन मध्य
प्रदेश कांस्टाबली अधिनियम के द्वारा
2 के अधीन रक्षावत स्टाम्प सहित (या स्टाम्प
केन्द्र के स्टाम्प पुस्तक प्रेषित नहीं।

723-
24/3/21

शेखरलाल मिश्रा
वाडवाला



Atlin Jain

(Atorney for seller)
24/3/2021



DEED OF SALE

NAME OF THE SELLER :- Smt. SHOBHA JAIN, aged about 81 years, widow of late Dharamchand Jain, daughter of late Shanti Lall Kasliwal, grand daughter of late Rajaramji Kasliwal, by faith Jain, by occupation Dependent, by caste Marwari Vaishya, resident of House no. 12A, Ring Road, Lajpat Nagar-4, South Delhi, Delhi - 110024, **PAN no. ABSPJ5931E**

Represented through her duly constituted attorney - AVIN JAIN, aged 49 years, about son of Late Dharmchand Jain, grand son of late Misrilal Jain, resident of House no. 12A, Ring Road, Jagdish Store, Lajpat Nagar, S.O. South Delhi, Delhi - 110024; attorney granted vide Deed Registration no. 995, dated 14.08.2019, entered in Book no. 4, volume no. 194, from pages 141 to 150, before the Sub-Registrar V(1) Delhi/New Delhi; **PAN no. AAVPJ1770B**

NATIONALITY :- Indian.

Fee paid

A(1)- 183750.00
E 2000.00
Salam 5.00
Process 2.00
S.P. 1710.00

1,87,467.00
[Signature]
24/3/2021

Allu Singh
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)

NAME OF THE PURCHASERS :- (1) (Dr.) RAJ KUMAR SINGH, aged about 45 years, son of Sri Deo Kumar Singh, grand son of late Biman Bihari Singh, by faith Hindu, by occupation Medical Practitioner, by caste Rajput, resident of Amla Tola, Chaibasa, P.O. and P.S. – Chaibasa, District – Singhbhum West,
PAN no. AZLPS2021D

(2) (Dr.) RANU SINGH, aged about 42 years, wife of (Dr.) Raj Kumar Singh, daughter of Dr. Rupendra Singh, granddaughter of Late Awdhesh Kumar Singh, by faith Hindu, by occupation Medical Practitioner, by caste Rajput, resident of Amla Tola, Chaibasa, P.O. and P.S. – Chaibasa, District – Singhbhum West;

PAN no. BCWPS5469N

NATIONALITY :- Indian

CLASS OF DEED :- Sale Deed in respect raiyati Commercial land.

GOVERNMENT VALUATION :- Valuation of 17.412 Decimal of commercial land situated by the side of main road @ Rs. 3,51,648/- per decimal (3,51,648/- X 17.412) = Rs. 61,22,895/-

CONSIDERATION :- Rs. 61,25,000/- (Sixty one lakh and twenty five thousand only)

SCHEDULE OF THE PROPERTY HEREBY SOLD :- District and District Registry - Singhbhum west, Registry office at Chaibasa, Town and P.O. – Chaibasa, P.S. – Sadar, Mohlla – JMP Chowk, situated at Old Municipal Ward no. 1, new ward no. 3,

Allen Jha
 (Attorney for seller,
 vide Deed no. 995,
 14.08.2019, Book
 no. 4, volume no.
 194, pages 141 to
 150, registered at
 Sub-Registrar V(1)
 Delhi/New Delhi)

Thana - Kolhaan, Survey Thana no. 108, within Mauza - Diliamarcha, Halka No. - 4, situated by the side of main road, Kayami Right commercial Land, land measuring an area of 0.17.412 acre (seventeen decimal, four hundred and twelve bargkaries), bearing Chaibasa Municipal Holding no. 0030000046000D4 of ward no. 3, having following details :-

Sl	Khata no	Plot no	Area			Boundaries
			A	D	Bargk.	
1	50	701(a)	00	01	000	North : Plot no. 692 & 689 South : Road East : Plot no. 702(b) West : Plot no. 702 (a)(c)
Total land under Khata no. 50 = One decimals			00	01	000	
2	51	702(a)	00	02	500	North : Plot no. 689 South : Road East : Plot no. 702(a)(b)(c) West : Plot no. 703
3	51	702(b)	00	03	564	
4	51	702(c)	00	02	500	
5	51	702(d)	00	01	000	
6	51	702(e)	00	00	400	
7	51	703	00	06	448	
Total land under Khata no. 51 =			00	16	412	
Total land under Khata no. 50 & 51 =			00	17	412	seventeen decimals & four hundred twelve bargkaries

Total area seventeen decimals & four hundred and twelve bargkaries. A sketch map of the land hereby sold, is annexed with this deed showing the same in red colour. The Map forms part of this deed.

Avin Jain
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)

ANNUAL RENT :- Rs. 33.99/- (for entire land under Khata no. 50 & 51) entered in online Jamabandi Register II at page no. 8, Volume no. 4.

LANDLORD :- Circle Officer, Sadar Chaibasa.

WHEREAS, land and premises under Khata no. 50, Plot no. 701, measuring an area of 51.374 decimals and under Khata no. 51, plot no. 702 and 703, measuring an area of 50.812 decimals; total area 102.186 decimals; was the exclusive property of and stands recorded in the name of Late Dharmchand Jain.

AND

WHEREAS, late Dharmchand Jain died on 09.12.1995 leaving behind the seller and his son – Avin Jain, who is attorney of seller in present deed, as his legal heirs and successors.

AND

WHEREAS, Late Dharmchand Jain, by and under a WILL dated 22.09.1995, which has been duly probated in Misc. case no. 123 of 1999 (Probate) by the District Delegate, North 24-Parganas, Barasat, West Bengal; bequeath upon the seller, all his movable and immovable properties including the aforesaid property in its entirety.

AND

Allyn Jain
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)

WHEREAS, the seller is accordingly exclusive and sole owner of the said property and came in possession of the same, as absolute owner thereof, without any interference from any quarter and also got her name mutated in respect of the same in the office of the C.O. Sadar at Chaibasa, vide Mutation case no. 329/R27/2019-2020. which has been entered in online Jamabandi Register II at page no. 8, Volume no. 4.

AND

WHEREAS, the seller being unable to personally look after and manage the affairs of the said property, has appointed her son – Sri Avin Jain, as her duly constituted attorney, vide Deed Registration no. 995, dated 14.08.2019, entered in Book no. 4, volume no. 194, from pages 141 to 150, before the Sub-Registrar V(1) Delhi/New Delhi; whereby he has been authorized and empowered to execute and register a sale deed concerning the said property or any portion thereof and also to receive payments on behalf of the seller.

AND

WHEREAS, the seller was looking for buyers to sale the said property and on knowing the intention of the seller, the purchasers offered to purchase a portion of the said property, measuring an area of 17.412 decimals, more fully described in schedule above.

AND

WHEREAS, the seller accepted the proposal of the purchasers and agreed to sell the schedule property at a total consideration of **Rs. 61,25,000/- (sixty one lakh and twenty five thousand only)**,

Attiya
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)

and the purchasers agreed to purchase the same at the said consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That the seller has sold schedule property to the purchasers at the consideration of **Rs. 61,25,000/- (sixty one lakh and twenty five thousand only)**, and the purchasers have purchased the same at the said consideration amount
2. That entire consideration amount of **Rs. 61,25,000/- (sixty one lakh and twenty five thousand only)**, has been paid by the purchasers to the seller in following manner :
 - (a) **Rs. 10,00,000/- (Ten lakh only)**, by RTGS transfer bearing no. ICICR52021010800704971, dated 8.01.2021, of ICICI Bank, Chaibasa, of purchaser no. 1 – Dr. Raj Kumar Singh, transferred to the account of attorney for seller;
 - (b) **Rs. 10,00,000/- (Ten lakh only)**, by NEFT transfer bearing no. 000101334740, dated 3.02.2021, of ICICI Bank, Chaibasa, of purchaser no. 2 – Dr. Ranu Singh, transferred to the account of attorney for seller;
 - (c) **Rs. 15,00,000/- (Fifteen lakh only)**, by RTGS transfer bearing no. ICICR520210224006262, dated 24.02.2021, of ICICI Bank, Chaibasa, of purchaser no. 2 – Dr. Ranu Singh, transferred to the account of attorney for seller;

Alu Khan
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)

- peaceful possession of the schedule property to the Purchasers and purchasers hereby acknowledge receipt of the peaceful possession of the schedule property.
7. That schedule land is declared to be free of all encumbrances and charges and there are no dues in respect of any activity earlier being carried out over the schedule land. However, any liability if found due, against or in respect of schedule land prior to the execution of the sale deed shall be that of the seller and after the execution of this sale deed shall be that of purchasers.
 8. That it has been covenanted that the purchasers have been provided a right of drainage from schedule land to the Nala situated on the extreme western side of plot no. 703, running through the remaining portion of plot no. 703 on the back-northern side. The drain shall be used as a common drain, with proper protection and safety and with adequate pits/main holes for regular maintenance. The purchasers shall ensure that no garbage or any other material other than drain water passes through the said drain. Similar provision / covenant regarding the drain shall be incorporated in the sale deeds concerning the adjacent western portion of plot no. 703. The cost of construction of drain and its maintenance shall be responsibility of purchasers, along with the respective purchasers of remaining portion of plot no. 703.
 9. That the Purchasers shall at all times hereafter peaceably and quietly hold use, possess any enjoy the schedule property

Allu Jun
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)

hereby sold.

10. That it is hereby declared by the seller that land being sold, is neither a Raiyati government land, nor Khas Mahal lease land, forest Land, tribal Land or Acquired by the government.
11. That the words and expression "Seller" and "Purchasers" unless repugnant to the context, shall mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF THE SELLER HAS PUT HIS SIGNATURE ON THIS DEED OF SALE ON 24.03.2021.

WITNESSES:

1. Jitesh Rathan
S/o Late vasudeo P Rathan
Station Road Post chaitasa
PS mufasil
Dist. west Singhbhum

Allu Jun

(Attorney for seller, vide Deed no. 995,
14.08.2019, Book no. 4, volume no. 194,
pages 141 to 150, registered at Sub-
Registrar V(1) Delhi/New Delhi)

2. Anup K. Kedia
S/o Late Chanshyamdas Kedia
17. Anla tola P.O. Chaitasa
west Singhbhum.

Atti Singh
(Attorney for seller,
vide Deed no. 995,
14.08.2019, Book
no. 4, volume no.
194, pages 141 to
150, registered at
Sub-Registrar V(1)
Delhi/New Delhi)



Raj Kumar Singh



Ranu Singh

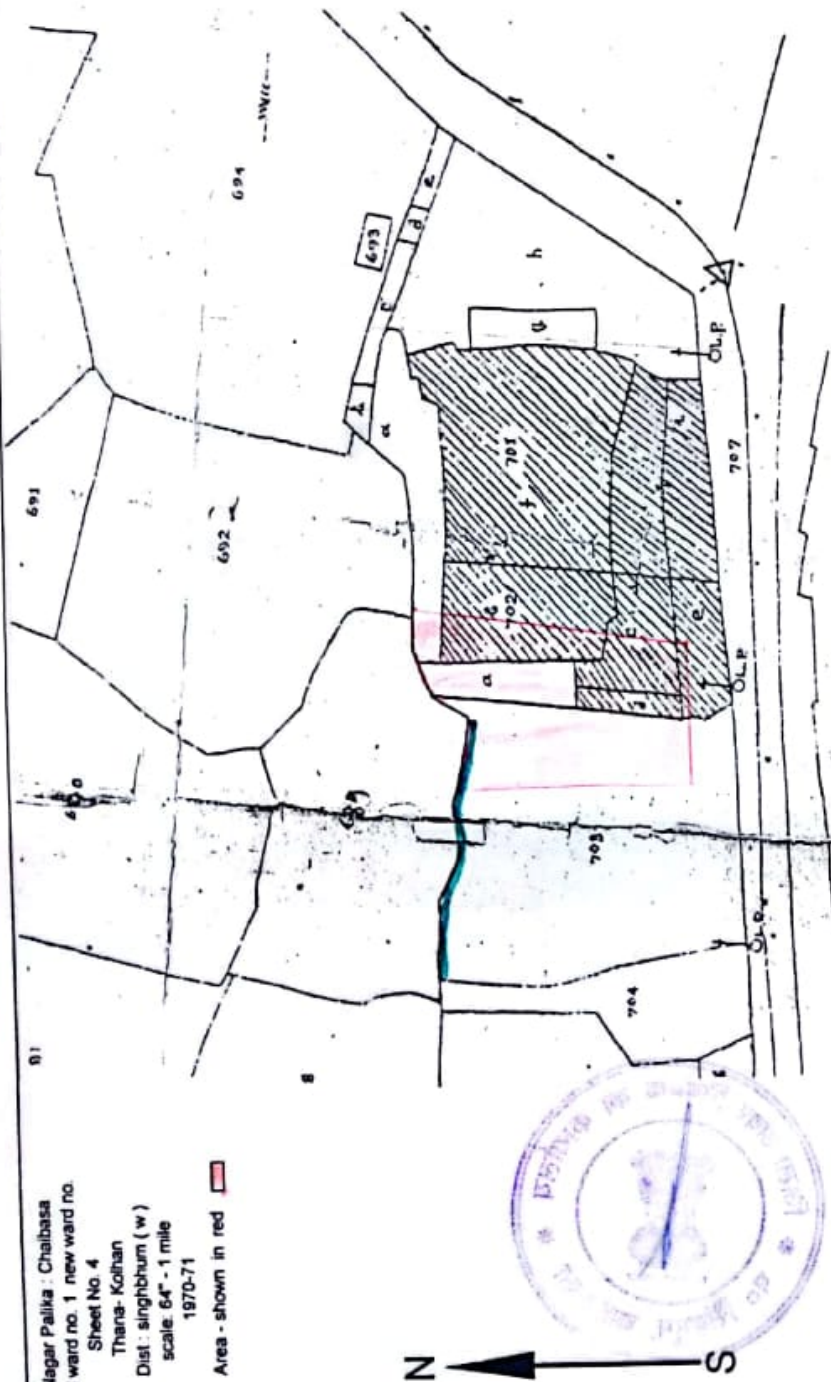
Atti Singh
24/3/2021



Drafted, typed and printed; Read over and explained the contents of this deed of sale to the executants. Certified that the finger prints of left hand of each person whose photograph is affixed in the deed, have been obtained before me.

Atti Singh
24/3/2021
Advocate

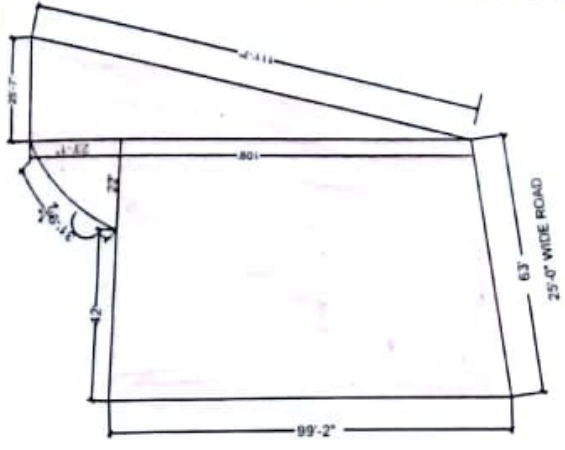
Nagar Palika : Chalbasa
 old ward no. 1 new ward no.
 Sheet No. 4
 Thana- Koihan
 Dist : singhbhum (w)
 scale. 64" - 1 mile
 1970-71
 Area - shown in red



certified that this trace map is exact
 and true copy of original map

NAME	Khata No.	PLOT No.	area		Boundary	
			a	d.		
(Dr.) Raj Kumar Singh	50	701 (a)	00	01	000	Boundary NORTH - plot no. 692 & 699 SOUTH - Road EAST - plot no. 702 b WEST - plot no. 702 a & c
			00	02	500	Boundary NORTH - plot no. 689 SOUTH - Road EAST - plot no. 702 a,b,c WEST - plot no. 703
			00	03	564	
			00	02	500	
			00	01	000	
(Dr.) Ramesh Singh	51	703	00	00	400	
			00	06	448	
			TOTAL AREA		00 17 412	

SITE PLAN



Ullas Singh

SIGNATURE OF SELLER

Trace BY: EABLU Bably

फोलियो की आपूर्ति नहीं



प्रतिनिधि के लिए आवेदन की तारीख	रजाम और फोलियो की आपूर्ति सम्पन्न भूयित करने की निश्चित तारीख	अपेक्षित रजाम और फोलियो देने की तारीख	तारीख जबकि देने के लिए प्रतिनिधि तैयार हो	आवेदन को प्रतिनिधि देने की तारीख
15-10-15	15-10-15	21-10-19	23-10-19	23-10-15

मौजा	नगर पालिका	महल	परगना	तौजी नं०	मालिक का नाम व नम्बर खेत	विहार (नरक)
धाना	आई बरसा	पट्टी	आई नं० 7	धाना नं०	दरभियाही इकादार का नाम व नम्बर खेत	

खतियान का किल्लिखिलेदार नम्बर	असमी का नाम तन्दिदयत सबूत और जात	खेत	खेसरा नम्बर	मोहरी	किराज जमीन	रकबा			कैफियत	लगान बेला नगरी खेतों के निरूकता सॉ कब्जा तिवो		1. नवीन गैर दाखिलकार रैगत के कब्जे मुदा। 2. तरीका, जइसो लगान वो शाराबत लगान अगर होले- होले पदता हो। 3. खास सॉ अगर कोई हो-
						ए०	डी०	सेक्टर और		हकिम के तदफिकमत मोताबिक	तदरगा हुमा मुतामिन लगान अगर कोई हो	
1	2	3	4	5	6	7	8	9	10	11	12	
50	श्रीमती शांभा जैन पति अर्पण अड्डे जैन 23/01/19	3. रवि नारायण 2. श्रीमती शांभादेवी	84	पुरानी परती काबिले शायर		0	41	000	166			
		3. जग स्वल्प विभाग 2. शिव प्रसाद	72	पुरानी परती काबिले कावाड़		0	28	750	116			
		3. जग स्वल्प विभाग	73	पुरानी परती काबिले		0	28	875	1164			

Alu...

Form No. 91 - 1927
 Form No. 78 - 1927

Part of Form 1

Form No. 91 - 1927

Alia Jha



For the year 1927-28
 Form No. 91 - 1927

(1) Name of the settlement
 (2) Name of the village
 (3) Name of the settlement
 (4) Name of the village

Form No. 91 - 1927

Form No. 78 - 1927

Form No. 91 - 1927

Form No. 78 - 1927

Form No. 91 - 1927

1	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
2	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
3	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
4	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
5	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
6	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
7	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
8	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
9	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
10	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
11	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
12	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
13	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
14	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
15	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
16	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
17	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927
18	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927	Form No. 91 - 1927	Form No. 78 - 1927

Form No. 91 - 1927

Form No. 78 - 1927



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 21, 2021

पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	8											
जिला का नाम	पश्चिमी सिंहभूम	अनुमंडल नाम	सदर चाईबासा	अर्चल का नाम	सदर चाईबासा	इलाका का नाम	इलाका- 02	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	चाईबासा चाई न 1	होलिडिंग संख्या	50	तौजी संख्या		धाना नम्बर	0644	खाला का प्रकार	—					
SHOBHA JAIN , पति-LATE DHARAMCHAND JAIN, जाति. —														
खाला नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लम्बाई	रौंद		
50	701.a	0 ए 1 डि 0 हे			नामान्तरण मुकदमा संख्या 329/2019 - 2020						13	0		
50	701b	0 ए 0 डि 0 हे												
50	701c	0 ए 0 डि 0 हे												
50	701d	0 ए 0 डि 0 हे												
50	701.e	0 ए 0 डि 0 हे												
50	701.f	0 ए 0 डि 0 हे												
50	701.g	0 ए 0 डि 0 हे												
50	701h	0 ए 1.3 डि 0 हे												
50	701.i	0 ए 2.76 डि 0 हे												
51	702a	0 ए 2.5 डि 0 हे												
51	702b	0 ए 3.56 डि 0 हे												
51	702c	0 ए 2.5 डि 0 हे												
51	702d	0 ए 1 डि 0 हे												
51	702e	0 ए 2.56 डि 0 हे												
51	703	0 ए 34 डि 0 हे												
	कुल परिमाण	0 ए 51.18 डि 0 हे												
तारीख	प्रति पत्र संख्या	शान से	शान तक	मागत बकाया	मागत धान् शान	रौंड से बकाया	रौंड से धान् शान	शिक्षा से बकाया	शिक्षा से धान् शान	स्वास्थ्य से बकाया	स्वास्थ्य से धान् शान	कृषि से बकाया	कृषि से धान् शान	

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल छापी की जानकारी के लिए है

किसी भी प्रकार की अपुष्टि के लिए सम्बन्धित अधिकारी से संपर्क करें

[प्रपत्र का नक्शा देखने के लिए प्लॉट नंबर प्रिंट करें]

V

खान नम्बर	खेता नम्बर	रकबा (एकड़ में)
50	701 a,701 e,701 f,701 g,701 h,701b,701c,701d,701h	0 एकड़ 51.4 डिसिमील 0 हेक्टर

तयसाल हिस्सा लगान भादती

मर वरत	सातान	वकफा				हाल (2019-2020)
		तीन वर स जकात (2014-2015 - 2015-2016)	1 रा वर (2016-2017)	2 रा वर (2017-2018)	3 रा वर (2018-2019)	
माल (नकद)	33.19	66.38	33.19	33.19	33.19	33.19
गुजारी (भादती)	8.30	16.60	8.30	8.30	8.30	8.30
सस	16.60	33.20	16.60	16.60	16.60	16.60
सुद	16.60	33.20	16.60	16.60	16.60	16.60
मुतकरकात	6.64	13.28	6.64	6.64	6.64	6.64
मोजान	81.33	162.66	81.33	81.33	81.33	81.33

अदापकारी वरत	सातान	वकफा				मोजानवा हाल (2019-2020)	फरतिन
		तीन वर स जकात (2014-2015 - 2015-2016)	1 रा वर (2016-2017)	2 रा वर (2017-2018)	3 रा वर (2018-2019)		
माल (नकद)	66.38	33.19	33.19	33.19	33.19		
गुजारी (भादती)	16.60	8.30	8.30	8.30	8.30		
सस	33.20	16.60	16.60	16.60	16.60		
सुद	33.20	16.60	16.60	16.60	16.60		
मुतकरकात	13.28	6.64	6.64	6.64	6.64		
मोजान अदापकारी	162.66	81.33	81.33	81.33	81.33		

- (1) मोजान कुल (तयसाल में) : Four Hundred Eighty Seven Rupees and Ninety Eight Paise
- (2) नाम देहिन्दा -
- (3) कुल वकफा- 437.98

खस मशाल का वकफा मालगुजारी पर लिखायत उन वकफा का लिखत पर 08 फरवरी 2019 को लिखा गया है। 07-09-2019



एक एक कम्प्यूटर लिखायी गयी है
 एत प्रकर केलक कर्मी को जमावारी के लिए है।
 किसी भी प्रकार की अवज्ञाओं के लिए सम्बन्धित अधिकारियों से सम्पर्क करें।

Scanned by CamScanner

allin jain



सदर चाईबासा | चाईबासा वार्ड न 1 | 0644 | धर्म चन्द्र जैन

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
51	702 a,703,b,c,d,e	0 एकड़ 0 डिसमील 0 अपरिभाषित

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

जोत का सालाना माग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	साताना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ता वर्ष (2018-2019)	
मात (नकदी)	0.80	1.60	0.80	0.80	0.80	0.80
गुजारी (भावती)	0.20	0.40	0.20	0.20	0.20	0.20
सेस	0.40	0.80	0.40	0.40	0.40	0.40
सूद	0.40	0.80	0.40	0.40	0.40	0.40
मुतफरकात	0.16	0.32	0.16	0.16	0.16	0.16
मौजान	1.96	3.92	1.96	1.96	1.96	1.96

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ता वर्ष (2018-2019)		
मात (नकदी)	1.60	0.80	0.80	0.80	0.80	
गुजारी (भावती)	0.40	0.20	0.20	0.20	0.20	
सेस	0.80	0.40	0.40	0.40	0.40	
सूद	0.80	0.40	0.40	0.40	0.40	
मुतफरकात	0.32	0.16	0.16	0.16	0.16	
मौजान अदायकारी	3.92	1.96	1.96	1.96	1.96	

(१) मौजान कुल (तफ्ज़ी में) : Eleven Rupees and Seventy Six Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 11.76

तारीख जमला तहसील कुनिन्दा : 07-09-2019

इस महात का बकाया मातगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित दस्तावेज़ है।

यह प्रत्येक दस्तावेज़ की जानकारी के लिए है।

किसी भी प्रकार की अनुचितता के लिए सर्वोच्च अदालत/अदायकारी से मार्ग (०२)।

धर्म चन्द्र जैन

Scanned by CamScanner

CHAIBASA NAGAR PARISHAD, CHAIBASA

HOLDING TAX RECEIPT

Receipt No: 756363270120030509

Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date: 27-01-2020

Ward No: 13

Heading No: 00300000-46000004

Name: AVIN JAIN (KARTA OF DHARAMCHAND JAIN (HUF))
S/O - LATE DHARAMCHAND JAIN

Address: DHARAMCHAND JAIN (HUF) (PROP- JAIN MOVIE PALACE) STATION ROAD, CHAIBASA,
CHAIBASA, WEST SINGHBHUM - 833201

MOB: 9810044556

A Sum of Rs 77.00 (in words) Seventy Seven Only

towards Holding Tax & Others vide Cash

Dated _____ Drawn on _____

Place Of The Bank _____

N.B. Online Payment/Cheque/Draft/Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear	2016-2017-18	48.00
Holding Tax Current	2018-2019-20	16.00
		Total
		64.00
		Additional Tax
		0.00
		Penalty / Interest Amount
		13.00
		Rebate on current Demand
		0.00
		Adjust amount
		0.00
		Amount Received
		77.00
		Advance Amount
		0.00



Signature of *[Handwritten Signature]* Officer

Note:-

- This is a Computer generated Receipt This receipt does not require physical signature
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th June of the Financial Year
- without prejudice to land right

For Details Please Visit : www.udhd.jharkhand.gov.in
or Call us at 18001212241 or 0651-6695511

In Collaboration With
Sparrow Softech Pvt. Ltd
H-117, Harmu Housing Colony, Sajanand
Chowk, Ranchi

[Handwritten Signature]

उत्तराधिकारी का नाम:		जमावदी रैयत का नाम :	
(SHOBHA JAINपति-LATE DHARAMCHAND JAIN, जति-----, पत्ता-AT- J.M.P CHAIBASA TATA ROAD PO+PS- SADAR CHAIBASA DIST- WEST SINGHBHUM, JHARKHAND)		धर्म चन्द जैन-पिता-मिश्री लाल जैन	
राजस्व कर्मचारी इल्का- 02 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है	राजस्व कर्मचारी इल्का- 02 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है	पूर्वज :	प्राप्तकाल
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है	यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है	DHARAMCHAND JAIN, पति-LATE MISRI LAL JAIN, जति-----, पत्ता-AT- J.M.P CHAIBASA TATA ROAD PO+PS- SADAR CHAIBASA DIST- WEST SINGHBHUM, JHARKHAND	51 702d 1 डिसेम्बर 51 702c 2.812 डिसेम्बर 51 703 14 डिसेम्बर
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।			

Approved By : GOM ORAON
अंचलाधिकारी सादर चार्जबासा



Allen



सत्यमेव जयते

INDIA NON JUDICIAL

6407
13/8/19

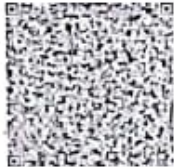
Government of National Capital Territory of Delhi

e-Stamp

995
4

Certificate No. : IN-DL37628483743054R
 Certificate Issued Date : 12-Aug-2019 06:39 PM
 Account Reference : IMPACC (IV)/ dl750903/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL75090381194419520978R
 Purchased by : SHOBHA JAIN
 Description of Document : Article 48 Power of attorney -SPA
 Property Description : PLOT NOS. 701 (A TO I), 702 (A TO E) AND 703 KHATA NO.50 AND 51, MAUZA DILIA MARCHA CHAIBASA, JH
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SHOBHA JAIN
 Second Party : AVIN JAIN
 Stamp Duty Paid By : SHOBHA JAIN
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

LOCKED



SHOBHA JAIN Please write or type below this line.....
3952 4876 8709

AVIN JAIN
5921 9822 2258



Shobha Jain.



avin jain

avin jain

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "www.sholexpress.com". Any discrepancy in the details on this Certificate should be reported on the website renders it invalid.
- The date of checking the registry is on the issue of the certificate.
- In case of any discrepancy please inform the Collector's Authority.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT this special power of attorney is made and executed on this the 13th day of August, 2019 at New Delhi.

BY

Shobha Jain.

allu jain

allu jain

Deed Related Detail

Deed Name	POWER OF ATTORNEY		SPA
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar V(1)		
Village/City	LAJPAT NAGAR-I,II,III	Building Type	
Place (Survey No.)	LAJPAT NAGAR-I,II,III		
Property Type	Residential		
Property Address	House No. 701-702-703 CH	DHARAMCHAND	Road No., LAJPAT NAGAR-I,II,III
Area of Property	3,000.00 Sq.Yard	0.00	0.00
Mortgage Detail			
Consideration	0.00 Rupees		Stamp Duty Paid 100.00 Rupees
Value of Registration Fee	1,000.00 Rupees		Pasting Fee 100.00 Rupees

This document of POWER OF ATTORNEY SPA

Presented by: Sh/Smt.

S/o, W/o

R/o

Sh/Smt. *Shobha Jain*

DHARAMCHAND JAIN

DHARAM VILLA 12 MAHATMA GANDHI MARG

in the office of the Sub Registrar, Delhi this 13/08/2019 12:39:13PM day Tuesday between the hours of

Signature Center

[Signature]
Registrar
Sub Registrar V(1)
Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

SHOBHA JAIN

and Shri / Ms.

AVIN JAIN

Who is/are identified by Shri/Smt/Km. CHETAN PRAKASH VERMA R/o HARSARAN DAS VERMA R/o C-23 AMAR COLONY, GURU EAST DELHI

Km SHANKAR KUMAR S/o W/o D/o RAM CHANDRA VERMA R/o 12 G-BLK SANGAM VILLAGE

Witness No. It is known to me.

Content of the document explained to the parties who understand and admit them as correct. Certificate at the left (or Right, as the case may be) hand thumb of the executant has been affixed in my presence.

Date 13/08/2019 16:39:16

[Signature]
Registrar
Sub Registrar V(1)
Delhi/New Delhi

[Signature]

WHEREAS, the deceased husband of attorney holder, by and under a WILL dated 29.09.1995, which has been duly probated in Misc. case no. 123 of 1999 (Probate) by the District Delegate, North 24-Parganas, Barasat, West Bengal; bequeath upon her, all his movable and immovable properties including the entire schedule property .

WHEREAS, the Executant is accordingly exclusive and sole owner of the property described in schedule below.

WHEREAS, the schedule property still stands recorded in the name of Late Dharamchand Jain in Revenue records and the name of the Executant is to be entered into in revenue records.

WHEREAS, the Executant is also desirous of disposing of the schedule property by absolute sale and for aforesaid purposes physical presence of Executant is required at Chaibasa.

WHEREAS, the executants is an aged lady, residing at New Delhi and it is not possible for her to carry out the aforesaid formalities of her own.

WHEREAS, the attorney holder is own son of the executant and out of natural love and affection and in order to save his mother from

Shobha Jain.

Allen Jain

Allen Jain

harassment, is ready and willing to carry out all of the said formalities on behalf of the Executants.

THEREFORE,

The executant hereby APPOINTS, NOMINATES AND CONSTITUTES her son - AVIN JAIN, son of Late Dharamchand Jain, resident of DHARAM VILLA, 12 Mahatma Gandhi Marg, Lajpat Nagar IV, New Delhi 110024; as her lawful attorney to do the followings acts deeds and things, for herself and on her behalf :-

1. To look after and manage all the affairs of the schedule properties and represent the Executant before any or all the authorities concerned in respect of schedule properties.
2. To apply for and obtain an order of Mutation concerning the schedule property in the name of the executants by filing an application in the court of the C.O. Sadar and take all necessary steps in this regard.
3. To negotiate with proposed purchasers of the schedule property or any portion thereof, fix the consideration amount and terms and condition of such transfer, enter into sale agreements, lease deeds etc. concerning the same and to receive the payment on behalf of the Executant in favour / name of the Attorney.
4. To deposit the amounts in the government treasury in respect of schedule property and to pay / deposit malguzari on behalf of the Executant.
5. To appear and act in any Court-Civil, Criminal or Revenue, original or appellants, in the Circle Officer, in the Sub Divisional Officer, in

Shobha Jain. allin jain

allin jain

the Registration office and in any other office and to file or withdraw any documents in any case, suit or proceeding on behalf of the Executant.

6. To sign and execute Vakalatnama and appoint on behalf of the Executant any advocate, clerk, according to his choice, fix their fees/remuneration and pay the same on his behalf, in relation to any proceeding of schedule property.
7. To sign and execute a transfer deed, deed of conveyance, lease deed, gift deed or any other deed in respect of schedule property or any portion thereof and present the same
8. For registration before proper authorities, to admit its execution and get the deed registered AND TO DO ALL acts, deeds and things which may be necessary for aforesaid purpose and to register the said deed as fully and effectually in all respect as the Executant could do the same if she were present personally.
9. To submit or receive any document, to withdraw in any proceeding, to compromise any suit or proceeding on behalf of the Executant or to withdraw the same in respect of schedule property.

AND TO DO ALL the acts, deeds and things which may be necessary and/or ancillary for properly and effectively carrying all or any of the acts mentioned above, in all respect as the executant could do the same if she were present personally.

Shobha Jain. allan jain

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AND THE EXECUTANTHEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever acts her said attorneys shall lawfully do or cause to be done by virtue of this deed.

The executant hereby further declares that she has not received any consideration money in respect of the schedule property from her attorney.

SCHEDULE PROPERTY

Registry and District-West Singhbhum, Sub-Registry, P.O. & P.S. - Chaibasa, Thana - Kolhaan, Survey Thana no. 108, land and premises situated within Mauza - Diliamarcha, Halka No. - 4, old Ward no. - 1, now excluded from Municipal limits of Chaibasa, property known as "JMP", having following details :

(Next page)

Shobha Jain.

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Sl	Khata no	Plot no	Type of land / premises	Area		
				A	D	Bargk.
1	50	701(a)	Angan	00	05	875
2	50	701(b)	Makan Pucca Aesbestos	00	00	375
3	50	701(c)	Makan Pucca	00	01	312
4	50	701(d)	Makan Pucca	00	00	312
5	50	701(e)	Makan Pucca	00	00	500
6	50	701(f)	Makan Pucca	00	17	500
7	50	701(g)	Verandah	00	02	000
8	50	701(h)	Anagan	00	15	000
9	50	701(i)	Makan Pucca	00	05	500
Land under Khata no. 50 = fifty one decimal & three hundred and seventy four bargkaries				00	51	374
10	51	702(a)	Angan	00	02	500
11	51	702(b)	Makan Pucca	00	07	000
12	51	702(c)	Angan	00	03	500
13	51	702(d)	Makan Pucca Tina Shed	00	01	000
14	51	702(e)	Makan Pucca	00	02	812
14	51	703	Bari	00	34	000
Land under Khata no. 51 = fifty decimal & eight hundred and twelve bargkaries				00	50	812
Total land = One acre two decimals, one hundred and eighty six bargkaries				01	02	186

Shobha Jain.

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Entire land forming one block and bounded as :

North : plot no. 693,


South : Tata Chaibasa Main road,

East : plot no. 693,

West : Plot no.704

IN WITNESS WHEREOF THE EXECUTANT HAS PUT HIS HANDS
TO THIS DEED AFTER BEING EXPLAINED AND HAVING
UNDERSTOOD THE CONTENTS THEREOF.

WITNESSES :

1. 
CHETANI PRAKASH VERMA
S/O. HARSARAN DAS VERMA
C-28, BEHIND AUTHORITY, AMAR COLONY
GOKALPUR, EAST DELHI, (GOKALPUR)
NEW DELHI-110094 6976 5539 8482

Shobha Jain.
(Executant)

2. शंकर कुमार
SHANKAR KUMAR
S/O. RAM CHANDRA
HOUSE NO. 568, GALI NO. 12
G-1-BLOCK, SANGAM VIHAR
NEW DELHI-110062
5681 4660 1422

I accept




(Attorney holder)



Reg. No. 995 Reg. Year 2019-2020 Book No. 4



Ist Party

Ist Party SHOBHA JAIN



IInd Party

IInd Party AVINJAIN



Witness

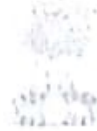
Witness CHETAN PRAKASH VERMA, SHANKAR KUMAR

Certificate (Section 60)

Registration No.995 in Book No.4 Vol No 194
on page 141 to 150 on this date 14/08/2019 10:55:38AM
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 14/08/2019 10:56:21



G
Sub Registrar
Sub Registrar V(1)
New Delhi/Delhi



Revenue Department NCT of Delhi

DORIS

NIC-DSU

Attest per



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL0913441908546
Issue Date 13-AUG-2019 09:44
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL37628483743054R
Purchased By SHOBHA JAIN
Registration Fees Paid By SHOBHA JAIN
Property Description PLOT NOS. 701 (A TO I), 702 (A TO E) AND 703 KHATA NO.50
AND 51, MAUZA DILIA MARCHA CHAIBASA, JH
Purpose Article 48 Power of attorney -SPA

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00
(Rupees One Thousand One Hundred Seventeen Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 9935

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

Shobha Jain

ACKNOWLEDGEMENT OF VALIDITY OF POWER

I, **SHOBHA JAIN**, aged about 81 years, widow of late Dharamchand Jain, by faith Jain, by occupation Dependent, by caste Marwari Vaishya, resident of House no. 12A, Ring Road, Lajpat Nagar-4, South Delhi, Delhi - 110024,

**DO HEREBY ACKNOWLEDGE THAT I HAVE NOT REVOKED OR
CANCELLED POWER OF ATTORNEY GRANTED IN FAVOUR OF
MY SON**

AVIN JAIN, aged 49 years, about son of Late Dharmchand Jain, resident of House no. 12A, Ring Road, Jagdish Store, Lajpat Nagar, S.O. South Delhi, Delhi - 110024;

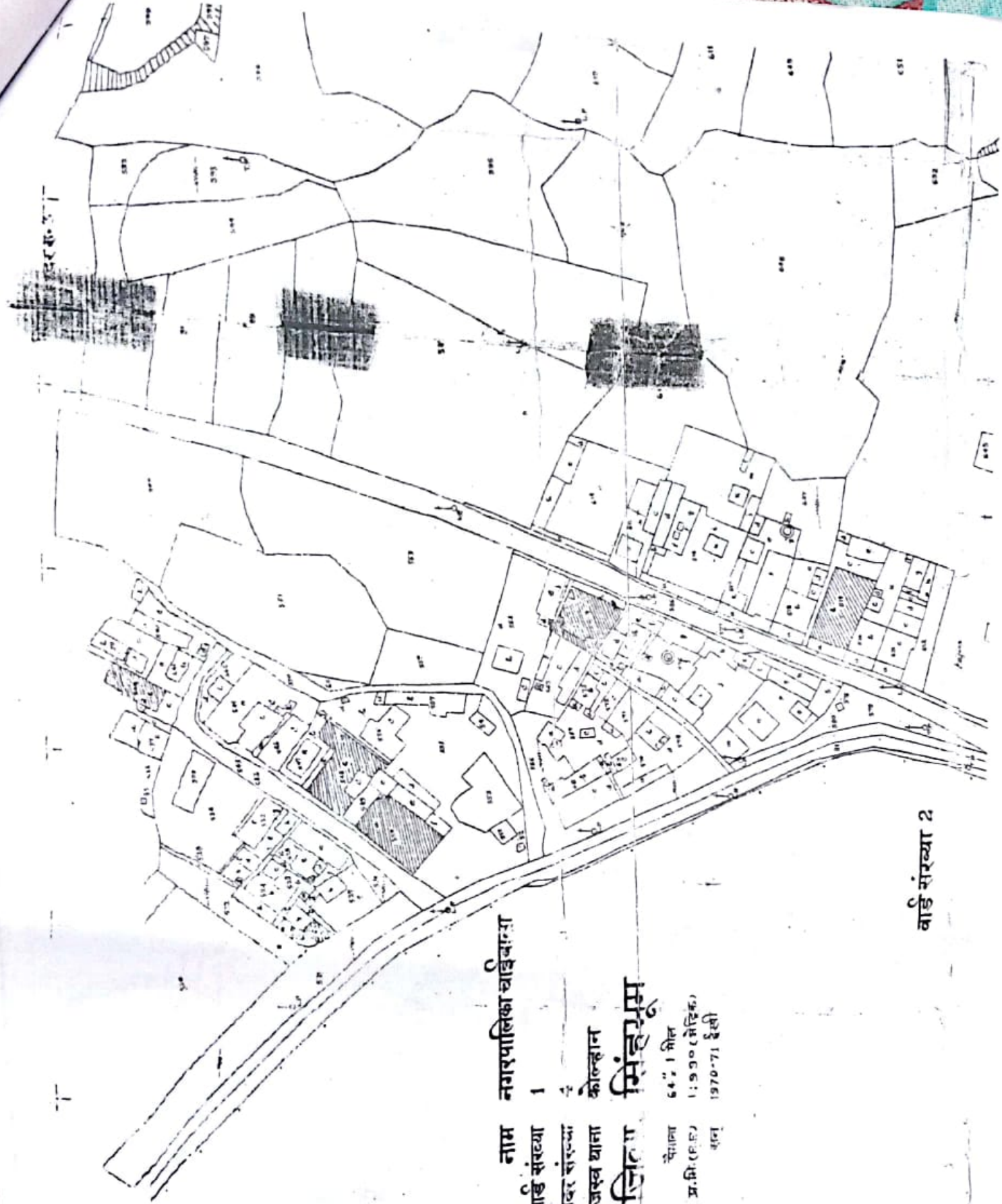
attorney granted vide Deed Registration no. 995, dated 14.08.2019, entered in Book no. 4, volume no. 194, from pages 141 to 150, before the Sub-Registrar V(1) Delhi/New Delhi;

And he is competent to execute and register a deed of sale in respect of any portion of the land mentioned in the power of attorney.

Shobha Jain.

Date : 23.03.2021

Place : New Delhi



वाड संख्या 2

नगरपालिका चाडिबगरा

नाम
वाड संख्या

1

टावर संख्या

राजस्व घाना

लिंगा

कोल्हान

सिंहयुम

पैमाना 64" 1 मील

प्र.मि. (म.म.) 1:990 (मेट्रिक)

कन 1970-71 ईस्वी



allu juu

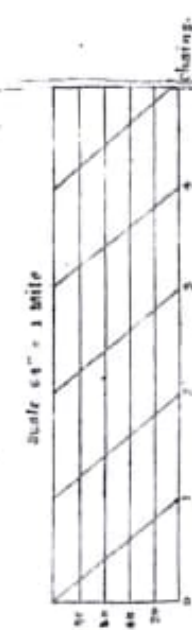
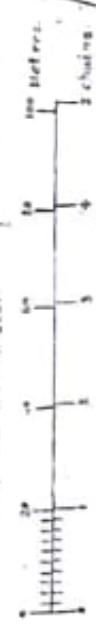
डिलिया मरल्या



Allen Jones

वाडें सरब्या 2

प्रसिद्ध बंगाल भूखण्ड संख्या 623 मन्दिद



वाडें सरब्या 3

Allen

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIN JAIN

DHARAM CHAND JAIN

30/06/1970

Permanent Account Number

AAVPJ1770B

Signature



18092012

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJ KUMAR SINGH

DEO KUMAR SINGH

30/06/1977

Permanent Account Number

AZLPS2021D

Raj Kumar Singh
Signature



26022005

Raj Kumar Singh

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Scanned by CamScanner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DR RANU SINGH

RUPENDRA SINGH

03/08/1979

Permanent Account Number

BCWPS5469N

Ranu Singh

Signature



24122005

Ranu Singh

Scanned by CamScanner

Scanned by CamScanner



भारत सरकार
Government of India

नाम: श्री
Arun Jain
जन्म तिथि/DOB: 30/06/1970
लिंग: MALE

5921 9822 2258



भारत सरकार, नई दिल्ली



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:

Address:
S.O Dharam Chand Jain, 12-A, ring road, Jagdish store, Lajpat Nagar
S.O, South Delhi, Delhi - 110024

पता: S/O धरम चंद जैन, 12-ए, रिंग रोड, जगदीश स्टोर, लाजपत नगर, नई दिल्ली, दिल्ली - 110024

5921 9822 2258

Arun Jain

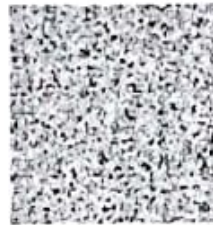
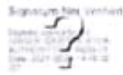
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम: Enrolment No. : 2837/09348/03243

Download Date: 24/03/2021
Issue Date: 27/09/2019

To
राज कुमार सिंह
Raj Kumar Singh
S/O Deo Kumar Singh
RUNGTA HOUSE
AMLA TOIA
PO- CHAIBASA
RUNGTA HOUSE
Chaibasa
Chaibasa
Pashchimi Singhbhum Jharkhand 833201
7739544402



आपका आधार क्रमांक / Your Aadhaar No. :

3163 7262 2082

VID : 9182 4174 2536 0209

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 24/03/2021



राज कुमार सिंह
Raj Kumar Singh
जन्म तिथि DOB: 30/08/1977
पुरुष: MALE

Issue Date: 27/09/2019

3163 7262 2082

VID : 9182 4174 2536 0209

मेरा आधार, मेरी पहचान

Raj Kumar Singh



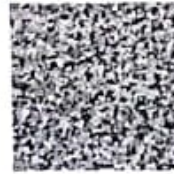
भारत सरकार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2837/09348/03242

To
रानू सिंह
Ranu Singh
C/O Raj Kumar Singh
near Rungta school market amia tola
Chaibasa
Chaibasa
Chaibasa West Singhbhum
Jharkhand
833201
9110049805
185855122
ME858551220FH

01/05/2012



आपका आधार क्रमांक / Your Aadhaar No. :

2996 7311 2071

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



रानू सिंह
Ranu Singh
जन्म तिथि / DOB : 03/08/1979
महिला / Female



2996 7311 2071

मेरा आधार, मेरी पहचान

Ranu Singh

भारत सरकार
Government of India



जीतेश राठौर
Jitesh Rathor
जन्म तिथि: DOB: 30/04/1986
पुरुष/ MALE

Issue Date: 08/03/2017

Download Date: 01/03/2021

6536 4152 0411

VID : 9126 2498 7645 2864

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
आमज स्व वसुदेव पी राठौर, स्टेशन रोड, चाईबासा,
पोस्ट चाईबासा, थाना मुफ्फसिल, चाईबासा, पश्चिमी
सिंहभूम,
झारखण्ड - 833201

Address:
S/O: Late Vasudeo P. Rathor, Station Road,
Chaibasa, Post Chaibasa, Thana Muffasil,
Chaibasa, West Singhbhum,
Jharkhand - 833201



6536 4152 0411

VID : 9126 2498 7645 2864



1947



help@uidai.gov.in



www.uidai.gov.in

Jitesh Rathor


भारत सरकार
 Government of India

Issue Date: 15/11/2019

५६६ अरुण केडी
 Arun Kumar Kedia
 ३११ ११३३३३३३ ०१०७७१९७७
 3111333333 010771977



7101 9022 9676
VID-1-9131-2945-0928-2202

३१११ ३३३३३३ ३३३३३३


भारत सरकार
 Unique Identification Authority of India

५६६ अरुण केडी
 Arun Kumar Kedia
 ३११ ११३३३३३३ ०१०७७१९७७
 3111333333 010771977

7101 9022 9676
VID-1-9131-2945-0928-2202

३१११ ३३३३३३ ३३३३३३

Arun Kumar Kedia

Transaction Success! Please Note Your Transaction Id.

Name	RajKumarSingh
Token No / Depositor ID	20210000039461
Amount	187467
Transaction ID	f22955263ae081d10735
GRN	2105189830
CIN	10002162021032401595
Time	2021-03-24 09:56:35

allu per



Pre Registration Docket

Date :- 23-03-2021 05:18 pm

Office Name :- SRO - Chaibasa
Token No:- 20210000039461

Appoinment :- 24-Mar-2021 Time:- 10:42

Article	Sale Deed
Pre Registration Date	23-Mar-2021
No. Of Pages	57
Stamp Duty	245000
Paid Stamp Duty	0
Total Fees	₹ 1,87,467.

Property Id: 506099

Valuation No. : 674733 / 2021	:- 2020-2021	User Id : 3242	Date : 23-March-2021 17:55:PM
State : Jharkhand	District : West Singhbhum	Tahsil : Chaibasa	
Land Type : Urban	Corporation : Municipality Area	Village/City : Ward No - 3	
Ward No - 3 Word No 3 - Main Road			
Khata Number - 50			
Plot Number - 701			
Volume Number - 4			
Page Number - 8			
Holding Number - 0030000046000D4			
Valuation Rule : Commercial land			
Property Details			
1	Land area	1 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1 x 351648=351648	₹3,51,648/-
A	Total		₹3,51,648/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,51,700/-
Total Amount in Words : Three Lakh Fifty One Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 702(b), West: PLOT NO. 702(a)(c), South: ROAD, North: PLOT NO. 692 & 689
Area	Land area : 1.00 Decimal
Other Description of the Property	Pin Code - 833201

Government/Market Value	351648
Transaction Amount	6125000

Property Id: **506101**

Valuation No. : 674736 / 2021	:- 2020-2021	User Id : 3242	Date : 23-March-2021 17:55:PM
State : Jharkhand	District : West Singhbhum		Tahsil : Chaibasa
Land Type : Urban	Corporation : Municipality Area		Village/City : Ward No - 3
Ward No - 3 Word No 3 - Main Road			
Khata Number - 51			
Plot Number - 702			
Volume Number - 4			
Page Number - 8			
Holding Number - 0030000046000D4			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9.96 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.964 x 351648=3503820.672	₹35,03,821/-
A	Total		₹35,03,821/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹35,03,900/-
Total Amount in Words : Thirty Five Lakhs Three Thousand Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 702(a)(b)(c), West: PLOT NO. 703, South: ROAD, North: PLOT NO. 689
Area	Land area : 9.96 Decimal
Other Description of the Property	Pin Code - 833201
Government/Market Value	3503820.672
Transaction Amount	-

Property Id: **506240**

Valuation No. : 674740 / 2021	:- 2020-2021	User Id : 3242	Date : 23-March-2021 17:55:PM
State : Jharkhand	District : West Singhbhum		Tahsil : Chaibasa
Land Type : Urban	Corporation : Municipality Area		Village/City : Ward No - 3
Ward No - 3 Word No 3 - Main Road			
Volume Number - 4			
Page Number - 8			
Holding Number - 0030000046000D4			

Khata Number - 51			
Plot Number - 703			
Valuation Rule : Commercial land			
Property Details			
1	Land area		
6.45 Decimal			
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.448 x 351648=2267426.304	₹22,67,426/-
A	Total		₹22,67,426/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹22,67,500/-
Total Amount in Words : Twenty Two Lakhs Sixty Seven Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 702(a)(b)(c), West: PLOT NO. 703, South: ROAD, North: PLOT NO. 689
Area	Land area : 6.45 Decimal
Other Description of the Property	Pin Code - 833201
Government/Market Value	2267426.304
Transaction Amount	-

SELLER	-Mrs. SHOBHA JAIN REPRESENTED THROUGH HER ATTORNEY AVIN JAIN, Address - R/O. 12A, RING ROAD, JAGDISH STORE, LAJPAT NAGAR, S.O. SOUTH DELHI- ,Father/Husband Name LATE DHARMCHAND JAIN , PAN No.- *****770B,Permission Case No.- , Aadhaar No. *****2258
PURCHASER	-Dr. RANU SINGH, Address - R/O. AMLA TOLA, CHAIBASA, PO. AND PS. CHAIBASA, DIST - WEST SINGHBHUM- ,Father/Husband Name DR RUPENDRA SINGH , PAN No.- *****469N,Permission Case No.- , Aadhaar No. *****2071
	-Dr. RAJ KUMAR SINGH, Address - R/O. AMLA TOLA, CHAIBASA, PO. AND PS. - CHAIBASA, DIST - WEST SINGHBHUM- ,Father/Husband Name DEO KUMAR SINGH , PAN No.- *****021D,Permission Case No.- , Aadhaar No. *****2082

Witness Information	Mr. ANUP KUMAR KEDIA , Address - R/O. 17, AMLA TOLA, PO.- CHAIBASA, DIST - WEST SINGHBHUM-, Father/Husband Name- GHANSHYAM DAS KEDIA
---------------------	--

Identifier Details	Mr. JITESH RATHOR , Address - R/O. STATION ROAD CHAIBASA, PO.- CHAIBASA, PS.- MUFFASIL CHAIBASA, DIST - WEST SINGHBHUM-, Father/Husband Name-LATE VASUDEO P RATHOR
--------------------	--



Document Registration Summary 1

Date :-24-Mar-2021

- Government/Market Value: ₹6123100/-
- Transaction Amount ₹6125000 /-
- Paid Stamp Duty ₹245000 /-

Receipt : 464714

Receipt Date : 24-03-2021

Presenter Name: -

Raj Kumar Singh

On Date 24-03-2021 Presented at SRO - Chaibasa
Signature of Presenter

Raj Kumar Singh

SRO - Chaibasa

24/3/21

E	₹2000
PR	₹2
SP	₹1710
LL	₹5
A1	₹183750
Stamp Duty	₹245000
Total	₹432467

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	245000	245000	0	GRAS	RajKumarSingh	GRN Number : 2105189913 DEPT Transaction Id : 446b7433720e09365ee1 Transaction Type	245000
E	2000	2000	0	GRAS	RajKumarSingh	GRN Number : 2105189830 DEPT Transaction Id : f22955263ae081d10735 Transaction Type	2000

PR	2	2	0	GRAS	RajKumarSingh	GRN Number : 2105189830 DEPT Transaction Id : f22955263ae081d10735 Transaction Type :	2
SP	1710	1710	0	GRAS	RajKumarSingh	GRN Number : 2105189830 DEPT Transaction Id : f22955263ae081d10735 Transaction Type :	1710
A1	183750	183750	0	GRAS	RajKumarSingh	GRN Number : 2105189830 DEPT Transaction Id : f22955263ae081d10735 Transaction Type :	183750
LL	5	5	0	GRAS	RajKumarSingh	GRN Number : 2105189830 DEPT Transaction Id : f22955263ae081d10735 Transaction Type :	5
Sub Total	432467	432467	0				

Article : Sale Deed Number of Pages : 114

Nehru Singh 24/03/2021
Signature of Operator

[Signature]
Signature of Head Clerk T.C.

[Signature] 24/3/21
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Chaibasa

District Name :- West Singhbhum

State Name :- Jharkhand

Deed Endorsement

Token No 20210000039461

Deed Type	Sale Deed
Number of Pages	114
Fee Details	Stamp Duty - Rs. 245000, E - Rs. 2000, PR - Rs. 2, SP - Rs. 1710, A1 - Rs. 183750, LL - Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.351648/- , Transaction Amount - Rs.6125000/-
Property Details	District :- West Singhbhum , Tehsil :- Chaibasa , Village Name :- Ward No - 3 Location :- Main Road, Ward No - 3 Word No 3 Property Boundaries - East: PLOT NO. 702(b), West: PLOT NO. 702(a)(c), South ROAD, North PLOT NO. 692 & 689 Khata Number - 50Plot Number - 701Volume Number - 4Page Number - 8Holding Number - 0030000046000D4 Area Of Land - 1.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.3503821/- Transaction Amount - Rs.0/-
Property Details	District :- West Singhbhum , Tehsil :- Chaibasa , Village Name :- Ward No - 3 Location :- Main Road, Ward No - 3 Word No 3 Property Boundaries - East: PLOT NO. 702(a)(b)(c), West: PLOT NO. 703 South ROAD, North PLOT NO. 689 Khata Number - 51Plot Number - 702Volume Number - 4Page Number - 8Holding Number - 0030000046000D4 Area Of Land - 9.96 Decimal
Property No.	3
Valuation Details	Value :- Rs.2267426/- Transaction Amount - Rs.0/-
Property Details	District :- West Singhbhum , Tehsil :- Chaibasa , Village Name :- Ward No - 3 Location :- Main Road, Ward No - 3 Word No 3 Property Boundaries - East: PLOT NO. 702(a)(b)(c), West: PLOT NO. 703 South ROAD, North PLOT NO. 689 Khata Number - 51Plot Number - 703Volume Number - 4Page Number - 8Holding Number - 0030000046000D4 Area Of Land - 6.45 Decimal

Sh/Smt SHOBHA JAIN REPRESENTED THROUGH HER ATTORNEY AVIN JAIN sold/sold/w/o LATE DHARMCHAND JAIN has presented the document for registration in this office

today dated - 24-Mar-2021 Day - Wednesday Time - 15:18:52 PM






SHOBHA JAIN REPRESENTED THROUGH HER ATTORNEY AVIN JAIN(individual)

Party Name	Document Type	Document Number
SHOBHA JAIN REPRESENTED THROUGH HER ATTORNEY AVIN JAIN	PAN/UID	AAVPJ1770B

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHOBHA JAIN REPRESENTED THROUGH HER ATTORNEY AVIN JAIN Address1 - R/O 12A, RING ROAD, JAGDISH STORE, LAJPAT NAGAR, S.O SOUTH DELHI Address2 - Jharkhand PAN No.: AAVPJ1770B Permission Case No.-	Yes	Avin Jain Address - 12-A ring road, jagdish store, Lajpat Nagar S.O, South Delhi, 110024, Delhi, India		SELLER Age:49			
2	RANU SINGH Address1 - R/O AMLA TOLA CHAIBASA, PO. AND PS. CHAIBASA DIST - WEST SINGHBHUM. Address2 - Jharkhand PAN No.: BCWPSS489N Permission Case No.-	Yes	Ranu Singh Address - near Rungta school market amla tola, Chaibasa, West Singhbhum, 833201, Jharkhand, India		PURCHASER Age:42			


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	RAJ KUMAR SINGH Address1 - R/O. AMLA TOLA, CHAIBASA, PO. AND PS - CHAIBASA, DIST - WEST SINGHBHUM, Address2 - Jharkhand PAN No.: AZLPS2021D, Permission Case No.-	Yes	Raj Kumar Singh Address:- RUNGTA HOUSE, RUNGTA HOUSE, AMLA TOLA, PO-CHAIBASA, Chaibasa, Pashchimi Singhbhum, 833201, Jharkhand India		PURCHASER Age:45			

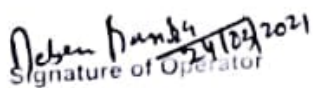
Identification:

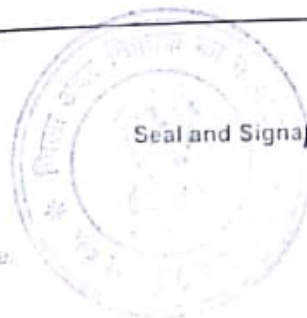
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	JITESH RATHOR S/o-D/o LATE VASUDEO P RATHOR Address1 - R/O. STATION ROAD CHAIBASA, PO.- CHAIBASA, PS - MUFFASIL CHAIBASA, DIST - WEST SINGHBHUM, Address2 - Jharkhand PAN No.:			


Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUP KUMAR KEDIA Address1 - R/O. 17, AMLA TOLA, PO - CHAIBASA, DIST - WEST SINGHBHUM, Address2 - Jharkhand			


 Signature of Operator



 24/3/21
 Seal and Signature of Registering Officer

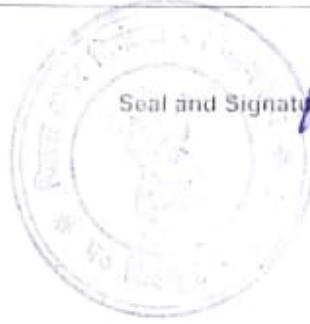
Above signature & thumb Impression are affixed in my presence.

Above mentioned (**SHOBHA JAIN REPRESENTED THROUGH HER ATTORNEY AVIN JAIN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**JITESH RATHOR**) Son/Daughter/Wife of (**LATE VASUDEO P RATHOR**) resident of (**R/O. STATION ROAD CHAIBASA, PO.- CHAIBASA, PS.- MUFFASIL CHAIBASA, DIST - WEST SINGHBHUM**) and by occupation (**Business**)

Signature of Registering Officer

24/3/21

Date - 24-Mar-2021



Seal and Signature of Registering Officer

24/3/21

Token No.: 20210000039461

CERTIFICATE

Office of the SRO - Chaibasa

This **Sale Deed** was presented before the registering officer on date **24-Mar-2021** by **SHOBHA JAIN REPRESENTED THROUGH HER ATTORNEY AVIN JAIN**, S/O, D/O, W/O **LATE DHARMCHAND JAIN** resident of R/O, 12A, RING ROAD, JAGDISH STORE, LAJPAT NAGAR, S.O. SOUTH DELHI .
This deed was registered as Document No.- **2021/CHAI/242/BK1/234** in Book No :- **BK1**, Volume No :- 30 from Page No :- 221 to 334 at, office of **SRO - Chaibasa**

Date:- **24-Mar-2021**

Registering Officer

