



*30/04/19*  
*(Rajesh Kumar Singh)*

Represented by her (Pramila Devi), constitute attorney Rajesh Kumar Singh, S/o Late Purushottam Singh, by faith –Hindu, by Caste-Rajput, by occupation-Business, Resident of Flat No.-401, Siddhi Vinayak Residency Behind Prabhat Khabar Kolakusma, P.O.-K.G. Ashram, P.S.-Saraidhela, Dist-Dhanbad (Jharkhand) vide Power No.-621 dated 07.08.2009, registered at Dhanbad sub registry office enter in book no.- IV, Volume no-14, Pages-485 to 498 for the year 2009.

AND

M/S. YASH RAJ CONSTRUCTION (BUILDERS AND DEVELOPER) office at New Shiv Mandir, Alkusa, P.O.-Kustor, P.S.-Kenduadih, Dist-Dhanbad (Jharkhand) represented herein through its proprietor Sri Rajesh Kumar Singh, S/o Late Purushottam Singh, by faith –Hindu, by Caste-Rajput, by occupation-Business, Resident of Flat No.-401, Siddhi Vinayak Residency Behind Prabhat Khabar Kolakusma, P.O.-K.G. Ashram, P.S.-Saraidhela, Dist-Dhanbad (Jharkhand) Indian Citizen, hereinafter called and referred to as the DEVELOPERS : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assignees) of the SECOND PART :

**AND IN FAVOUR OF**

Smt. Alka Kumari Singh, W/o Sri Rajesh Kumar Singh, by faith – Hindu, by ~~Caste-Rajput~~, by occupation-Business, Resident of Flat No.-401, Siddhi Vinayak Residency Behind Prabhat Khabar Kolakusma, P.O.-K.G. Ashram, P.S.-Saraidhela, Dist-Dhanbad (Jharkhand) Indian citizen, hereinafter called and to as the

*20/04/19*  
*(Rajesh Kumar Singh)*

Purchaser (which expression shall unless excluded by or repugnant to the context be deemed to mean and, include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

**WHEREAS** the surety settlement Plot No.-251 appertaining to Khatian No.- 15 measuring as area 06 dec. situated in Mouza – Kolakusma, Mouza No.-12 purchased by the vendor no.-1 (Smt. Pramila Devi) by virtue of a registered Sale Deed No.- 1803 dated 28.02.2007 from Sri Uma Kant Shah registered at Dhanbad sub registry office and mutated her name in the landlord office the state of Jharkhand, vide mutation case No.-550 (ii) 2008-09 and paying rent for the same under thoka No-3639, and since then the Vendors no.-1 is enjoying the same peaceful and undisturbed possession thereof.

**AND WHEREAS** the surety settlement Plot No.-251 appertaining to Khatian No.- 15 measuring as area 6.5 dec. situated in Mouza – Kolakusma, Mouza No.-12 purchased by the vendor no.-2 (Rajesh Kumar Singh) by virtue of a registered Sale Deed No.- 1804 and 1805 dated 28.02.2007 from Sri Uma Kant Shah and Sri Sachidanand Prasad registered at Dhanbad sub registry office and mutated her name in the landlord office the state of Jharkhand, vide mutation case No.-3532 (ii) 2008-09 and paying rent for the same under thoka No.-4006, and since then the Vendors no.-2 is enjoying the same peaceful and undisturbed possession thereof.

**AND WHEREAS** the vendor no.-1 & 2 hereto decided to develop the land aforesaid by constructing there on a multistoried premises and

6/11/2019  
Byesh Kumar Singh

for the said purpose the vendor no.-1 hereto entered into a Development agreement dated 26.10.2010 with the developer hereto.

**WHEREAS** hereunder the developer M/s. YASH RAJ CONSTRUCTION (BUILDERS AND DEVELOPERS) has constructed a multistoried premises on the Schedule 'A' land in terms of the sanction plan of the Mineral Area Development authority vide its sanction letter No.- T.P. 397 dated 28.05.2010 and B.D. No.- 442/2009-2010 dated 10.11.2009 and the said multistoried premises has come to be known as SIDDHI VINAYAK RESIDENCY at Kolakusma, Saraidhela, Dhanbad.

**AND WHEREAS** the purchaser above named approached the developer and expressed desire to purchase a flat in the **THIRD FLOOR**, being **Flat No.-401**, measuring super built up area **1375 sq. ft.** of the said apartment and including car parking space in the Basement of the building, morefully described in the Schedule 'B' hereto on the owner ship basis.

And Whereas in course and as a result of negotiations between the parties hereto, the vendor hereto agreed to sell and the purchaser hereto agreed to purchase the said **Flat No.- 401** in the **Third Floor** including one car parking space in the basement of the said building, morefully described in the Schedule 'B' hereto after proper inspection of the said unit and after being fully satisfied with the quality of the construction thereof and the title of the vendor hereto for the reasonable and highest offered consideration of Rs. 25,51,000/- (Twenty Five Lacs Fifty One Thousand).

20/04/19  
Chaitan Kumar Singh

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS**

:-

1. That, in consideration of the total sum of Rs. 25,51,000/- (Twenty Five Lacs Fifty One Thousand) paid by the purchaser to the developer (the receipt of which sum is hereby admitted and acknowledged by the developer) as per detail appearing in Schedule 'C' hereto and in consideration of the terms and conditions herein contained the developer absolutely and indefeasible grant, sell, convey, transfer and assigns their entire right, title, interest and possession to in and over in **Flat No.-401**, in the **Third Floor** and including car parking space in basement a residential complex more fully described in the Schedule 'B' hereto together with utility right in common area details described in Schedule 'D' also all claims, demands, easements and other incidental rights belonging or appertaining thereto more fully described in the Schedule 'E' hereto the purchaser CO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject to the terms and conditions hereinafter appearing.
2. That, the vendor doth hereby covenant with the purchaser that the vendor is the owner of the Schedule 'A' land and the developer is the owner of the floor area sold herein and the same is in no manner encumbrances by way of mortgage etc. and the purchaser has inspected all the documents regarding the title of the property and has fully satisfied himself/herself about the title of the vendor and quality of construction/size and

AP/SL  
30/02/19  
(Rajiv S. Kapoor Singh)

being fully satisfied with the same has therefore purchased the same.

3. That, the vendor hereby further covenant with the purchaser that the vendor shall pay the annual ground rent now or in future becoming payable up to date and shall keep the purchaser fully indemnified harmless and free from and all against any attachment or legal proceeding in respect thereof and that the purchaser shall be liable to pay proportionate ground rent, service tax, municipal tax etc. in respect of the Schedule 'B' property hereby sole which become payable as from the day onwards.
4. Purchaser have full right to sell, let out, transfer the Schedule property conveyed by this deed.
5. That, the purchaser in the consideration of the use and enjoyment of the common part of the said complex of Schedule 'A' land has undertaken :-
  - (i) Not to throw any rubbish or store any article of combustible goods save to such extent and at such place or places if any, as may be specifically permitted by the vendors in writing.
  - (ii) Not to carry on any obnoxious, noisy, offensive illegal or immoral activity in the said unit or any other portion of the said complex, common parts.
  - (iii) Not to cause any nuisance or annoyance to the co-purchaser and/or occupants of other portions of the complex.

*Page 20/08/19*  
*(Rajesh Kumar Singh)*

- (iv) Not to use or allow to be used the said unit for the purpose other than for quiet and decent purposes for which sold.
- (v) Not to decorate or paint or otherwise alter the exterior of the said unit or common parts of the complex in any manner save in accordance with the general schedule thereof as is or may be specified by the vendors.
- (vi) Not to do anything whereby the other co-purchase are obstructed in or prevented from enjoying quietly and exclusively of their respective units jointly of the common parts.
- (vii) Not to claim any right in any part of the complex save as may be necessary, for ingress and egress of men, material, utilities, pipes, cables and lines, to be installed in the said unit and in particular not to claim any right to any parking space or store room or terrace save expressly granted.
- (viii) Not to claim any partition or sub division or the land of the said premises or the common parts of the said building and not to make any partition of the unit in smaller sizes by mates and bounds or making separates independent portion of the said unit.
- (ix) Not to claim any additional, proportionate, undivided right in the said land.

10/04/19  
Rajesh Kumar Singh

- (x) To observe the rules framed by the developer/owner and/or such body which may be entrusted in this behalf by the vendor regarding the manner of the use and enjoyment of the common parts and land to undertake maintenance of the unit in question on respect of possession from the vendor. All liabilities in respect of the said unit from the date of the sale/possession would be that of that of the purchaser in respect of its maintenance keep accidental etc.
  - (xi) Not to damage the wall of the premises in any whatsoever the purchaser will only be use wooden plank for the purpose of interior decoration, let it be made clear that no civil work will be allowed to be done and not to alter change or in any way disturb the present setting of the unit.
  - (xii) Not to open any other window or ventilation in the premise in question.
  - (xiii) That the developer shall take completion/no objection certificate from MADA, Dhanbad, before handing over the possession of the Schedule 'B' flat to the purchaser, after completion of the building.
6. That, the purchaser has undertaken to pay and share the expenses of the complex proportionately with co-purchasers with respect to item stated in Schedule 'F'.



28/04/19  
61/10/19  
(Rajesh Kumar Singh)

**SCHEDULE - 'A'**

**(Particulars of the Land)**

All that piece and parcel of Raiyati land situated in Mouza-KALAKUSMA, PS- Saraidhela, Chowki, Sub division and District Sub registry office Dhanbad, District Dhanbad. MOUZA : KALAKUSMA, Mouza No.- 12, Khata No.-15, New Khata No.-363, PLOT NO.-251, New Plot No.-237 measuring an area 06 Dec. of land in the name of Vendor No.-1 (Smt. Pramila Devi), and Khata No.-15, New Khata No.-363, New Plot No.-237 Measuring an area -6.5 dec. of land in the name of Vendor no.-2 (Sri Rajesh Kumar Singh) Grand total area 12.50 dec. (Twelve Point Fifty Dec.) of land. Together with multistoried building standing thereon commonly known as SIDDHI VINAYAK RESIDENCY at Kolakusma, Saraidhela, Dhanbad.

**Butted and bounded as follows :-**

North :- 22 ft. Wide Propose Road  
Sourt :- House of Sri Mallu Kumhar  
East :- Shiv Parwati Residency  
West :- Land of Sri D.D. Thakur

Above mentioned land has been Recorded in Register II of Circle office Dhanbad Volume No.- 2, Page No. -241, Under New Khata No.-363, New Plot No.-237, Area- 06 dec. in the name of Smt. Parmila Devi and Volume No.-2, Page No.-240 under New Khata No.-363, New Plot No.-237, Area -6.5 dec. in the name of Sri Rajesh Kumar Singh

Above mentioned schedule property is situated is within Dhanbad Nagar Nigam, Ward No-23, Holding No.-0230003867000A1

*Handwritten signature*  
*(Rajesh Kumar Singh)*

**SCHEDULE 'B'**  
**(Particulars of property sold)**

All that Flat No.- 401 containing a super built up area 1375 sq. ft. Situated on the Third Floor and including Car Parking Space in the basement of the multistoried premises/complex commonly and popularly known as SIDDHI VINAYAK RESIDENCY alongwith undivided proportion ate variable indivisible share in Schedule 'A' land an area 0.89 dec. being demarcated in red mark/colour in the plan annexed hereto is hereby sold by this sale deed as per plan attached which is butted and bounded as follows :-

North :- Open to Sky

South :- Stair, Common Passage, Lift and Flat No.-402B

East :- Open to Sky

West :- Open to Sky

**PARTICULARS OF FLAT**

1. Whether Kucha or Pucca – Pucca,
2. If pucca whether tiled or reinforced concrete - Reinforced concrete.
3. Number of stories : B + G + 4
4. Total number of flat in the apartment : 15
5. Year of construction : 2012-13
6. Brief description and nature sanitary electrical and other fitting in case of building and their equipment : Standard.
7. Total Covered Area of Building : 15500 sq. ft.
8. Super built up area of Flat – 1375 sq. ft.
9. Whether the building constructed is used residential/ commercial or industrial – Residential.

*Yash Raj*  
*30/04/19*  
*(Rajiv Singh Khanna Singh)*

10. Proportionate share of undivided area of land of undivided interest of common area :- 0.89 dec.
11. Cost of Flat (SBA) : 26,79,000/- (Twenty Six Lacs Seventy Nine Thousand) as per fixed Govt. Value.
12. Cost of proportionate undivided variable share of land- Rs 2,37,000/- (Two Lacs Thirty Seven Thousand) as per fixed Govt. Value.
13. Total Cost of Rs. - 29,16,000/- (Twenty Nine Lacs Sixteen Thousand).
14. Annual rent of proportionate undivided variable share of land- 1/-
15. The map attached with the Schedule shall be part of this sale deed.
16. The above mentioned Schedule 'A' land does not come under Govt. land and neither comes under adivashi land, govt. Bhudan land and forest land and also does not come under govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed and the vendor hereto does not comes under the reserve classes of C.N.T. act.

### SCHEDULE 'C'

#### (SCHEDULE OF PAYMENT)

Total Consideration of Rs. 25,51,000/- (Twenty Five Lac Fifty One Thousand) paid by the purchaser to the developers M/s YASH RAJ CONSTRUCTION (Builders & Developers) as follows :

1. Rs. 4,00,000/- Paid by UTR No.-BKIDH18305245210 Bank of India Kolakusma, Dated 01.11.2018.

11/10/19  
Rajesh Kumar Singh

and such other area specified by the vendor expressly to be the common parts but excluding the roof and/or terra and the open and covered car parking space area.

#### SCHEDULE 'E'

1. Rights of easements and quasi easements of other co-purchaser/occupiers and full right and liberty in common with all other persons entitled to like rights at all times by day in by right and for all purposes in connection with the use or enjoyment of the unit to go pass and pass over and along the common passage and common portion and through and along the main entrance of the building stair cases landing of the respective unit space full rights and liberty to other co-purchaser/occupiers to use the common portion, of the said building for the purpose of redecorating and repairing their respective unit.
2. The right subjacent and lateral support of supports or shelter and protection from the parts of the buildings and from the site and roof thereon.
3. The free and uninterrupted passage and running of water and gas and electricity iron and to the units cover drains, water cables pipes and wire to the said complex either existing to or be installed in future.
4. The right with servant workman and others at all reasonable time at notice (except in the case of emergency) to enter or into and upon other parts of the building for purpose of repairing, cleaning and for renewing any such cover, drains, water

1/10/19  
10/10/19

(Rajesh Kumar Singh)

courses, cables, pipes and wire as aforesaid and laying down a new cover drain and water courses pipes.

5. The right with servant workman and other at all reasonable time no notice except in case of emergency to enter into and upon other portions of the building for the purpose of repairing maintaining, renewing altering of the building the said unit or any part of the complex subjacent or lateral support shelter or protections of the unit.

#### SCHEDULE 'F'

(Proportionate share of expenses agreed to be shared by the purchaser)

1. The expenses of maintaining and repairing, redecorating renewing at the main structures and in particular the gutters, rainwater pipers of the buildings, the gas and water pipes, drains electric cable wires and other means of communication in under upon the said building to be constructed and serving more then one flat, main entrance, passage, landing and stair cases of the building leading to the respective units in the said building.
2. The cost of cleaning and lighting passage, landing stair case, and other parts of the said building so enjoyed or used by the said purchaser in common with other unit holders and with occupiers as aforesaid and of keeping open portion etc. and to other parts of the said building in good condition and repairs.
3. The cost of decorating the exterior of the building.
4. All rates, taxes and outgoing payable in respect of the said building and of the same and/or any portions including the roof

10/04/19  
30/04/19  
(Rajesh Kumar Singh)

not with standing that such roof shall be property of the owners with full right of the enjoyment use disposal thereof.

5. Cost of insurance, against third party risks in respect of the building if such insurance shall be at all taken out by owners the higher charges and other expenses of renewed taxes if any incurred by the owner in respect of the said building or any portion thereof for shortage of refuse of the owners and occupiers of the said flat and repair and renewing the dustbin or reused bin if provided at the said building.
6. All other expenses, if any incurred by the owners for the maintenance and proper convenient and running of the said building.
7. Cost of installation and maintenance of the fire safety, device would be responsibility of the flat/unit owners on pro-rate sharing basis.
8. Liabilities arising out of any accident in course of maintenance of the complex would be that of all flat/unit owner and not of building.
9. Cost of all the amounts becoming payable by way of premium unearned increase to the government made town planning, municipal authority or any other authority or authorities or any charge payable as betterment or development charge, fees/fines payable as betterment or development charges or any other tax or payment will being demanded from owner/developer.

In witness whereof the vendor hereto have set and subscribed their hands and seals on this the day, month and year first above written.

30/04/19  
Chayra Kumar Singh

Finger Print & Signature of Purchaser:

Alka Kai Singh  
30/4/2019



Certified that the Finger prints of the left hand of the vendor and purchaser whose photographs affixed in the document have been duly obtained before me. Prepared the document as per supplied by the parties.

Signature *[Signature]*  
Deed Writer : Suril Chandra Laha  
License No. *2/93* 02/1993

Witness:-

1 Pohola Singh  
S/o Late Ramanand Singh  
Shalimar Near Gayatri Mandir  
PO Jadhava P.S. Torapokhar  
Dist Dhambad  
30/04/19  
9431732555

2 Anil Kumar Singh  
S/o Sri Birja Singh  
Subkarni, Jharia  
Dhambad-828111  
9334095200  
Ahar NO:.

SELLER :-

M/S YASH RAJ CONSTRUCTION ( BUILDER & DEVELOPER ),  
AT - NEAR SHIV MANDIR ALKUSHA , P.O. - KUSTORE , P.S. -  
KENDUADIH , DIST. - DHANBAD, REPRESENTED BY IT'S PROPERITOR  
SRI RAJESH KUMAR SINGH S/O LATE PURUSHOTTAM SINGH.

PURCHASER :-

SMT. ALKA KUMARI SINGH , W/O SRI RAJESH KUMAR SINGH  
RESIDENT OF - FLAT NO - 401 , SIDDHI VINAYAK RESIDENCY ,  
NEAR MARUTI SERVICE CENTER UNIT - 2 , KOLAKUSMA  
P.S. - SARAIHELIA , DIST. - DHANBAD .

SCHEDULE :-

MOUZA - KOLAKUSMA , MOUZA No.- 12 , KHATA No. - 15 ,  
(NEW KHATA No. - 363) , PLOT No. - 251 , (NEW PLOT No. - 237) ,  
IN DISTRICT DHANBAD .

DETAILS OF FLAT :-

FLAT No. - 401 .  
FLAT TYPE :- 'A'  
FLOOR :- THIRD FLOOR .  
AREA :- 1375 SQ.FT

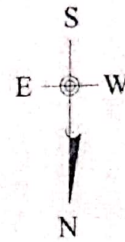
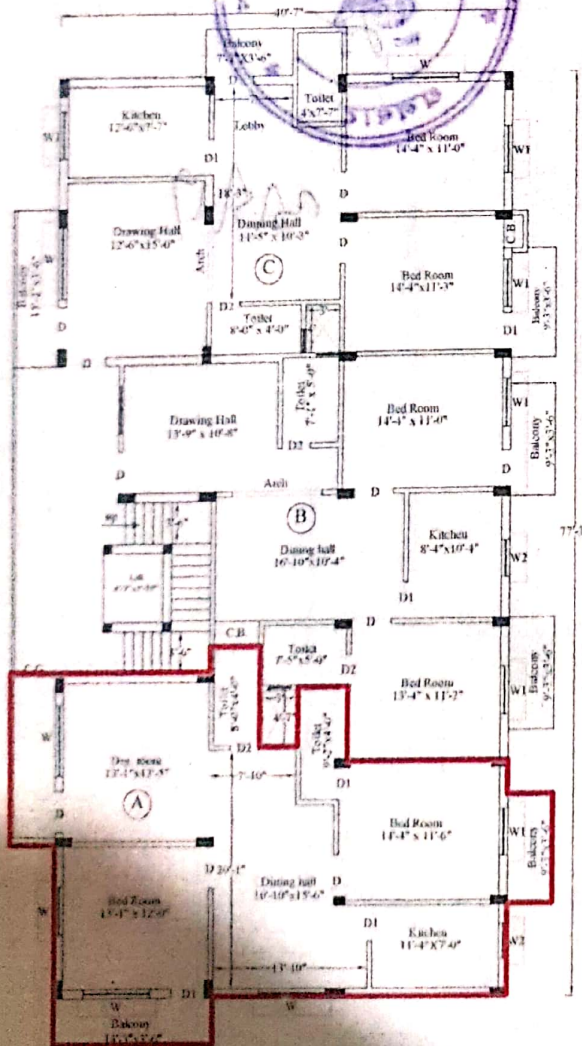
BOUNDARY OF PLOT :-

NORTH - 22'-0" WIDE ROAD  
SOUTH - HOUSE OF MALLU KUMHAR  
EAST - SHIV PARWATI RESIDENTY  
WEST - SRI D.D. THAKUR

BOUNDARY OF FLAT :-

NORTH - OPEN TO SKY  
SOUTH - STAIR, COMMON PASSAGE, LIFT & FLAT No. - 402 'B'  
EAST - OPEN TO SKY  
WEST - OPEN TO SKY

TYPICAL FLOOR PLAN



*16/04/2019*  
*(Rajesh Kr Singh)*

SIG. OF SELLER

SCHEDULE FLAT MARK IN RED COLOUR



# खनिज क्षेत्र विकास प्राधिकार, धनबाद

(नगर निवेशन विभाग)

पत्रांक  
सेवा में

दिनांक .....

श्री राधा कृष्ण सिंह मिता स्व ० पुरुषोत्तम सिंह,

जंगकुआ, केन्दुाडीह, धनबाद ।

विषय: मौजा लौला कुआँ नं० 12 के खता नं० 15 प्लॉट नं० 251

पर भवन निर्माण की स्वीकृति हेतु आपका आवेदन दिनांक 10.11.09 गृह प्लान केश नं. बीडी - 442/09-10

महाराज,

निदेशानुसार सूचीत करना है कि उपर्युक्त विषय वर्णित भूखंड पर गृह निर्माण की दिनांक 25.5.10 को स्वीकृति अधोलिखित शर्तों के साथ प्राधिकार अधीनियम की धारा 30 (II) के अन्तर्गत प्रबन्ध निदेशक द्वारा प्रदान की गयी है:

1. प्रस्तावित भवन का निर्माण प्रारम्भ करने के एक सप्ताह पूर्व संलग्न प्रपत्र VII को भरकर अधोहस्ताक्षरी को देना है।
2. प्रस्तावित गृह का निर्माण कार्य अनुज्ञप्तिधारी की देख रेख में कराया जाय ताकि वे समय-समय पर निर्माण से सम्बन्धित प्रतिवेदन अधोहस्ताक्षरी को दे सकें।
3. प्रस्तावित गृह का निर्माण इस पत्र की प्राप्ति के दो वर्षों के अन्दर पूरा कर उसकी सूचना कार्यालय को अवश्य दें।
4. गृह निर्माण पूर्ण रूप से स्वीकृत नक्शों के अनुसार ही करना है।
5. झेज की व्यवस्था स्वीकृत नक्शों के अनुरूप कराया जाय। एवं नाली को मुख्य नाली से मिलावे।
6. गृह निर्माण का निरीक्षण प्राधिकार नगर निवेशन विभाग के किसी भी प्राधिकृत पदाधिकारी द्वारा किसी भी समय दिन में किया जा सकता है तथा नक्शों के प्रतिकूल पाये गये निर्माण को नियमानुसार तोड़वाया जा सकता है।
7. वाटर हारकेस्टिंग हेतु सौंक पिट का निर्माण करावे।
8. पर्यावरण सुरक्षा हेतु तीन वृक्ष लगावे।

अनुलग्नक स्वीकृत नक्शों की एक प्रति

Received  
10/05/10

विरवासभाजन

30

कार्यपालक अभियन्ता  
नगर निवेशन, माडा, धनबाद।

ज्ञापक 20/05/10 - 397

दिनांक 28/05/10

प्रतिनिधि

श्री राधा कृष्ण सिंह

धनबाद/चास को सूचनार्थ प्रेषित करते हुए अनुरोध है कि

भवन विनियम की धारा 14 (7) एवं 15 का अनुपालन प्रपत्र में आवश्यक सूचना अधोहस्ताक्षरी को भेजे, ताकी जांच पदाधिकारी से जांच कराकर यह सुनिश्चित किया जा सके कि निर्मित भवन स्वीकृत नक्शों के अनुरूप ही है।

कार्यपालक अभियन्ता

नगर निवेशन, माडा, धनबाद।

ज्ञापक

दिनांक

10/05/10

10/05/10



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
30-4-09	30-4-09	2-5-09	4-5-09	4-5-09

सरकार में निहित स्टेटों की अभिधारियों (रैयतों) का नामान्तरण दाखिल खारिज दिखाने वाला शुद्धि पत्र  
जिला- धनबाद अनुमंडल - धनबाद सर्किल/अंचल- धनबाद हल्का- II स्टेट का नाम - झारखण्ड

क्र०	पंजी सं० 27 में नामान्तरण केस सं०	गाँव	थाना और थाना सं०	नामान्तरण के संबंध अभ्युक्ति की सं०	नामान्तरण मंजूर करने वाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण होना है। बिक्री दान विनमय, उत्तराधिका री या बटवारा हुआ है।	नामान्तरण से प्रभावित विनमय का पुरा व्यौरा	कर्मचारी द्वारा हल्का पंजी किस तारीख को शुद्ध की गई	अभियुक्ति
1	2	3	4	5	6	7	8	9	10
	दा० खा० केस नं० 3532(1)08-09	कोलाकुशमा	धनबाद-12	खाता नं०-15, प्लॉट नं० 251, रकवा 0.06 1/2 डी० लगान 4.00 अलावे शेष।	अंचल अधिकारी, धनबाद,	बिक्री दलील सं० 1804/28.2.07 दलील सं० 1805/28.2.07	पुराना रैयत उमाकान्त साह एवं सच्चिदानन्द प्रसाद जमा सं० - 1902 एवं 1906 नया रैयत श्री राजेश कुमार सिंह पिता स्व० पुरुषोत्तम सिंह सा० अलकुशा।		

ह०/- अस्पष्ट  
23.3.09  
अंचल अधिकारी,  
धनबाद।

हस्ताक्षर

4-5-09

हस्ताक्षर

21/03  
26/04/09

हस्ताक्षर

23/03/09  
4-5-09  
नया रैयत  
अंचल अधिकारी

F.No. 180v

मालगुजारी

सर्कल | नाम मौजा मय

ना वो थाना नम्बर

नबाद | कोलाकुशमा | 12 | राजेश कुमार सिंह

खाता संख्या

363

खेसरा संख्या

237

Page No. : 240

Vol. No. : 2

Receipt No. : 0132725150

फरद मलकी / फरद रैयती  
नाम रैयत मय वलिदयत जमाबन्दी  
वो सकुनत नम्बर।



अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा (2013-2014) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल (नकदी)	4.00	8.00	4.00	4.00	4.00	4.00
गुजारी (भावली)	1.00	2.00	1.00	1.00	1.00	1.00
सेस	2.00	4.00	2.00	2.00	2.00	2.00
सूद	2.00	4.00	2.00	2.00	2.00	2.00
मुतफरकात	0.80	1.60	0.80	0.80	0.80	0.80
मीजान	9.80	19.60	9.80	9.80	9.80	9.80

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा (2013-2014) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल (नकदी)	8.00	4.00	4.00	4.00	4.00	
गुजारी (भावली)	2.00	1.00	1.00	1.00	1.00	
सेस	4.00	2.00	2.00	2.00	2.00	
सूद	4.00	2.00	2.00	2.00	2.00	
मुतफरकात	1.60	0.80	0.80	0.80	0.80	
मीजान अदायकारी	19.60	9.80	9.80	9.80	9.80	

(१) मीजान कुल (तफजों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 24-05-2018

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Handwritten signature and date: 20/05/19

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

February 10, 2018

भाग वर्तमान	2	पृष्ठ संख्या	240
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
मौजा का नाम	कोलाकुशमा	होलिंग संख्या	240
		तौजी संख्या	1
		धनबाद	धनबाद
		हलका का नाम	हलका-02
		धाना नम्बर	12
		इस्टेट का नाम	JHARKHAND
राजेश कुमार सिंह, पितान-सुरोधरम सिंह, जाति-			
खाता नम्बर	237	फ्लोट संख्या	रकबा
			0 ऐ 6.5 डि 0 हे
		कुल परिमाण	0 ऐ 6.5 डि 0 हे
तारीख	सात साल से	सागत साल तक	सागत साल तक
		सागत बकाया	रोड सेस साल
		सागत बकाया	रोड सेस साल
		सागत बकाया	शिक्षा सेस बकाया
		सागत बकाया	शिक्षा सेस साल
		सागत बकाया	स्वास्थ्य सेस बकाया
		सागत बकाया	स्वास्थ्य सेस साल
		सागत बकाया	कृषि सेस बकाया
		सागत बकाया	कृषि सेस साल
		सागत बकाया	सगान
		सागत बकाया	सेस
		सागत बकाया	4
		सागत बकाया	6
		सागत बकाया	परिवर्तन के लिए प्राधिकार
		सागत बकाया	Vide M/c No 3532(I)08-09

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

अपने घर पर



यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

30/04/19

3.5.19  
पंजी II का प्रस्तावित किया  
VCR-156 टोल्टान रि (राजि)  
अधिकार  
अधिकृत सूचि से पिकन किया  
सम्बन्धित खाता/प्लॉट बज नहीं पाया  
सम्बन्धित खाता/प्लॉट बज नहीं पाया



दिनांक Date of mailing of the copy.	पत्र को भेजने के पत्रिका का संख्या Date first of mailing the respective number of volume and issue.	पत्रिका नाम और भेजने के दिनांक Name of authority of the responsible authority and office.	पत्रिका, पत्रिका में से एक प्रतिलिपि प्राप्त की Date on which the copy was received by the office.	पत्रिका को भेजने के दिनांक Date of mailing of the copy to the recipient.
10-7-07	10-7-07	11-7-07	12-7-07	12-7-07

**अंचल अधिकारी का कार्यालय, अम्बाला**  
**कारिका खारिज नुं संख्या 680/2007-08**

**आदेश पत्र**

आवेदिका श्रीमति प्रमिला देवी प्रति तारुणेश्वर सिंह खारिज  
 की संख्या 10-7-07 अना-अम्बाला जिला अम्बाला में नामकरण के विषय  
 आवेदन किया है। आवेदन के अनुसार आवेदिका ने मॉन कोमलकुमार  
 नाम सं. 12 खाना सं. 10 फॉर्म सं. 201 खण्ड 601 दलील सं. 1108  
 दिनांक 24/11/07 के अनुसार समाधान खाते में प्राप्त किया है। मूल खाते  
 का पत्र हस्ताक्षरकारी को अंचल हेतु है। इस बीच आम इन्फार्मेशन  
 निर्गत करें। अतिरिक्त दिनांक 24/11/07 को उपस्थापित करें।

/s/ - अम्बाला  
 अंचल अधिकारी  
 अम्बाला

अतिरिक्त उपस्थापित किया गया। आम इन्फार्मेशन का  
 पत्र अंचल निरीक्षक को अंचल प्रतिवेदन प्राप्त किया है। नामकरण  
 के विषय में आवेदिका को सूचित किया है। (1) समाधान सं. 1902 में निर्देश के अनुसार  
 नामकरण खाते में (2) आवेदन निबंधित दलील द्वारा भूमि  
 प्राप्त कर प्रश्नगत जमीन पर दरतल करवा में (3) निबंधन अना-  
 अम्बाला, आदिवासी खाना, भूदान, वन भूमि तथा बी. सी. सी.  
 खाते के अंतर्गत बाहर है।

आतः हस्ताक्षरकारी / अंचल निरीक्षक के अंचल प्रतिवेदन  
 तथा अनुसंधान के आधार पर आवेदिका भूमि का कारिका-खारिज  
 आवेदन को स्वीकृत किया जाता है। तदनुसार भूमिपत्र निकालें।

2007/11/19

27/08/07



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
10-7-07	10.7.07	11.7.07	12.7.07	12.7.07

शुद्धिपत्र

जिला धनबाद अनुमंडल धनबाद अंचल धनबाद हल्का (अ) स्टेट झारखण्ड

दां खां केश नं० - 550 (अ) 08-09

कोलाकुशमा  
धनबाद

12

खाता नं० - 15 प्लॉट नं० - 2 बारकवा - 6डी

कगान - 3.00 रु आजादे शेख।

अंचल अधिकारी  
धनबाद

विक्री दलील सं०

1803 दिनांक 28/2/07

पुयना रेंज

उमाकान्त साव जमा सं० - 1902  
नया रेंज

श्रीमति प्रमिला देवी पति नारकेश्वर सिंह  
सां - डी एस्स कौमनी हीरापुर।

हं/- अरूप  
29/5  
अंचल अधिकारी  
धनबाद

डा. विद्या देवा

11/7/08

20/04/19

12/7/08

वी 129/11/08  
12.7.2008  
अंचल अधिकारी  
धनबाद

F.No. 180v



फरद मलकी / फरद रैयती  
नाम रैयत मय वलिदयत जमाबन्दी  
वो सकूनत नम्बर।

Page No. : 241  
Vol. No. : 2  
Receipt No. : 0863883172

मालगुजारी  
म सर्कल | नाम मौजा मय  
थाना वो थाना नम्बर

धनबाद   कोलाकुशमा  .12   प्रमिला देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
363	237	0 एकड़ 6 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा (2013-2014) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल (नकदी)	6.00	12.00	6.00	6.00	6.00	6.00
गुजारी (भावली)	1.50	3.00	1.50	1.50	1.50	1.50
सेस	3.00	6.00	3.00	3.00	3.00	3.00
सूद	3.00	6.00	3.00	3.00	3.00	3.00
मुतफरकात	1.20	2.40	1.20	1.20	1.20	1.20
मीजान	14.70	29.40	14.70	14.70	14.70	14.70

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा (2013-2014) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल (नकदी)	12.00	6.00	6.00	6.00	6.00	
गुजारी (भावली)	3.00	1.50	1.50	1.50	1.50	
सेस	6.00	3.00	3.00	3.00	3.00	
सूद	6.00	3.00	3.00	3.00	3.00	
मुतफरकात	2.40	1.20	1.20	-1.20	1.20	
मीजान अदायकारी	29.40	14.70	14.70	14.70	14.70	

(१) मीजान कुल (लफजों में) : Eighty Eight Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 88.20

तारीख अमला तहसील कुनिन्दा : 24-05-2018

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



*Handwritten signature and date: 20/05/18*

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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





# DHANBAD MUNICIPAL CORPORATION

भारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ति कर की सूचना।

श्री/श्रीमती/सुश्री ALKA KUMARI SINGH W/O RAJESH KUMAR SINGH,

मोहल्ला FLAT NO-401 SIDDHI VINAYAK RESIDENCY NEAR MARUTI SERVICE CENTRE UNIT-2 KOLAKUSMA SARAIHELDA DHANBAD . 828109

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0230003867000A1 वार्ड सं. 23 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आ मूल्य 53734/- रु. निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount
1.	गृह कर	
2.	जल कर	
3.	शौचालय कर	
4.	विजली कर	
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	
कुल राशि (प्रति तिमाही)		





नोट:-


- कर निर्धारण को सूची, DHANBAD MUNICIPAL CORPORATION Website, [www.bharkhansuda.net](http://www.bharkhansuda.net) पर प्रदर्शित है।
- नियमावली कडिब्य 11.4 के आलेख में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निम्न को सूचित करे तथा अतिरिक्त गृह कर से राहत पावे।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान वैयक्तिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण प्रति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय प्रति को जिम्मेदार समावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से संचारण ब्याज देय होगा।
- यदि कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-स्व-घोषणा पत्र की समन्वय जांच क्या समय मिलान/सुधार सुझावों है एवं तदर्थ मालूम पाए जाने पर नियमावली कडिब्य 12 होगा।
- DHANBAD MUNICIPAL CORPORATION द्वारा संयोजित इस सम्पत्ति कर इन इमारतों/घाँघी को कोई कानूनी हिसाब प्रदान नहीं करता है और/या न ही अपन मालिकों / दखलदार को कोई कानूनी अधिकांश प्रदान करता।
- अगर आपके नये होल्डिंग नं०आ का अखिरी अंक 5/8/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

29/04/19

 भारत सरकार  
GOVERNMENT OF INDIA

 राजेश कुमार सिंह  
Rajesh Kumar Singh  
जन्म तिथि/ DOB: 16/12/1977  
पुरुष / MALE



2672 8471 7659

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:  
S/O: पुरुषोत्तम सिंह, फ्लैट- S/O: Purushottam Singh, Flat-No-  
न:-401, सिद्धि विनायक 401, Siddhi Vinayak Residency, Kola  
रेसिडेंसी, कोला कुसमा Kusma Saraidhela, Behind Prabhat  
सारायडहेला, विहाइंड प्रभात Khabar, Amaghata, Dhanbad,  
खबर, अमाघाटा, धनवाद, Jharkhand - 828109  
झारखण्ड - 828109

2672 8471 7659



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

राजेश कुमार सिंह  
PURUSHOTTAM SINGH

16/12/1977  
Permanent Account Number

AWAPS4109A


  
Signature










*Rajesh*

  
भारत सरकार  
GOVERNMENT OF INDIA

  
अलका कुमारी सिंह  
Alka Kumari Singh  
जन्म तिथि/ DOB: 05/03/1988  
महिला / FEMALE



2151 0505 1613

  
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
अर्धागिनी: राजेश कुमार  
सिंह, प्रभात खबर के पीछे,  
फ्लेट न.-401, सिद्धि  
विनायक रेसिडेंसी,  
अमाघाटा, धनबाद,  
झारखण्ड - 828109

Address:  
WO: Rajesh Kumar Singh,  
Behind Prabhat Khabar, Flat No.-  
401, Siddhi Vinayak Residency,  
Amaghata, Dhanbad,  
Jharkhand - 828109

2151 0505 1613



भारत सरकार  
Government of India



प्रमिला सिंह  
Pramila Singh  
जन्म तिथि / DOB : 25/05/1968  
महिला / Female



9936 8265 3388

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
संबोधित: तारकेश्वर सिंह, 172 बी,  
चिल्ड्रन पार्क के पास, ईस्ट रेलवे  
कॉलोनी, जगदीशपुर, भागलपुर,  
भागलपुर सिटी, बिहार, 812002

Address:  
W/O: Tarkeshwar Singh, 172 b,  
near children park, east railway  
colony, Jagdishpur, Bhagalpur,  
Bhagalpur City, Bihar, 812002

9936 8265 3388

1947  
1800 300 1947

help@uidai.gov.in

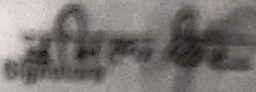


www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

FRANILA SINGH  
RAW PRASAD SINGH

03/12/1968  
Permanent Account Number  
GGSPS17200





## Pre Registration Docket

Date :- 02-05-2019 08:00 pm

Office Name :-  
Token No:- 20190000022527

Article	Sale Deed
Pre Registration Date	02-May-2019
No. Of Pages	48
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 3,444.

Property Id: 82509

Valuation No. : 107842 / 2019	:- 2019-2020	User Id : 4368	Date : 02-May-2019 20:54:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road			
Volume Number - 2			
Page Number - 237 241			
Holding Number - 0230003867000A1			
Khata Number - 363			
Plot Number - 237			
Construction Type :DELUXE			

### Property Rates

#### Residential construction

₹1948/- Square Feet

Valuation Rule : Residential Construction

Usage : Non Agri => Residential construction => Residential Construction

### Property Details

1	Land area	0.81 Decimal
2	Area of Constructed Property	1375 Square Feet
3	Have Depreciation certificate	Yes
4	Age	0 to 10 Years
5	Certificate number	

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.81 x 265735=215245.35	₹2,15,245/-
2	Constructed Property Valuation	1. 1375 x 1948=2678500	₹26,78,500/-
A	Total		₹28,93,745/-

Note : Final Valuation is Rounded to Next 100/-

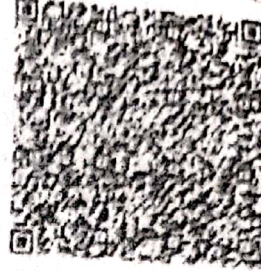
Charkhand - 828110  
9431732555

Charkhand - Jagta, Dhanbad,



KA236818494FH

23681849



आपका आधार क्रमांक / Your Aadhaar No.:

**5556 4203 1817**

**मेरा आधार, मेरी पहचान**



भारत सरकार

Government of India



भोला सिंह  
Bhola Singh

जन्म तिथि / DOB: 25/01/1962

पुरुष / Male

**5556 4203 1817**



**मेरा आधार, मेरी पहचान**

*Bhola Singh*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ALKA KUMARI SINGH  
SUMESHWAR SINGH  
05/03/1988

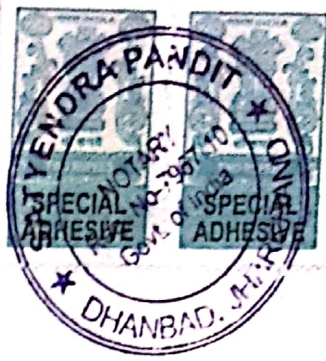


Permanent Account Number

COUPS4772P



Alka Kumari Singh  
Signature



समक्ष :- लेख्य प्रमाणक , धनवाद

NOTARY  
DHANBAD

शपथ -पत्र

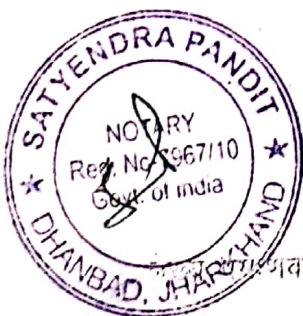
श्री A. Ka Kwari Singh पति श्री Sm. Rajesh Kr. Singh

पता- Koulakurwa, Sakeri Ghela,

जिला- Dhanbad राज्य- झारखण्ड,

नागरिक-भारतीय, शपथ पूर्वक घोषणा करती हूँ कि, महिला के नाम निबंधित होने वाली विक्रय विलेख पर प्रभार्य/ देय स्टाम्प शुल्क एवं निबंधन शुल्क की छूट संवंधी राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड सरकार की अधिसूचना संख्या 13/ नि० वि० (महिला शुल्क छिमुक्ति) 13/2017 के आलोक में मैं इससे पूर्व इस छूट का उपभोग नहीं की हूँ।

शपथकर्ता की पहचान अधिवक्ता द्वारा जांच करती हूँ कि उपरोक्त सारी शर्तों की पूर्ति है, धनवाद के जांच के आधारे में सत्य एवं सही है, जिसे समक्ष किया गया । आज दिनांक 03 MAY 2019 को सत्यापित किया।



Handwritten signature of the notary.

NOTARY  
DHANBAD

A. Ka Kwari Singh

शपथकर्ता  
अधिवक्ता

Handwritten signature of the client.

03.5.19

Authorised  
u/s 297 (i) (c) of the Cr. P.C. 1973  
(Act No 11 of 1974) & u/s (8) (i)  
of the Notaries Act 1952  
(Act No 53 of 1952)



06708



DHANBAD BAR ASSOCIATION

03 MAY 2019  
Date...  
83  
S No.....

	-Mr. RAJESH KUMAR SINGH SELF AND POWER HOLDER, Address - FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT KHABAR, SARAIHELDA DHANBAD- ,Father/Husband Name- LATE PURUSHOTTAM SINGH , PAN No.- *****109A,Permission Case No.- , Aadhaar No. *****7659
PURCHASER	-Mrs. ALKA KUMARI SINGH, Address - FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT KHABAR, SARAIHELDA DHANBAD- ,Father/Husband Name- LATE SUMESHWAR SINGH , PAN No.- *****772P,Permission Case No.- , Aadhaar No. *****1613

Witness Information	Mr. BHOLA SINGH , Address - SALIMAR PS JORAPOKHAR, DHANBAD-, Father/Husband Name-LATE RAMANAND SINGH
---------------------	--

Identifier Details	Mr. BHOLA SINGH , Address - SALIMAR PS JORAPOKHAR, DHANBAD-, Father/Husband Name-LATE RAMANAND SINGH
--------------------	--


Property Id:82509	
Fee Rule:Sale Deed	
1	Stamp Duty 1,16,604

Property Id:82509	
Fee Rule:Sale Deed	
1	E 2,000
2	PR 1
3	SP 1,440
4	LL 3
5	A1 87,453
Total 90,897	

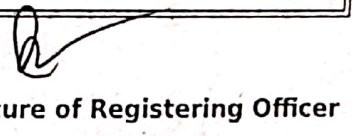
Sr.No.	Exemption Detail	Amount
Female Exemption		
1	A1	87453

Article : Sale Deed Number of Pages : 96

Exemption Fee Rule	Fee Exemption
Female Exemption	116603 /-
Female Exemption	87453 /-

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 

Section (A)

Amount in Words : Twenty Eight Lakhs Ninety Three Thousands Eight Hundred

₹28,93,800/-

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: SHIV PARWATI RESIDENCY, West: LAND OF SRI B.B. THAKUR, South: HOUSE MALLU KUMHAR, North: 22 FEET WIDE PROPOSED ROAD
Area	Land area : 0.81 Decimal, Area of Constructed Property : 1375.00 Square Feet, Have Depreciation certificate : Yes , Age : 0 to 10 Years , Certificate number :
Other Description of the Property	Pin Code - 828109, Flat Number/Commercial Space Number - FLAT NO 401 3RD FLOOR INCLUDING CAR PARKING IN BASEMENT COMMONLY KNOWN AS SIDDHI VINAYAK RESIDENCY, Building Name - SIDDHI VINAYAK RESIDENCY
Government/Market Value	2893745.35
Transaction Amount	2551000

SELLER	- <b>Mr. RAJESH KUMAR SINGH</b> , Address - FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT Khabar SARAIIDHELA DHANBAD- , <b>Father/Husband Name</b> LATE PURUSHOTTAM SINGH , <b>PAN No.-</b> *****109A, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****7659
	- <b>Mr. RAJESH KUMAR SINGH SELF AND POWER HOLDER</b> , Address - FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT Khabar, SARAIIDHELA DHANBAD- , <b>Father/Husband Name</b> LATE PURUSHOTTAM SINGH , <b>PAN No.-</b> *****109A, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****7659
	- <b>Mrs. PRAMILA DEVI</b> , Address - D S COLONY HIRAPUR DHANBAD- , <b>Father/Husband Name</b> LATE RAM PRASAD SINGH , <b>PAN No.-</b> *****720D, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****3388
PURCHASER	- <b>Mrs. ALKA KUMARI</b> , Address - FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT Khabar, SARAIIDHELA DHANBAD- , <b>Father/Husband Name</b> LATE SUMESHWAR SINGH , <b>PAN No.-</b> *****772P, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****1613

Witness Information	<b>Mr. BHOLA SINGH</b> , Address - SALIMAR PS JORAPOKHAR, DHANBAD- , <b>Father/Husband Name</b> -LATE RAMANAND SINGH
---------------------	--

Identifier Details	<b>Mr. BHOLA SINGH</b> , Address - SALIMAR PS JORAPOKHAR, DHANBAD- , <b>Father/Husband Name</b> -LATE RAMANAND SINGH
--------------------	--

Property ID: 82509		
<b>Fee Rule: Sale Deed</b>		
1	Stamp Duty	1,15,752

2500  
**Sale Deed**

1	E	2,000
	PR	1
3	SP	1,440
4	LL	3
<del>5</del>	A1	86,814
<b>Total</b>		<b>90,258</b>

**Sr.No. Exemption Detail Amount**

Female Exemption

1	A1	86814
2	Stamp Duty	115751

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**



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20190000022527

Deed Type	Sale Deed
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 1, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1440, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2915004/- , Transaction Amount :- Rs.2551000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: SHIV PARWATI RESIDENCY, West: LAND OF SRI B.B. THAKUR, South: HOUSE MALLU KUMHAR, North: 22 FEET WIDE PROPOSED ROAD Volume Number - 2 Page Number - 237 241 Holding Number - 0230003867000A1Khata Number - 363 Plot Number - 237 Area Of Land :- 0.89 Decimal 1375.00 Square Feet





Sh./Smt. RAJESH KUMAR SINGH SELF AND POWER HOLDER s/o/d/o/w/o LATE PURUSHOTTAM SINGH has presented the document for registration in this office today dated :- 03-May-2019 Day :- Friday Time :- 14:13:51 PM






RAJESH KUMAR SINGH SELF AND POWER HOLDER (Individual)

Party Name	Document Type	Document Number
RAJESH KUMAR SINGH SELF AND POWER HOLDER	PAN/UID	AWAPS4109A

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PRAMILA DEVI THROUGH Address1 - D S COLONY HIRAPUR DHANBAD, Address2 - ... Jharkhand PAN No.: BBSPS1720D				SELLER Age:50			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>RAJESH KUMAR SINGH SELF AND POWER HOLDER</b> Address1 - FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT KHABAR, SARAIHELHA DHANBAD, Address2 - ... Jharkhand PAN No.: AWAPS4109A,Permission Case No.-	Yes	Rajesh Kumar Singh Address:- , Flat- No-401,Siddhi Vinayak Residency, , Kola Kusma Saraidhela,Behind Prabhat Khabar, Amaghata, , Dhanbad, 828109, , Jharkhand, India		SELLER Age:41			(Rajesh Kumar Singh) 6/15/2018 13:00
3	<b>ALKA KUMARI SINGH</b> Address1 - FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT KHABAR, SARAIHELHA DHANBAD, Address2 - ... Jharkhand PAN No.: COUPS4772P,Permission Case No.-	Yes	Alka Kumari Singh Address:- , Behind Prabhat Khabar, , Flet No.-401 , Siddhi Vinayak Residency, Amaghata, , Dhanbad, 828109, , Jharkhand, India		PURCHASER Age:31			Alka Kumari Singh

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>BHOLA SINGH</b> S/o-D/o LATE RAMANAND SINGH Address1 - SALIMAR PS JORAPOKHAR, DHANBAD, 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>BHOLA SINGH</b> Address1 - SALIMAR PS JORAPOKHAR, DHANBAD, Address2 - ... Jharkhand			


  
Signature of Operator

  
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.



mentioned, ( RAJESH KUMAR SINGH SELF AND POWER HOLDER), has/have admitted the execution before me.  
She/ They has / have been identified by (BHOLA SINGH) Son/Daughter/Wife of (LATE RAMANAND SINGH) resident  
(SALIMAR PS JORAPOKHAR, DHANBAD) and by occupation (Service).



Signature of Registering Officer




Seal and Signature of Registering Officer

Date:- 03-May-2019



# Document Registration Summary 1



Date :-03-May-2019

- Government/Market Value: ₹2915100/-
- Transaction Amount: ₹2551000 /-
- Paid Stamp Duty: ₹500 /-

*Rajesh Kumar Singh*  
03/05/19  
(Rajesh Kumar Singh)

On Date 03-05-2019 Presented at SRO - Dhanbad  
Signature of Presenter

SRO - Dhanbad

Receipt : 125740

Receipt Date : 03-05-2019

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1440
LL	₹3
Stamp Duty	₹500

Total

₹3944

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	500	-499	Stamp Paper		Stamp Number : B 700235	500 <sup>1</sup>
E	2000	2000	0	GRAS	RajeshKumarSingh	GRN Number : 1901081600 DEPT Transaction Id : 1a5b57dc44ddce41f523 Transaction Type :	2000
PR	1	1	0	GRAS	RajeshKumarSingh	GRN Number : 1901081600 DEPT Transaction Id : 1a5b57dc44ddce41f523 Transaction Type :	1

Property Details			
1	Land area	0.89 Decimal	
2	Area of Constructed Property	1375 Square Feet	
3	Have Depreciation certificate	Yes	
4	Age	0 to 10 Years	
5	Certificate number		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.89 x 265735=236504.15	₹2,36,504/-
2	Constructed Property Valuation	1. 1375 x 1948=2678500	₹26,78,500/-
A	Total		₹29,15,004/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹29,15,100/-
Total Amount in Words : Twenty Nine Lakhs Fifteen Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: SHIV PARWATI RESIDENCY, West: LAND OF SRI B.B. THAKUR, South: HOUSE MALLU KUMHAR, North: 22 FEET WIDE PROPOSED ROAD
Area	Land area : 0.89 Decimal, Area of Constructed Property : 1375.00 Square Feet, Have Depreciation certificate : Yes , Age : 0 to 10 Years , Certificate number :
Other Description of the Property	Pin Code - 828109, Flat Number/Commercial Space Number - FLAT NO 401 3RD FLOOR INCLUDING CAR PARKING IN BASEMENT COMMONLY KNOWN AS SIDDHI VINAYAK RESIDENCY, Building Name - SIDDHI VINAYAK RESIDENCY
Government/Market Value	2915004.15
Transaction Amount	2551000

SELLER	-Mrs. PRAMILA DEVI THROUGH, Address - D S COLONY HIRAPUR DHANBAD- ,Father/Husband Name- LATE RAM PRASAD SINGH , PAN No.- *****720D,Permission Case No.- , Aadhaar No. *****3388
--------	---

Sr.No.	Exemption Detail	Amount
2	Stamp Duty	116603

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.

*Sulabz*  
Deed Writer / Advocate

*Alka kai Singh*  
Vendee / Claimant

*03/05/19*  
*Chyshi Kumar Singh*  
Vendor / Executant

**Transaction Success! Please Note Your  
Transaction Id.**

Name	RajeshKumarSingh
Token No	20190000022527
Amount	3444
Transaction ID	1a5b57dc44ddce41f523
GRN	1901081600
CIN	10002162019050332780
Time	2019-05-03

**Print**



## Pre Registration Docket

Date :- 03-05-2019 01:08 pm

Office Name :- SRO - Dhanbad  
Token No:- 20190000022527

Appointment :- 03-May-2019 Time:- 11:0

Article	Sale Deed
Pre Registration Date	02-May-2019
No. Of Pages	48
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 3,444.

Property Id: 82509

Valuation No. : 108392 / 2019	:- 2019-2020	User Id : 4368	Date : 03-May-2019 13:19:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road	-		
Volume Number - 2			
Page Number - 237 241			
Holding Number - 0230003867000A1			
Khata Number - 363			
Plot Number - 237			
Construction Type :DELUXE			
<b>Property Rates</b>			
Residential construction			
₹1948/- Square Feet			
Valuation Rule : Residential Construction			
Usage : Non Agri => Residential construction => Residential Construction			

Token No.: 20190000022527

## CERTIFICATE

### Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date **03-May-2019** by **RAJESH KUMAR SINGH SELF AND POWER HOLDER, S/O, D/O, W/O LATE PURUSHOTTAM SINGH** resident of **FLAT NO 401, SIDDHI VINAYAK RESIDENCY BEHIND PRABHAT KHABAR, SARAIHELA DHANBAD .**  
This deed was registered as Document No:- **2019/DHAN/2546/BK1/2336** in Book No :- **BK1**, Volume No :- **204** from Page No :- **139** to **234** at, office of **SRO - Dhanbad**

Date:- **03-May-2019**

  
Registering Officer