

4687

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सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH19508193453087R  
 Certificate Issued Date : 26-Jul-2019 02:52 PM  
 Account Reference : SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0126432369898819R  
 Purchased by : SURESH KUMAR SINGH AND OTHER  
 Description of Document : Article 23 Conveyance  
 Property Description : IMMOVABLE PROPERTY  
 Consideration Price (Rs.) : 26,66,000  
 (Twenty Six Lakh Sixty Six Thousand only)  
 First Party : REKHA RANI PAUL  
 Second Party : SURESH KUMAR SINGH AND OTHER  
 Stamp Duty Paid By : SURESH KUMAR SINGH AND OTHER  
 Stamp Duty Amount(Rs.) : 1,06,650  
 (One Lakh Six Thousand Six Hundred And Fifty only)



.....Please write or type below this line.....

सिद्धयन निराम 21 के अर्धीन जिए प्रोटोकलनु  
 कारखानेकारी प्रमाण लेखी नुमा 460000 अर्धीन  
 जा साधन 2019 अर्धीन 1899  
 23 के अर्धीन  
 साधन विगत  
 अर्धीन

27.3.19

27.3.19

SIGMA HOME DEVELOPERS

SIGMA HOME DEVELOPERS  
Partner

Partner

वसुधा कानी प्रधान

असाधारण नामा #

असाधारण IV नामा #

27.7.19

SR 0002763792

### Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

R. Rairahat, Dhanbad, R. 26,66,000/-  
₹ 1,06,650/-

Balance Due Paid R.

आपने संश्लेषित दस्तावेजों को जाँचा;  
#

23 80884/- dt. 27.7.19  
27/7 8 R H No 19017458 49

मंचल अधिकारी चक्रपाद से प्राप्त सूची  
दस्तावेज में वर्णित बीजा 0915/E-  
नम्बर 02 का नया खतब नं० 9126  
निविद्ध खाते से बाहर है/सूची बंद नहीं है।  
27/7  
27/7/19

तपसील वर्गीत जमीन का मुख्य भाग बाराक  
के अनुसार निम्नलिखित न्यूनतम मूल्य से कम नहीं।  
27/7

Recd Paid

₹ 79,980.00  
3.00  
1.00  
79,984.00



बनारस रानी चक्रपाद  
27.7.19



THIS DEED OF ABSOLUTE SALE is made on this the 27/7 day July Two  
Thousand Nineteen, By and between (1) **SMT REKHA RANI PAUL**, wife of Late Shakti  
Pada Paul, resident of Nawadih, P. O.- B. Polytechnic, P.S. and Dist. Dhanbad  
(Jharkhand) all by faith Hindu, by Caste Subarna Banik, by occupation cultivation and  
Housewife, hereinafter called and referred to as the VENDORS (which expression shall,  
unless excluded by or repugnant to the context be deemed to mean and include their  
heirs, successors, executors, administrators, legal representatives and assigns) of the  
ONE PART.

SIGMA HOME DEVELOPERS

सुरेश कुमार सिंह  
Partner

SIGMA HOME DEVELOPERS

Anand  
Partner

27-07-19

10-00-100

हेडवा बनी पल

शक्तिबाद पाल

धनबाद

गवर्डी

धनबाद

सुबर्बाबा

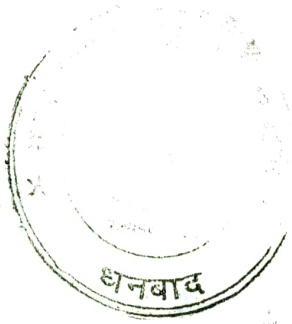
मेरी

27-07-19



हेडवा बनी पाल

27.7.19



बेवत इतनी सयना  
27.7.17

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AND IN FAVOUR OF

**1. SRI SURESH KUMAR SINGH** Son of Late Raghunandan Singh, **2. SRI ANAND** Son of Sri Suresh Kumar Singh, both by faith Hindu, by Caste Rajput, by occupation Business, resident of Kali Mandir Road, Bekarbandh, P.S. & Dist. Dhanbad-826001(Jharkhand), hereinafter jointly called and referred to as the PURCHASERS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, by virtue of a registered deed of Sale No. **12** dated 02.01.1956, Registered at Dhanbad Sub-Registry office, sold by Sri Magaram Pal son of Late Asutosh Pal in favour of **Srimati Nakal Bala Dashi** wife of Sri Kiran Chandra Pal, Srimati Nakal Bala Dashi purchased his entire right, title, interest and possession to in and over **65.33 Decimal** of land, out of Survey settlement Plot Nos. 1387, Khata No. 80 (New Khata No. 62), **Mouza Nawadih, Mouza No. 2**, under P.S. Dhanbad, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid **Srimati Nakal Bala Dashi** have been in peaceful and uninterrupted possession over the **said 65.33 Decimal land** by exercising diverse acts of ownership and possession and also by getting her name Mutated in the Serista of the Land Lord the State of erstwhile Bihar (now Jharkhand), and paying Rent for the same; And

WHEREAS, Srimati Nawal Bala Dashi died leaving behind her Three Sons namely Shri Anil Chandra Pal, Shri Madhusudan Pal and Sri Santosh Kumar Pal, Shri Anil Chandra Pal died leaving behind his Three Sons and One Daughter namely Sri Shakti Pada Pal, Sri Prakriti Pal, Sri Uttam Pal and Smt Ila Rani Pal

SIGMA HOME DEVELOPERS  
सुरेश कुमार सिंह  
Partner  
SIGMA HOME DEVELOPERS

Anand  
Partner

S.I. E. F. C.  
बुद्धि भवन 13/12/20

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and Shri Madhusudan Pal died leaving behind his Four Sons namely Sri Nayan Pal, Sri Suprabhat Pal, Sri Devi Prasad Pal and Sri Prahlad Pal and Shri Shakti Pada Pal died leaving behind his wife namely **SMT REKHA RANI PAUL, (Present Vendor)** are in peaceful possession over the said 65.33 Decimals Land, by exercising diverse acts of ownership and possession and also by getting their name Mutated in the Sherista of the Landlord the State of Jharkhand vide Succession Mutation Case No. 2549(I)2008-09 and paying Rent for the same under Thoka No. 1022 [and also entered in volume No. 1, page 498 of register II of Dhanbad Circle office]; And

WHEREAS the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over the said land measuring an area **13.21** Decimals or to, **say 08 Katha** (by the present vendor), which has been sold by this deed and has been shown in the Red colour on the map, morefully described in the Schedule hereto for a total Consideration of Rs. 26,66,400/- (Rupees Twenty Six Lac Sixty Six Thousand Four Hundred) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendors agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs. 26,66,000/- (Rupees Twenty Six Lac Sixty Six Thousand) only, which is the highest consideration thereof.

**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -**

1. That in consideration of the total sum of Rs. 26,66,000/- (Rupees Twenty Six Lac Sixty Six Thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms,

SIGMA HOME DEVELOPERS  
2021 20/12/20  
Partner  
SIGMA HOME DEVELOPERS  
[Signature]  
Partner

27.7.19  
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conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per his choice.

2. That, the Vendor do hereby covenant with the Purchasers that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold are in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendor hereby further covenants with the Purchasers that the Vendor, shall pay the annual ground rent Rs. 5/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

SIGMA HOME DEVELOPERS  
सुरेश कुमार सिंह  
Partner  
SIGMA HOME DEVELOPERS  
Anand  
Partner

6/1.1.12  
10/12/13/14

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4. That, the Vendor further covenants with the Purchasers to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule 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 vendors and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

**SCHEDULE**

All that piece and parcel of Raiyati land situate at Mouza Nawadih, (Mouza No. 2), under P.S. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Nawadih, Mouza No. 2,

Khata Nos. 81 [New Khata No. 62].

Plot Nos. 1387 [New Plot No. 1485]

out of which measuring **an area 13.21 Decimals or to say 08 Katha** of land (out of the exclusive own share of the vendor), is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

SIGMA HOME DEVELOPERS  
Sudhakar Singh  
SIGMA HOME DEVELOPERS  
Partner  
Anand

27.7.19  
शुभेन शक्ति पादा फुल

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North: Part of this Plot  
South: New Plot No. 1486  
East: Part of this Plot  
West: New Plot No. 1486

**Memo of Consideration**

Rs. 26,66,000/- (Rupees Twenty Six Lac Sixty Six Thousand) only paid by the purchasers  
to the vendor by different instruments of different dates.

WITNESSES:-

1. Mithun Paul.  
- Late Shakti Pada Paul.  
Nawadih, Chembad.

2. Jyoti Bales Manick  
Sodt. R.C. Manick  
Hirapur, Chembad

SIGMA HOME DEVELOPERS

सुरेश कुमार कटे  
Particular

SIGMA HOME DEVELOPERS

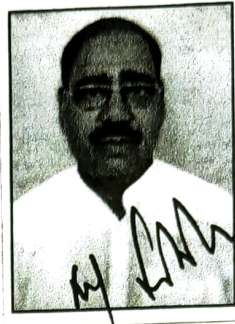
Anand  
Particular



বেঙ্গল কনিষ্ঠ আল  
27.7.19

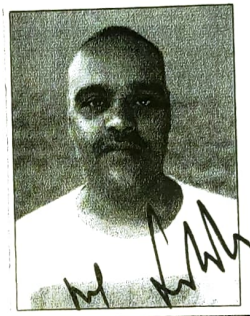
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সুহান মুন্সি  
27.7.19



Anand

27.7.19



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

SIGMA HOME DEVELOPERS

সুহান মুন্সি  
Partner

Anand Choudhary  
Memo. 02/1990

SIGMA HOME DEVELOPERS

Anand

Partner



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20190000058257

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 106640, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 79980, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2658195/- ,Transaction Amount :- Rs.2666000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Nawadih Location :- Other Road, Nawadih Word No 0 Property Boundaries :- East: PART OF THIS PLOT, West: NEW PLOT NO . 1486, South: NEW PLOT NO . 1486, North: PART OF THIS PLOT Khata Number - 62Plot Number - 1485Volume Number - 1Page Number - 498 Area Of Land :- 13.21 Decimal

Sh./Smt. REKHA RANI PAUL s/o/d/o/w/o SATYA NARAYAN DUTTA has presented the document for registration in this office

today dated :- 27-Jul-2019 Day :- Saturday Time :- 14:17:17 PM



REKHA RANI PAUL(Individual)

Party Name	Document Type	Document Number
REKHA RANI PAUL	PAN/UID	FHGPP1009G





Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	REKHA RANI PAUL Address1 - NAWADIH , B - POLYTECHNIC , P.S. AND DIST- DHANBAD, Address2 - ... ,Jharkhand PAN No.: FHGPP1009G,Permission Case No.-	Yes	Rekha Rani Paul Address:- , , , VILL NAWADIH POST B.POLYTECNIC PS DHANBAD, NAWADIH, , Dhanbad, 828130, , Jharkhand, India		SELLER Age:53			

SIGMA HOME DEVELOPERS

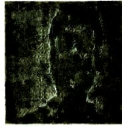

Partner

SIGMA HOME DEVELOPERS

27-07-2019, 02:17 pm


Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
<b>ANAND</b> Address1 - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: AEHPK5417Q, Permission Case No.-	Yes	Anand Address:- , Near Kali Mandir, Kali Mandir Road, Shankar Colony Bekar Bandh, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		PURCHASER Age:43			<i>Anand</i>
<b>3 SURESH KUMAR SINGH</b> Address1 - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: AIDPS9970J, Permission Case No.-	Yes	Suresh Kumar Singh Address:- , Near Kali Mandir, Kali Mandir Road, Shankar Colony, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		PURCHASER Age:66			<i>232219 IN AI</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>MITHUN PAUL</b> S/o-D/o LATE SHAKTI PADA PAUL Address1 - NAWADIH , DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>Mithun Paul</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>MITHUN PAUL</b> Address1 - NAWADIH , DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

*SIGMA HOME DEVELOPERS*

*Partner*  
*SIGMA HOME DEVELOPERS*  
*Anand*  
*Partner*

mentioned, ( REKHA RANI PAUL), has/have admitted the execution before me. He/ She/ They has / have been  
d by (MITHUN PAUL) Son/Daughter/Wife of (LATE SHAKTI PADA PAUL) resident of (NAWADIH , DHANBAD)  
y occupation (Cultivation ).



Signature of Registering Officer

Date:- 27-Jul-2019



Seal and Signature of Registering Officer



SIGMA HOME DEVELOPERS

*सुरत गौर बोस*  
Partner

SIGMA HOME DEVELOPERS

*Anand*  
Partner



जोड्डर गवर्णर

Date :-27-Jul-2019

**Document Registration Summary 1**

- Government/Market Value: ₹2658200/-
- Transaction Amount: ₹2666000 /-
- Paid Stamp Duty: ₹106650 /-

**Receipt : 179139**

**Receipt Date : 27-07-2019**

**Presenter Name: -**

On Date 27-07-2019 Presented at SRO - Dhanbad  
Signature of Presenter

**PR** ₹1  
**SP** ₹900  
**LL** ₹3  
**A1** ₹79980  
**Stamp Duty** ₹106650

SRO - Dhanbad

**Total** ₹187534

ब्रेडर कर्णी शरुन

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	106640	106650	-10	E-STAMP	SURESH KUMAR SINGH AND OTHER	• Certificate Number : IN-JH19508193453087R	106650
PR	1	1	0	GRAS	Anand	• GRN Number : 1901745849 • DEPT Transaction Id : 155716475f745ea723d1 • Transaction Type :	1
SP	900	900	0	GRAS	Anand	• GRN Number : 1901745849 • DEPT Transaction Id : 155716475f745ea723d1 • Transaction Type :	900
A1	79980	79980	0	GRAS	Anand	• GRN Number : 1901745849 • DEPT Transaction Id : 155716475f745ea723d1 • Transaction Type :	79980

SIGMA HOME DEVELOPERS

सुरेश कुमर सिंह

SIGMA HOME PARTNER

Anand Partner

	3	3	0	GRAS	Anand	<ul style="list-style-type: none"> <li>• GRN Number : 1901745849</li> <li>• DEPT Transaction Id : 155716475f745ea723d1</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	187524	187534	-10				

Article : Sale Deed Number of Pages : 60

  
Signature of Operator

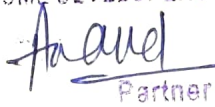
  
Signature of Head Clerk

  
Signature of Registering Officer

SIGMA HOME DEVELOPERS

  
Partner

SIGMA HOME DEVELOPERS

  
Partner

Token No.: 20190000058257

## CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **27-Jul-2019** by **REKHA RANI PAUL**, S/O, D/O, W/O **SATYA NARAYAN DUTTA** resident of NAWADIH , B - POLYTECHNIC , P.S. AND DIST- DHANBAD

This deed was registered as Document No:- **2019/DHAN/4637/BK1/4250** in Book No :- **BK1**, Volume No :- **407** from Page No :- **251** to **310** at, office of **SRO - Dhanbad**

Date:- **27-Jul-2019**

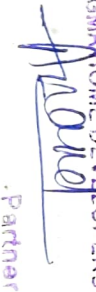
Registering Officer



SIGNATURE DEVELOPERS  


Partner

SIGNATURE DEVELOPERS

  
Partner



# Pre Registration Docket

Date :-26-07-2019 08:20 pm

Office Name :- SRO - Dhanbad  
Token No:- 20190000058257

Appoinment :- 27-Jul-2019 Time:- 11:20

Article	Sale Deed
Pre Registration Date	26-Jul-2019
No. Of Pages	30
Stamp Duty	106640
Paid Stamp Duty	0
Total Fees	₹ 80,884.

Property Id: 155368	Date : 26-July-2019 20:51:PM	
Valuation No. : 201635 / 2019	:- 2019-2020	User Id : 3743
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad
Land Type : Urban	Corporation : Nawadih	Village/City : Nawadih
Nawadih Word No 0 - Other Road		
Khata Number - 62		
Plot Number - 1485		
Volume Number - 1		
Page Number - 498		

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

Property Details		13.21 Decimal
1	Land area	

Calculation Details		Calculation	Total
Sr.No.	Description		
1	Open Land Valuation	1. 13.21 x 201226=2658195.46	₹26,58,195/-
A	Total		₹26,58,195/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹26,58,200/-  
Total Amount in Words : Twenty Six Lakhs Fifty Eight Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PART OF THIS PLOT, West: NEW PLOT NO . 1486, South: NEW PLOT NO . 1486, North: PART OF THIS PLOT
Area	Land area : 13.21 Decimal

SIGMA HOME

SIGMA HOME DEVELOPERS

सुरेश कुमार सिंह

Anand Partner

26/7/2019



Description of the Property	Pin Code - 826001
Government/Market Value	2658195.46
Transaction Amount	2666000

SELLER	-Mrs. REKHA RANI PAUL, Address - NAWADIH , B - POLYTECHNIC , P.S. AND DIST- DHANBAD- ,Father/Husband Name- SATYA NARAYAN DUTTA , PAN No.- *****009G,Permission Case No.- , Aadhaar No. *****8311
PURCHASER	-Mr. SURESH KUMAR SINGH, Address - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD- ,Father/Husband Name- LATE RAGHUNANDAN SINGH , PAN No.- *****970J,Permission Case No.- , Aadhaar No. *****2599
	-Mr. ANAND, Address - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD- ,Father/Husband Name- SURESH KUMAR SINGH , PAN No.- *****417Q,Permission Case No.- , Aadhaar No. *****6042

Witness Information	Mr. MITHUN PAUL , Address - NAWADIH , DHANBAD- , Father/Husband Name-LATE SHAKTI PADA PAUL
---------------------	--

Identifier Details	Mr. MITHUN PAUL , Address - NAWADIH , DHANBAD- , Father/Husband Name-LATE SHAKTI PADA PAUL
--------------------	--

Property Id:155368	
Fee Rule:Sale Deed	
1	Stamp Duty 1,06,640

Property Id:155368	
Fee Rule:Sale Deed	
1	PR 900
2	SP 3
3	LL 79,980
4	A1 80,884
Total	

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.

SIGMA HOME DEVELOPERS

SIGMA HOME DEVELOPERS

सुरेश कुमार सिंह  
Father

Anand

  
Writer / Advocate

सुरेश कुमार

Vendee / Claimant

वेबसाइटी माफ

Vendor / Executant

Anand

SIGMA HOME DEVELOPERS

सुरेश कुमार सिंह  
Partner

SIGMA HOME DEVELOPERS

Anand  
Partner

धनबाद | नवाडीह | 2 | 1 SRI SURESH KUMAR SINGH, 2 SRI ANAND

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
62	1485	0 एकड़ 13.2 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 (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	5.00					5.00
गुजारी (भावली)	1.25					1.25
सेस	2.50					2.50
सूद	2.50					2.50
मुतफरकात	1.00					1.00
मीजान	12.25					12.25

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					5.00	
गुजारी (भावली)					1.25	
सेस					2.50	
सूद					2.50	
मुतफरकात					1.00	
मीजान अदायकारी					12.25	

(१) मीजान कुल (लफजों में) : Twelve Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 18-09-2019

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



SIGMA HOME DEVELOPERS

सुरेश कुमार सिंह  
Partner

SIGMA HOME DEVELOPERS

Anand

old Part no - 1387  
old ICNDR - 8/1/81

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

ज्ञापिका प्रति

September 18, 2019

वर्तमान जिला का नाम	5	पृष्ठ संख्या	14
धनबाद	अनुसूचित नाम	धनबाद	अंचल का नाम
भोजा का नाम	नवाडीह	शोडिडा संख्या	62
		तीजी संख्या	
		धनबाद	हलका का नाम
		धाना नम्बर	2
		हलका-01	इस्टेट का नाम
			खाना का प्रकार
			JHARKHAND

1 SRI SURESH KUMAR SINGH, रिता-LATE  
RAGHUNANDAN SINGH, जति- -- एवं 2 SRI  
ANAND, रिता-SRI SURESH KUMAR SINGH, जति-

क्र. संख्या	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगातार	सेस								
52	132	13.2 डि 0 हे	गोपालपुर मूकदमा संख्या 1423/2019 - 2020	5	0								
		0 हे 13.2 डि 0 हे											
क्र. संख्या	प्राथमिक संख्या	जान से	साल तक	तानत वकाया	तानत साल	रोड सेस वकाया	रोड सेस साल	विद्या सेस वकाया	विद्या सेस साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस साल	शुनि सेस वकाया	शुनि सेस साल
09-18-2019	0051290801	2019-2020	2019-2020	0	5	0	1.25	0	2.5	0	2.5	0	1

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

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

बकवास करें



BACK

शुद्ध एक कम्प्यूटर जनित प्रति  
शुद्ध प्रथम केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विलक करें।

SHRI HOME DEVELOPERS  
शुद्ध धार प्रति

HOME DEVELOPERS

Hand

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जला का नाम धनबाद अनुमंडल नाम धनबाद अंचल का नाम धनबाद हल्का हलका-01  
इस्टेट का नाम झारखण्ड भाग 5 पुष्ट संख्या वर्तमान 14 थाना न. 2  
वर्तमान(VOL) 5

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	खाता न.	पुष्ट संख्या वर्तमान	खाता न.	पुष्ट संख्या वर्तमान	कागोबार विस्तृत सूचना	खता न.	पुष्ट न.	क्षेत्रफल	लगाव	राजिस्ट्र 2 अद्यतन तिथि अभ्युक्ति
6520	1423 /R27	नवाडीह/ 2	झरिया	18/09/2019	By Sale	62	1	498	62	1485	13.2 डिसमील	5				

क्रेता का नाम :

(1 SRI SURESH KUMAR SINGH)पति-LATE RAGHUNANDAN SINGH, जाति-,, पता-KALI MANDIR ROAD,BEKARABANDH) एवं (2 SRI ANANDPITI-SRI SURESH KUMAR SINGH, जाति-,, पता-KALI MANDIR ROAD,BEKARABANDH)

जमाबंदी रैयत का नाम :

श्री संतोष कुमार पाल वो नयन पाल वो सुप्रभात पाल वो देव प्रसाद पाल वो नहलाद पाल-पिता-स्व० मधुसुदन पाल

विक्रेता का नाम :

SMT REKHA RANI PAUL, पति-LATE-SHAKTI PADA PAUL, जाति-,, पता-NAWADIH

राजस्व कर्मचारी हलका-01 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित ।

यह एक कंप्यूटर जनित प्रति है

यह पत्र केवल प्रार्थी की जानकारी के लिए है

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

Signature valid  
Digitally signed by



प्रसांत कुमार लयाक

PRASANT KUMAR LAYAK

अंचलाधिकारी

धनबाद

आवृत्त

4800

4413



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH19564405286460R  
 Certificate Issued Date : 29-Jul-2019 10:25 AM  
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0126537624177733R  
 Purchased by : SURESH KUMAR SINGH AND OTHER  
 Description of Document : Article 23 Conveyance  
 Property Description : IMMOVABLE PROPERTY  
 Consideration Price (Rs.) : 33,33,000  
 (Thirty Three Lakh Thirty Three Thousand only)  
 First Party : SUPRABHAT PAL AND OTHERS  
 Second Party : SURESH KUMAR SINGH AND OTHER  
 Stamp Duty Paid By : SURESH KUMAR SINGH AND OTHER  
 Stamp Duty Amount(Rs.) : 1,33,350  
 (One Lakh Thirty Three Thousand Three Hundred And Fifty only)



-----Please write or type below this line-----

बन्धन निसंग 21 के अर्धीन और एंटी-मॉन्ट्रॉकिंग  
 काइतकारी एकर की धारा 46(2)(b) के अर्धीन  
 जो माहूर 29 अक्टूबर 2019 को अर्धीन  
 की अनुसूची 1 के अर्धीन 23 के अर्धीन  
 ग्रथावत फारम नमबर 100 के अर्धीन निरूद्ध  
 कर्तरी 29 दिम्बर 19 के अर्धीन एंटी-मॉन्ट्रॉकिंग  
 नहीं है।

29.7.19

29.7.19

Suprabhat pal

Santosh

Kumar Paul

Uttam Kumar Paul

29.7.19

29.7.19

0002768580

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at [www.indiestamp.com](http://www.indiestamp.com). Any discrepancy in the details on this Certificate and its verification on the website is void.

This is not a legal document. It is only for the purpose of the certificate. It is not a legal document. It is only for the purpose of the certificate. It is not a legal document. It is only for the purpose of the certificate.

Rs. Received. Dhanbad. P. 33,33,000/- St. 1,32,350/-

amounts paid Rs. 10/0 74/- GRN 1961761628

श्री संतोषी कामजारी वी. जांचा :

15

29/7

अचल अधिकारी यशपाल से प्राप्त राशि अनुसार दस्तावेज में दर्जित मौजद नम्बर 02 को नया खाता नं. निविदा खाले से बाहर है / सूची बंद नहीं है।

29/7/19

Santosh Kumar Paul

Uttam Kumar Paul

29.7.19



Suprabhat Paul

Fees Paid

AG 99990.00  
Sale. 3.00  
PRR. 1.00

99994.00

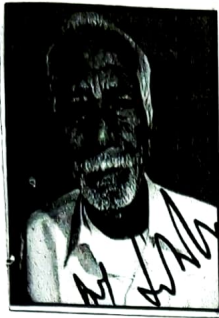


9/7/19

THIS DEED OF ABSOLUTE SALE is made on this the 29th day July Two Thousand Nineteen, By and between (1) SRI SUPRABHAT PAL Son of Late Madhu Sudan Pal, (2) SRI SANTOSH KUMAR PAL, Son of Late Kiran Chandra pal, (3) SRI UTTAM KUMAR PAUL, Son of Late Anil Chandra Paul all resident of Lowadih, P.O.- B. Polytechnic, P.S. & Dist. Dhanbad, (4) SMT ILA RANI PAUL, wife of Sri Sambhu Nath Paul (Daughter of Late Anil Chandra Paul), resident of Nirsha, Pithakiyari, P.S. Nirsha, Dist. Dhanbad(Jharkhand) all by faith Hindu, by Caste Subarna Banik, by occupation cultivation and Housewife, hereinafter called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.







*S. Suresh Kumar Singh*

*Suresh Kumar Singh*

= 2 =

*Anil*

*Uttam Kumar Pal.*

*20th May 2019*

*29.7.19*



AND IN FAVOUR OF

**1. SRI SURESH KUMAR SINGH** Son of Late Raghunandan Singh, **2. SRI ANAND** Son of Sri Suresh Kumar Singh, both by faith Hindu, by Caste Rajput, by occupation Business, resident of Kali Mandir Road, Bekarbandh, P.S. & Dist. Dhanbad-826001(Jharkhand), hereinafter jointly called and referred to as the PURCHASERS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, by virtue of a registered deed of Sale No. **12** dated 02.01.1956, Registered at Dhanbad Sub-Registry office, sold by Sri Magaram Pal son of Late Asutosh Pal in favour of **Srimati Nakal Bala Dashi** wife of Sri Kiran Chandra Pal, Srimati Nakal Bala Dashi purchased his entire right, title, interest and possession to in and over **65.33 Decimal** of land, out of Survey settlement Plot Nos. 1387, Khata No. 80 (New Khata No. 62), **Mouza Nawadih, Mouza No. 2**, under P.S. Dhanbad, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid **Srimati Nakal Bala Dashi** have been in peaceful and uninterrupted possession over the **said 65.33 Decimal land** by exercising diverse acts of ownership and possession and also by getting her name Mutated in the Serista of the Land Lord the State of erstwhile Bihar (now Jharkhand), and paying Rent for the same ; And

WHEREAS, Srimati Nawal Bala Dashi died leaving behind her Three Sons namely Shri Anil Chandra Pal, Shri Madhusudan Pal and Sri Santosh Kumar Pal (vendor No. 2 hereto), Shri Anil Chandra Pal died leaving behind his Three Sons and One Daughter namely Sri Shakti Pada Pal, Sri Prakriti Pal, Sri Uttam Pal (vendor No. 3 hereto) and Smt Ila Rani Pal



Sri Prabhakar Paul

Santosh Kumar Paul

Uttam Kumar Paul

29.7.19

(vendor No. 4 hereto), and Shri Madhusudan Pal died leaving behind his Four Sons namely Sri Nayan Pal, Sri Suprabhat Pal (vendor No. 1 hereto), Sri Devi Prasad Pal and Sri Prahlad Pal are in peaceful possession over the said 65.33 Decimals Land, by exercising diverse acts of ownership and possession and also by getting their name Mutated in the Sherista of the Landlord the State of Jharkhand vide Succession Mutation Case No. 2549(I)2008-09 and paying Rent for the same under Thoka No. 1022 [and also entered in volume No. 1, page 498 of register II of Dhanbad Circle office]; And

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over the said land measuring an area 16.5 Decimals or to **say 10 Katha** (by the present vendor No. 1, Sri Suprabhat Pal sold 2 Katha, vendor No. 2, Sri Santosh Kumar Pal sold 3 Katha, vendor No. 3, Sri Uttam Kumar Paul sold 2 Katha and vendor No. 4, Smt Ila Rani Paul sold 3 Katha), which has been sold by this deed and has been shown in the Red colour on the map, morefully described in the Schedule hereto for a total Consideration of Rs.33,33,000/- (Rupees Thirty Three Lac Thirty Three thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendors agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.33,33,000/- (Rupees Thirty Three Lac Thirty Three thousand) only, which is the highest consideration thereof.

**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -**

1. That in consideration of the total sum of Rs.33,33,000/- (Rupees Thirty Three Lac Thirty Three thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms,



By pro-bhat Paul

Sarabjit Kumar  
Paul

Uttam Kumar Paul.

29.7.19

29.7.19



= 4 =

conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per his choice.

2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold are in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. \_\_\_/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

Sri Pra. Shrivastava  
Sri M. Lash  
Sri Kumar  
Paul

Uttam Kumar Paul.

29.7.19

= 5 =

4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule 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 vendors and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

#### SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Nawadih, (Mouza No. 2), under P.S. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Nawadih, Mouza No. 2,

Khata Nos. 81 [New Khata No. 62].

Plot Nos. 1387 [New Plot No. 1485]

out of which measuring **an area 16.5 Decimals or to say 10 Katha** of land (out of the exclusive own share of the vendors), is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

Sydney that you

Sambhar Kumar

Uttam Kumar Paul

North West Gate

29.7.19

= 6 =

North: Part of this Plot  
South: New Plot No. 1486  
East: Part of this Plot  
West: Part of this Plot

**Memo of Consideration**

Rs.33,33,000/- only paid by the purchaser to the vendors by different instruments of different dates.

WITNESSES:-

1. Manoj Kumar Paul  
Santosh Kumar Paul  
Vidh-Lowadih Dhanbad
2. Shambhu Paul  
Shambhu Nath Paul  
Nisaha Dhanbad.



29.7.19



Sayyid Ahmad Khan

Sayyid Ahmad Khan  
= 7 =

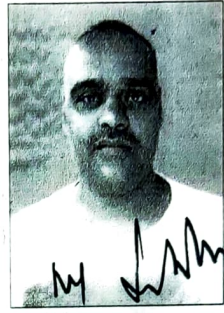
Muttam. K. Kumar Reddy

Muttam. K. Kumar Reddy

29.7.19

Affidavit

29.7.19



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Judith Chetty  
No. 02/1990



**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20190000058886

Deed Type	Sale Deed
Number of Pages	72
Fee Details	Stamp Duty :- Rs. 133320, PR :- Rs. 1, SP :- Rs. 1080, A1 :- Rs. 99990, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3320229/- , Transaction Amount :- Rs.3333000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Nawadih Location :- Other Road, Nawadih Word No 0 Property Boundaries :- East: PART OF THIS PLOT, West: PART OF THIS PLOT, South: NEW PLOT NO . 1486, North: PART OF THIS PLOT Khata Number - 62Plot Number - 1485Volume Number - 1Page Number - 498 Area Of Land :- 16.50 Decimal







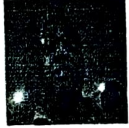

Sh./Smt.SUPRABHAT PAL s/o/d/o/w/o LATE MADHU SUDAN PAL has presented the document for registration in this office  
today dated :- 31-Jul-2019 Day :- Wednesday Time :- 15:40:06 PM






SUPRABHAT PAL (Individual)

Party Name	Document Type	Document Number
SUPRABHAT PAL	PAN/UID	BYSPP8050J




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANTOSH KUMAR PAL Address1 - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD, Address2 - ... Jharkhand PAN No.: ANSHP5648M				SELLER Age:84			

Sl. No.	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>SUPRABHAT PAL</b> Address1 - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: BYSP8050J,Permission Case No.-	Yes	Suprabhat Pal Address:- , , , VILL LOWADIH POST B.POLYTECHNIC PS DHANBAD, LOWADIH, , Dhanbad, 828130, , Jharkhand, India		SELLER Age:44			<i>Suprabhat Pal</i>
3	<b>ILA RANI PAUL</b> Address1 - NIRSHA , PITHAKIYARI , P.S. - NIRSHA , DHANBAD, Address2 - , , , Jharkhand PAN No.: FHKPP6748E,Permission Case No.-	Yes	Ila Rani Paul Address:- , , , Nirsa, , , Pithakiyari, , Dhanbad, 828205, , Jharkhand, India		SELLER Age:54			<i>Ila Rani Paul</i>
4	<b>UTTAM KUMAR PAUL</b> Address1 - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: BYVPP8624F,Permission Case No.-	Yes	Uttam Kumar Paul Address:- , , , VILL LOWADIH PO B.POLTENIC PS DHANBAD, DHANBAD, , Dhanbad, 828130, , Jharkhand, India		SELLER Age:47			<i>Uttam Kumar Paul</i>
5	<b>SURESH KUMAR SINGH</b> Address1 - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: AIDPS9970J,Permission Case No.-	Yes	Suresh Kumar Singh Address:- , , , Near Kali Mandir, Kali Mandir Road, Shankar Colony, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		PURCHASER Age:66			<i>Suresh Kumar Singh</i>



J	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	<b>ANAND</b> Address1 - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: AEHPK5417Q, Permission Case No.-	Yes	Anand Address:- , Near Kali Mandir, Kali Mandir Road, Shankar Colony Bekar Bandh, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		PURCHASER Age:43			

Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>MANOJ KUMAR PAUL</b> S/o-D/o <b>SANTOSH KUMAR PAUL</b> Address1 - LOWADIH , 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>MANOJ KUMAR PAUL</b> Address1 - LOWADIH , DHANBAD, Address2 - , , , Jharkhand			


Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb Impression, are affixed in my presence.

Above mentioned, ( **UTTAM KUMAR PAUL , ILA RANI PAUL , SUPRABHAT PAL , SANTOSH KUMAR PAL** ), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **MANOJ KUMAR PAUL** ) Son/Daughter/Wife of ( **SANTOSH KUMAR PAUL** ) resident of ( **LOWADIH , DHANBAD** ) and by occupation ( **Business** ).

Signature of Registering Officer 

Seal and Signature of Registering Officer 

Date:- 31-Jul-2019



झारखण्ड सरकार

Date :-29-Jul-2019

**Document Registration Summary 1**

- Government/Market Value: ₹3320300/-
- Transaction Amount: ₹3333000 /-
- Paid Stamp Duty: ₹133350 /-

Receipt : 179756

Receipt Date : 29-07-2019

Presenter Name: -

On Date 29-07-2019 Presented at SRO - Dhanbad  
Signature of Presenter

SRO - Dhanbad


PR	₹1
SP	₹1080
LL	₹3
A1	₹99990
Stamp Duty	₹133350

**Total** ₹234424

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	133320	133350	-30	E-STAMP	SURESH KUMAR SINGH AND OTHER	• Certificate Number : IN-JH19564405286460R	133350
PR	1	1	0	GRAS	Anand	• GRN Number : 1901761628 • DEPT Transaction Id : 57c94d565b5b28c404bc • Transaction Type :	1
SP	1080	1080	0	GRAS	Anand	• GRN Number : 1901761628 • DEPT Transaction Id : 57c94d565b5b28c404bc • Transaction Type :	1080
A1	99990	99990	0	GRAS	Anand	• GRN Number : 1901761628 • DEPT Transaction Id : 57c94d565b5b28c404bc • Transaction Type :	99990

LL	3	3	0	GRAS	Anand	<ul style="list-style-type: none"> <li>• GRN Number : 1901761628</li> <li>• DEPT Transaction Id : 57c94d565b5b28c404bc</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	234394	234424	-30				

**Article : Sale Deed Number of Pages : 72**

 Signature of Operator

 Signature of Head Clerk

 Signature of Registering Officer



### Payment Gate Way Response

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

Name	Anand
Token No	20190000058886
Amount	101074
Transaction ID	57c94d565b5b28c404bc
GRN	1901761628
CIN	10002162019072901331
Time	2019-07-29

Print

Top

Other Description of the Property	Pin Code - 826001
Government/Market Value	3320229
Transaction Amount	3333000

SELLER	-Mr. SUPRABHAT PAL, Address - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE MADHU SUDAN PAL , PAN No.- *****050J,Permission Case No.- , Aadhaar No. *****7314
	-Mr. SANTOSH KUMAR PAL, Address - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE KIRTAN CHANDRA PAL , PAN No.- *****648M,Permission Case No.- , Aadhaar No. *****3914
	-Mr. UTTAM KUMAR PAUL, Address - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE ANIL CHANDRA PAUL , PAN No.- *****624F,Permission Case No.- , Aadhaar No. *****9963
	-Mr. ILA RANI PAUL, Address - NIRSHA , PITHAKIYARI , P.S. - NIRSHA , DHANBAD- ,Father/Husband Name ANIL CHANDRA PAUL , PAN No.- *****748E,Permission Case No.- , Aadhaar No. *****6721
PURCHASER	-Mr. SURESH KUMAR SINGH, Address - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE RAGHUNANDAN SINGH , PAN No.- *****970J,Permission Case No.- , Aadhaar No. *****2599
	-Mr. ANAND, Address - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD- ,Father/Husband Name SURESH KUMAR SINGH , PAN No.- *****417Q,Permission Case No.- , Aadhaar No. *****6042

Witness Information	Mr. MANOJ KUMAR PAUL , Address - LOWADIH , DHANBAD- ,Father/Husband Name-SANTOSH KUMAR PAUL
---------------------	---

Identifier Details	Mr. MANOJ KUMAR PAUL , Address - LOWADIH , DHANBAD- ,Father/Husband Name-SANTOSH KUMAR PAUL
--------------------	---

Property Id:156812		
Fee Rule:Sale Deed		
1	Stamp Duty	1,33,320


Property Id:156812		
Fee Rule:Sale Deed		
1	PR	1
2	SP	1,080
3	LL	3
4	A1	99,990

Total

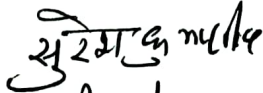
1,01,074

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

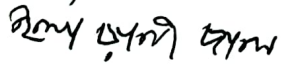
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Uttam Kumar Paul

Said only / Suma Paul



## Pre Registration Docket

Date :- 29-07-2019 12:57 pm

Office Name :- SRO - Dhanbad  
Token No:- 20190000058886

Appointment :- 29-Jul-2019 Time:- 12:20

Article	Sale Deed
Pre Registration Date	28-Jul-2019
No. Of Pages	36
Stamp Duty	133320
Paid Stamp Duty	0
Total Fees	₹ 1,01,074.

Property Id: **156812**

Valuation No. : 203452 / 2019	:- 2019-2020	User Id : 3743	Date : 29-July-2019 12:44:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Nawadih	Village/City : Nawadih	
Nawadih Word No 0 - Other Road		-	
Khata Number - 62			
Plot Number - 1485			
Volume Number - 1			
Page Number - 498			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	16.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.5 x 201226=3320229	₹33,20,229/-
A	Total		₹33,20,229/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹33,20,300/-
Total Amount in Words : Thirty Three Lakhs Twenty Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PART OF THIS PLOT, West: PART OF THIS PLOT, South: NEW PLOT NO . 1486. North: PART OF THIS PLOT
Area	Land area : 16.50 Decimal

Token No.: 20190000058886

## CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **31-Jul-2019** by **SUPRABHAT PAL, S/O, D/O, W/O LATE MADHU SUDAN PAL** resident of LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD , . This deed was registered as Document No.: **2019/DHAN/4800/BK1/4413** in Book No :- **BK1**, Volume No :- 425 from Page No :- 461 to 532 at, office of **SRO - Dhanbad**

Date:- **31-Jul-2019**

  
Registering Officer



धनबाद   नवाडीह   2   श्री संतोष कुमार पाल वो नयन पाल वो सुप्रभात पाल वो देव प्रसाद पाल वो प्रहलाद पाल, श्रीमति रेखा पाल, प्रकृति पाल वो उत्तम पाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
62	1485	0 एकड़ 65.33 कठा 0 छटाक

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जात का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा (2008-2009) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल (नकदी)	46.30	324.10	46.30	46.30	46.30	46.30
गुजारी (भावली)	11.58	81.06	11.58	11.58	11.58	11.58
सेस	23.15	162.05	23.15	23.15	23.15	23.15
सूद	23.15	162.05	23.15	23.15	23.15	23.15
मुतफरकात	23.15	162.05	23.15	23.15	23.15	23.15
मीजान	9.26	64.82	9.26	9.26	9.26	9.26
	113.44	794.08	113.44	113.44	113.44	113.44

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा (2008-2009) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल (नकदी)	324.10	46.30	46.30	46.30	46.30	
गुजारी (भावली)	81.06	11.58	11.58	11.58	11.58	
सेस	162.05	23.15	23.15	23.15	23.15	
सूद	162.05	23.15	23.15	23.15	23.15	
मुतफरकात	162.05	23.15	23.15	23.15	23.15	
मीजान अदायकारी	64.82	9.26	9.26	9.26	9.26	
	794.08	113.44	113.44	113.44	113.44	

(१) मीजान कुल (लफ्जों में) : One Thousand Two Hundred Forty Seven Rupees and Eighty Four Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1247.84

तारीख अमला तहसील कुनिन्दा : 22-01-2019

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

Print





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 18, 2019

पंजी प्रति

भाग वर्तमान	5	पृष्ठ संख्या	15						इस्टेट का नाम	JHARKHAND
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-01	इस्टेट का प्रकार	खेती	
मौजा का नाम	नवाडीह	होलिंग संख्या	62	तौजी संख्या		थाना नम्बर	2			

1 SRI SURESH KUMAR SINGH, पिता-LATE  
RAGUNANDAN SINGH, जाति- - एवं 2 SRI ANAND,  
पिता- SRI SURESH KUMAR SINGH, जाति- -

काल नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	नगान	सेस
1485		0 हे 16.5 डि 0 हे	सामान्तरण मुकदमा संख्या 1427/2019 - 2020	6	0
		0 हे 16.5 डि 0 हे			

कृषि सेस	कृषि सेस चान्	स्वास्थ्य सेस	स्वास्थ्य सेस चान्	कृषि सेस	कृषि सेस चान्
बकाया	साल	बकाया	साल	बकाया	साल

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

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

वपरा टेमें

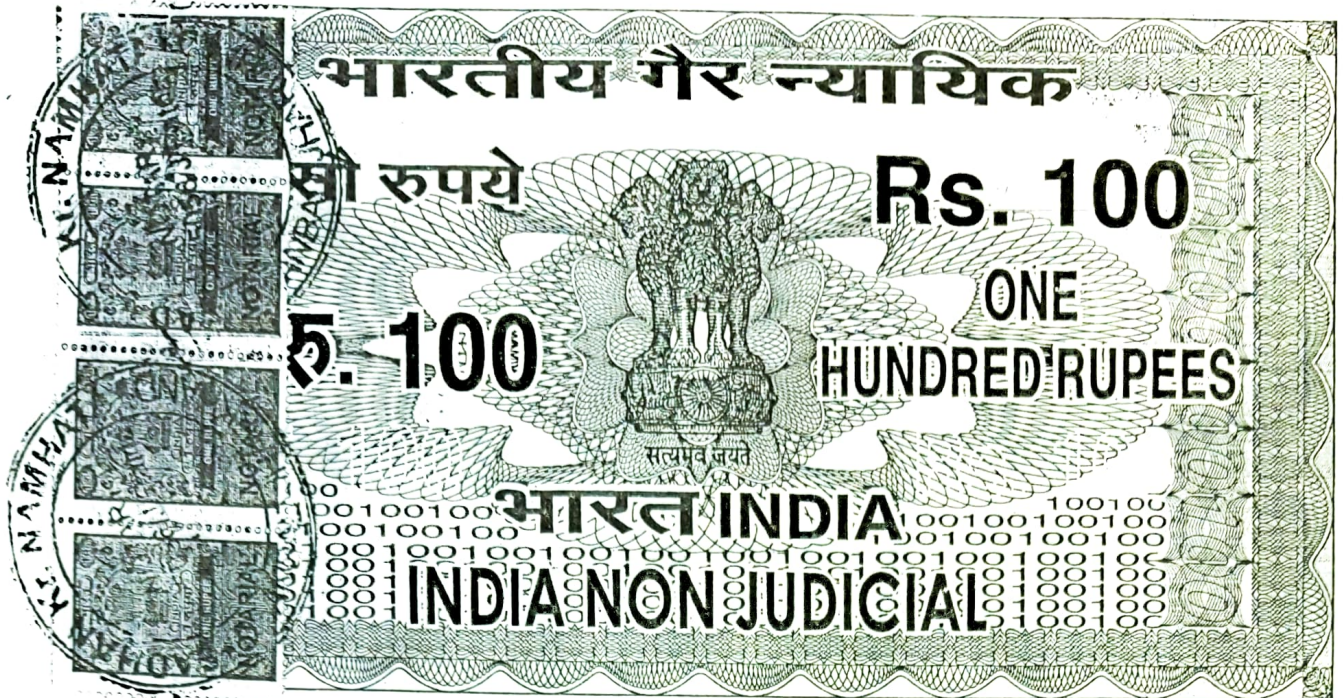


BACK

एक कम्प्यूटर जनित प्रति  
जिसमें केवल प्रती की जानकारी के लिए है  
जिसमें भी प्रत्येक की प्रतियों के लिए संबंधित अधिकारियों से संपर्क करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर वित्तक करें

र  
य

//jh



झारखण्ड JHARKHAND

NOTARY  
DHANBAD

C 432215

SI No. 09 Date 07 JUL 2014 Time 2:00 PM

Suresh Kumar Singh  
Anand

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made this the Eighteenth day of October Two thousand & Thirteen by and between:-

1. Sri **SURESH KUMAR SINGH** S/o Late Raghunandan Singh, by faith Hindu, by occupation business, residing at Kali Mandir road, Bekarbandh, P.O. & Distt. Dhanbad, Jharkhand 826001, hereinafter called and referred to as the **FIRST PARTY** of the **FIRST PART**.
2. Sri **ANAND KUMAR** S/o Shri Suresh Kumar Singh, by faith Hindu, by occupation business, residing at Kali Mandir road, Bekarbandh, P.O. & Distt. Dhanbad, Jharkhand 826001, hereinafter called and referred to as the **SECOND PARTY** of the **SECOND PART**.

NOTARY  
DHANBAD



The expression above parties hereinabove unless repugnant to the context or meaning there of shall include and always deem to have included their respective heirs, executors, administrators and / or permitted assigns and all the parties hereinabove together shall be referred to as the **PARTNERS**;

Suresh Kumar Singh  
Anand

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES MUTUALLY AGREE AND CONVENIENT WITH EACH OTHER AS FOLLOWS:-

1. That this Deed of Partnership shall have effect on and from 18.10.2013 and at will.
2. That the business of the partnership shall be carried on under the name and style of " **M/S SIGMA HOME DEVELOPERS** "
3. That the partnership business shall be Civil Contract work and Builders & Developers & general order supply and such other business and businesses as the partners may decide on mutual consent.
4. That head Office of the business of the firm shall be at Nawadih, Hiraak Road, Dhanbad, and branches shall be at such other place or places as the partners may agree upon.
5. That the necessary capital required for the smooth and proper running of the partnership business shall be contributed by all the parties and same shall be reflected in the books of account. The partner shall also get interest @ 12% per annum on their capital. Rate of interest may be changed on mutual consent of the partners
6. That all parties have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm. The said partners shall be working partners. It is hereby agreed to that in consideration of the said parties keeping themselves actively engaged in the business of the partnership firm and working as working partners, shall be entitled to remuneration.  
The remuneration payable to the said working partners shall be computed in the manner laid down or deduction under section 40(b)(v), read with Explanation 3 of the Income-tax Act, 1961 or any other applicable provision as may be in force in the income-tax assessment of the partnership firm for the relevant accounting year. Such amount of remuneration shall be distributed between the said working partners in the following proportion:

- |    |                         |                     |
|----|-------------------------|---------------------|
| A. | Shri Suresh Kumar Singh | 50 % of such amount |
| B. | Shri Anand Kumar        | 50 % of such amount |

The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case

NOTARY  
DHANBAD



Suman Kumar Singh  
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may be. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.

7. That the Net Profit after paying interest and Salary to the partners, shall be divided among the partners and the net loss born by them as follow :-

FIRST PARTY	50 % ( 50 paise in a rupee )
SECOND PARTY	50 % ( 50 paise in a rupee )

8. That at the end of every 31<sup>st</sup> March an account of the partnership business shall be taken and Profit/Loss, if any, shall be distributed amongst the partners according to their respective shares.

9. That the proper Books of accounts shall be maintained, and the partners shall be at liberty to check, inspect, copy out the same during the usual business hours.

10. That the both parties shall be entitled to draw out of the partnership business any sum or sums of money as may be mutually agreed amongst the parties and such sums to be duly accounted for on each succeeding settlement of the account and division of the profits of the partnership and any excess of drawings found on each settlement shall be refunded.

11. That both the parties shall have power to open & close and operate Banking Account for above said work in the name of the firm jointly or severally and to draw, endorse and negotiate cheques, bill or exchange and other negotiable instrument in the name of the firm and also to give valid discharge on payments received on behalf of the firm either from Government Department or other constants of the firm.

12. That both parties shall indemnify the firm for any loss caused to it by his fraud or wilful neglect in the ordinary conduct of the business of the firm.

13. That the firm shall indemnify all or any one of the partner in respect to payments made and liabilities caused by him/them on behalf of the firm :-

- i. in the ordinary and proper conduct of business.
- ii. in doing such acts in any emergency for the purpose of protecting the firm from any loss, as would be done by person of an ordinary prudence in his own case.

21/7/14  
NOTARY

DHANBAD



Suman K. Singh

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14. That both parties shall have power to:-
- Compromise, settle or relinquish any claim or portion of claim by the firm.
  - Submit tenders on behalf of the firm, receive cheques in payment of bills and grant receipts there for in Govt, or semi Govt. Deptt. .
15. That if in the best interest of the firm admission of a new partner be deemed advisable , the partners reserve their rights by mutual agreement to admit one or more partner/partners in the firm on such terms and conditions as they may then be agreed upon mutually by and between the sitting partners and the incoming partner or partners.
16. That during the continuance of this partnership no partner shall without the consent of all the other partners in writings :-
- enter into a bond or become surety for any persons in his respective capacity on behalf of the firm excepting in the ordinary course of the business of the firm .
  - withdraw any suit or proceeding filed on behalf of the firm .
  - admit any liability in a suit or proceeding against the firm.
  - lend any money belonging to the firm to any outsider.
  - relinquish or compromise any claim or a portion of any claim by the firm.
  - take a lease of or acquire immovable property on behalf of the firm.
  - transfer immovable property belonging to the firm .
  - acknowledge any debt due from the firm so as to extend the period of limitation for instituting legal proceeding against the firm .
- submit a dispute relating to the business of the firm to the arbitration.
- assign , mortgage or charge his share or interest in the firm, whole or in part , to any person other than a partner of the firm .
- That in case of death of any partner or partners the partnership business shall not stand dissolved and the heir or heirs of the deceased partner/partners shall be deemed to be a partner/partners on and from the date of death of such partner/partners and the partnership shall stand reconstituted ipso facto. .

NOTARY  
DHANBAD





Suresh Kumar Singh  
Araud

18. That in the event of any partner desiring to retire from the partnership business, they shall give to the other partners three month's notice in writing where upon the proper and amicable adjustment and settlement of accounts may be made in presence of partners and the retiring partner.

19. That the firm shall be dissolved with consent of all the partners for any reason whatsoever.

20. That after dissolution of the firm the partners shall cause a full and accurate inventory to be prepared of the affairs of the partnership taking into account all the assets of the firm including goodwill and also all liabilities, if any.

21. That at any time within 30 days of the taking of the decision by the partners to dissolve the partnership any partner or partners may elect to take the business of the firm including all assets, liabilities as well as goodwill at a value determined by the mutual consent of the partners and in such event he or they shall make payment to the other partners of their shares capital along with shares in the profit of the firm or the share of value so determined by the mutual consent of all the parties.

22. That in all matters not specifically mentioned herein the relationship of the partners shall be governed by the provisions of the Indian Partnership Act, 1932.

23. That all disputes and questions in connection with partnership or this Deed arising between the partners or between any one of them and the legal representatives of the other or others or between their respective legal representative and whether during or after the partnership shall be referred to the arbitration of two arbitrators one appointed by each party of this partnership deed and the decision of the arbitrators shall be final and binding on all the partners and their representatives.

IN WITNESSES WHERE OF THE PARTIES, HERETO, PUT THEIR RESPECTIVE SIGNATURES ON THIS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

Pawan Kumar Singh  
Katrungach Attarwal  
Ashutosh Kumar Singh  
Bekar Bandh, Dhanbad

SIGNATURES:

1. S. K. Singh  
Suresh Kumar Singh  
Araud



NOTARY  
DHANBAD

BY  
P. P. Advocate  
02.7.11