

1322

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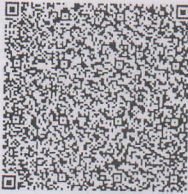


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH16050673732731R
Certificate Issued Date	: 12-Apr-2019 03:44 PM
Account Reference	: NONACC (BK)/ jhcbibk02/ KODERMA/ JH-KD
Unique Doc. Reference	: SUBIN-JHJHCBIBK0220708551441240R
Purchased by	: SANJAY SHARMA
Description of Document	: Article 23 Conveyance
Property Description	: MOUZA TELAIYA PS TELAIYA THANA NO 244 DIST KODERMA
Consideration Price (Rs.)	: 4,50,000 (Four Lakh Fifty Thousand only)
First Party	: PRAVEEN KUMAR SUKHANI
Second Party	: SANJAY SHARMA
Stamp Duty Paid By	: SANJAY SHARMA
Stamp Duty Amount(Rs.)	: 18,000 (Eighteen Thousand only)



Please write or type below this line.

Sale 450000/- Amount 2.31 Dec 11 of P.S Telaiya Har
18000/-

भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 के खंड 23 के अधीन यथावत्
स्टाम्प-सहित (या स्टाम्प शुल्क से
विशेष या स्टाम्प शुल्क अपेक्षित नहीं।

मि. प्र. प्रदाधिकारी

16-04-19

my
16-4-19

fees

AM 13500
Bala 3100
AT Fee 1000
13504.00

PR / Sukhani

0010885673

Statutory Alert:

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

जिसपर लेख्यकारी के दादी वो माता-पिता अपने जीवनकाल तक उक्त सम्पति पर दखलकार रहे वो दादी वो माता-पिता के स्वर्गवास कर जाने के बाद इकलौता वारीस लेख्यकारी उक्त सम्पति पर शांतिपूर्वक कायम काबिज दावा दखलकार हुए वो अभी भी है जो लेख्यकारी आज तारीख में अपने हक हिस्सा एवं दखल कब्जा की जमीन साथ लेख्यधारी श्री संजय शर्मा को बिक्री करते हैं वो लेख्यधारी को उक्त सम्पति पर दखलकार घोषित करते हैं, सब रजिस्ट्री कोडरमा जिला रजिस्ट्री वो जिला कोडरमा, हसब प्लॉट रकवा चौहदी जैल है।

बिक्रय सम्पति का पूर्ण विवरण

मौजा तिलैया थाना नं० 244 वार्ड नं० 14, थाना तिलैया जिला कोडरमा।

खाता नं० 1213 बारह सौ तेरह। होल्डिंग नं०-0140000475000A1

प्लॉट नं० 7164 सात हजार एक सौ चौसठ कुल रकवा 32 डी० के मधे बिक्री रकवा 2.31 दो दशमल तीन एक डीसमील यानी 1006 वर्गफीट जमीन परती।

जिसका वर्तमान चौहदी:-

उतर- 16' फीट चौड़ा जमीन नीज लेख्यकारी ।

दक्षिण- श्री नवलकिशोर दारूका।

पूरब- नीज लेख्यकारी।

पश्चिम- नीज लेख्यकारी वाके है।

जिसका पैमाईश माप इस प्रकार हैं:- A TO B - 31'0" B TO C - 32'6"
C TO D - 31'0" D TO A - 32'6"

जमा खाता- 1 एक, जमा प्लॉट - 1 एक, जमा बिक्री रकवा- 2.31 दो दशमल तीन एक डीसमील यानी 1006 वर्गफीट जमीन ।

बिक्रय सम्पति का नक्शा दस्तावेज के साथ संलग्न है जिसमें बिक्रय सम्पति को लाल रंग से दर्शाया गया है।

बिक्रय जमीन आवासीय सम्पति है जो अन्य मार्ग में अवस्थित हैं।

बिक्रय सम्पति गैरमजरूआ नहीं है।

विवरण:- यह कि लेख्यकारी अपने उक्त वर्णित सम्पति को बिक्री करना चाहते थे जो पता लगने पर लेख्यधारी उक्त वर्णित सम्पति को खरीदने के लिए तैयार हो गये तब चन्द मानिनद व्यक्तियों के बीच उक्त सम्पति का मूल्य मोवलग 4,50,000/रूपया में तय हुआ जो कि उक्त तय मूल्य दोनों पक्षों को मान्य है।

इसलिये लेख्यकारी साथ लेख्यधारी से आज के तारीख में उक्त सम्पति का वाजिब कीमत मोवलग 4,50,000/रूपया में से मोवलग 3,00,000/रूपया आई० डी० बी० आई० बैंक शाखा झुमरी तिलैया के चेक संख्या 020556 के माध्यम से भुगतान प्राप्त किये वो मोवलग 1,50,000/रूपया आई० डी० बी० आई० बैंक शाखा झुमरी तिलैया के चेक संख्या 020559 के माध्यम से भुगतान प्राप्त कर मवाजी रकवा 2.31 दो दशमल तीन एक डीसमील यानी 1006 वर्गफीट जमीन बेचा वो वरैला कलामी किये वो लेख्यधारी को खास दखल दे दिये वो हमेशा के लिए सुपूर्द किये।

जिस प्रकार का हक हकूक दावा दखल वास्ता सरोकार लेख्यकारी मय वारीसान का था या आइन्दे होता सो सभी प्रकार का हक हकूक दावा दखल वास्ता सरोकार लेख्यधारी मय वारीसान को किये उपरोक्त खरीदगी सम्पति पर लेख्यधारी खास दखलकार होकर वो रहकर अपने सुविधानुसार उसका उपयोग किया करें।

PK/Mulhami

PK/Mulhami
15/11/19

गोपि
15/11/19
15/11/19

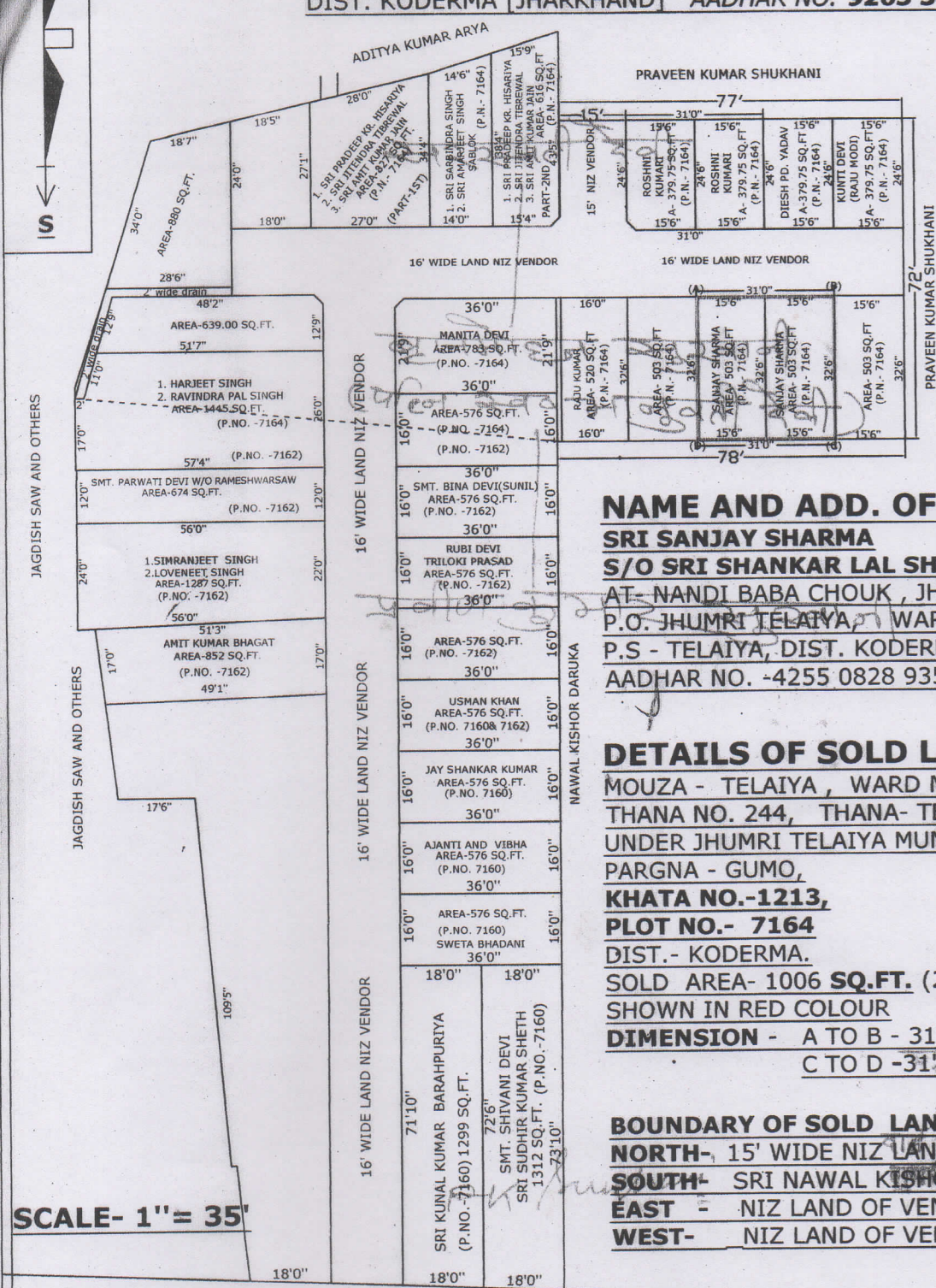
NAME AND ADD. OF VENDOR:-

SRI PRAVEEN KUMAR SHUKHANI S/O LT. BRIJ MOHAN SUKHANI

AT-TARATAND ROAD WARD NO. -14,

P.O- JHUMRI TELAIYA, P.S- TELAIYA,

DIST. KODERMA [JHARKHAND] AADHAR NO. 9265 5460 7754



NAME AND ADD. OF VENDEE:-

SRI SANJAY SHARMA

S/O SRI SHANKAR LAL SHARMA

AT- NANDI BABA CHOUK, JHUMRI TELAIYA

P.O. JHUMRI TELAIYA, WARD NO.-12

P.S - TELAIYA, DIST. KODERMA (JHARKHAND)

AADHAR NO. -4255 0828 9358

DETAILS OF SOLD LAND

MOUZA - TELAIYA, WARD NO.-14

THANA NO. 244, THANA- TELAIYA,

UNDER JHUMRI TELAIYA MUNICIPALITY,

PARGNA - GUMO,

KHATA NO.-1213,

PLOT NO.- 7164

DIST.- KODERMA.

SOLD AREA- 1006 SQ.FT. (2.31 DEC.)

SHOWN IN RED COLOUR

DIMENSION - A TO B - 31'0"

B TO C - 32'6"

C TO D - 31'0"

D TO A - 32'6"

BOUNDARY OF SOLD LAND:-

NORTH- 15' WIDE NIZ LAND OF VENDOR

SOUTH- SRI NAWAL KISHOR DARUKA

EAST - NIZ LAND OF VENDOR

WEST- NIZ LAND OF VENDOR

SCALE- 1" = 35'

SIGN. OF VENDOR

DRWAN BY

P.K. Sukhani

[Signature]

**dimension may be
- or + 1" or 2"**



Document Registration Summary 1

Date : -16-Apr-2019

- Government/Market Value: ₹410300/-
- Transaction Amount: ₹450000 /-
- Paid Stamp Duty: ₹18000 /-

On Date 16-04-2019 Presented at SRO - Koderma
Signature of Presenter

SRO - Koderma

Receipt : 117550

Receipt Date : 16-04-2019

Presenter Name: -

Stamp Duty	₹18000
A1	₹13500
LL	₹3
PR	₹1
SP	₹630

Total	₹32134
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	18000	18000	0	E-STAMP	SANJAY SHARMA	Certificate Number : IN-JH16050673732731R	18000
A1	13500	13500	0	GRAS	PRAVEENKUMARSUKHANI	GRN Number : 1900970538 DEPT Transaction Id : 4e506a5bab20c4605d0e Transaction Type	13500
LL	3	3	0	GRAS	PRAVEENKUMARSUKHANI	GRN Number : 1900970538 DEPT Transaction Id : 4e506a5bab20c4605d0e Transaction Type	3
PR	1	1	0	GRAS	PRAVEENKUMARSUKHANI	GRN Number : 1900970538 DEPT Transaction Id : 4e506a5bab20c4605d0e Transaction Type	1
SP	630	630	0	GRAS	PRAVEENKUMARSUKHANI	GRN Number : 1900970538 DEPT Transaction Id : 4e506a5bab20c4605d0e Transaction Type	630
Sub Total	32134	32134	0				

Article : Sale Deed Number of Pages : 42

Signature of Operator

Signature of Head Clerk

16-04-19
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Koderma

District Name :- Koderma

State Name :- Jharkhand

Deed Endorsement

Token No :- 2019000016669

Deed Type	Sale Deed
Number of Pages	42
Fee Details	Stamp Duty - Rs. 18000, A1 - Rs. 13500, LL - Rs. 3, PR - Rs. 1, SP - Rs. 630.
Property No.	1
Valuation Details	Value :- Rs.410210/- , Transaction Amount :- Rs.450000/-
Property Details	District :- Koderma , Tehsil :- Jhumri Telaiya Nagar Parishad , Village Name :- Telaiya Ward No - 14 Location :- Other Road, Telaiya Ward No. - 14 Property Boundaries :- East: Nij Lekhyakari, West: Nij Lekhyakari, South: Nawal Kishor Daruka, North: 16 Feet Wide Land Nij Lekhyakari Volume Number - 45Page Number - 116Holding Number - 0140000475000A1Khata Number - 1213Plot Number - 7164 Area Of Land - 2.31 Decimal

Sh./Smt.Praveen Kumar Sukhani s/o/d/o/w/o Late Brij Mohan Sukhani has presented the document for registration in this office

today dated :- 16-Apr-2019 Day :- Tuesday Time :- 17:21:45 PM



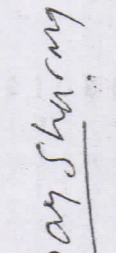


Praveen



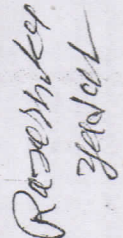
Kumar Sukhani(Individual)

Party Name	Document Type	Document Number
Praveen Kumar Sukhani	PAN/UID	929654607754

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Praveen Kumar Sukhani Address1 - Taratand, Jhumri Telaiya, Ward No. 14, Ps. - Telaiya, Koderma, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Praveen Kumar Sukhani Address:- Ward NO-08, Near Tara Tand Durga Mandap, Tara Tand Road, Jhumri Telaiya, Jhumri Telaiya, Koderma, 825409, Jharkhand, India		SELLER Age:55			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	Sanjay Sharma Address1 - Nandi Baba Chowk Jhumri Telaiya, WARD No. 12, Ps.- Telaiya, Koderma, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Sharma Address:- 49a, near nandi baba chowk, darji muhaLLA, PS- JHUMRI TELAIYA, JHUMRI TELAIYA, Koderma, 825409, Jharkhand, India		PURCHASER Age:45			

Identification:

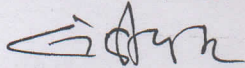
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Rajesh Kumar Yadav S/o-D/o Late Kishun Yadav Address1 - Nawada Basti Ward No. 19, Ps.- Telaiya, Koderma, Address2 - Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vikash Kumar Address1 - Addi Banglow Ward No. 15, Ps.- Telaiya, Koderma, Address2 - Jharkhand			

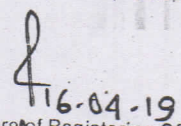
Signature of Operator



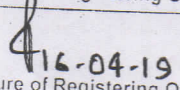
Seal and Signature of Registering Officer

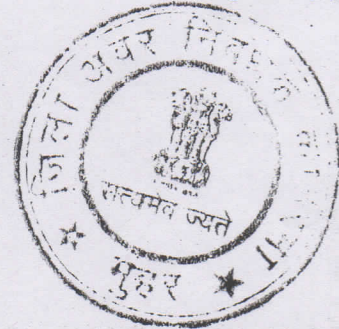
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Praveen Kumar Sukhani), has/have admitted the execution before me. He/ She/ They has / have been identified by (Rajesh Kumar Yadav) Son/Daughter/Wife of (Late Kishun Yadav) resident of (Nawada Basti Ward No. 19, Ps.- Telaiya, Koderma) and by occupation (Agriculture/ Cultivation)


16-04-19
Signature of Registering Officer

Date - 16-Apr-2019


16-04-19
Seal and Signature of Registering Officer



Land measurement, Sub Part and House No.	Property Boundaries East: Nij Lekhyakari, West: Nij Lekhyakari, South: Nawal Kishor Daruka, North: 16 Feet Wide Land Nij Lekhyakari
Area	Land area : 2.31 Decimal
Other Description of the Property	Pin Code - 825409
Government/Market Value	410209.8
Transaction Amount	450000

SELLER	-Mr. Praveen Kumar Sukhani, Address - Taratand, Jhumri Telaiya, Ward No. 14, Ps.- Telaiya, Koderma- ,Father/Husband Name Late Brij Mohan Sukhani , PAN No.- ,Permission Case No.- , Aadhaar No. *****7754
PURCHASER	-Mr. Sanjay Sharma, Address - Nandi Baba Chowk Jhumri Telaiya, Ward No. 12, Ps.- Telaiya, Koderma- ,Father/Husband Name Shankar Lal Sharma , PAN No.- ,Permission Case No.- , Aadhaar No. *****9358

Witness Information	Mr. Vikash Kumar , Address - Addi Banglow Ward No. 15, Ps.- Telaiya, Koderma- ,Father/Husband Name -Gopal Prasad
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Identifier Details	Mr. Rajesh Kumar Yadav , Address - Nawada Basti Ward No. 19, Ps.- Telaiya, Koderma- ,Father/Husband Name -Late Kishun Yadav
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Property Id:72544		
Fee Rule:Sale Deed		
1	Stamp Duty	18,000

Property Id:72544		
Fee Rule:Sale Deed		
1	A1	13,500
2	LL	
3	PR	630
4	SP	14,130
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.

राजू कुमार यादव

Deed Writer / Advocate

Sanjay Sharma

Vendee / Claimant

DR. Suresh Chandra

Vendor / Executant

Token No.: 20190000016669


CERTIFICATE

Office of the SRO - Koderma

This **Sale Deed** was presented before the registering officer on date **16-Apr-2019** by **Praveen Kumar Sukhani, S/O, D/O, W/O Late Brij Mohan Sukhani** resident of Taratand, Jhumri Telaiya, Ward No. 14, Ps.- Telaiya, Koderma ,.

This deed was registered as Document No:- **2019/KOD/1327/BK1/1298** in Book No :- **BK1**, Volume No :- 81 from Page No :- 283 to 324 at, office of **SRO - Koderma**

Date:- **16-Apr-2019**


16-04-19
Registering Officer