

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH09356134275201Q

27-Apr-2018 04:13 PM

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

SUBIN-JHJHSHCIL0113137138994107Q

ARUN KUMAR SINGH

Article 33 Gift

IMMOVABLE PROPERTY

1,26,000

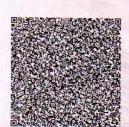
(One Lakh Twenty Six Thousand only)

ARUN KUMAR SINGH

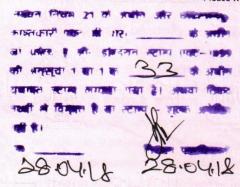
DHANBAD NAGAR NIGAM

ARUN KUMAR SINGH

(Seven Thousand Nine Hundred And Fifty only)



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





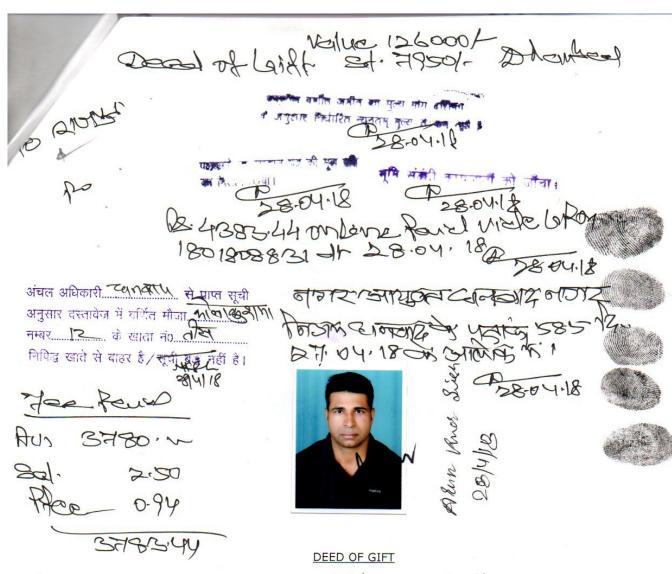
0001789503

Statutory Alert:

- 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.

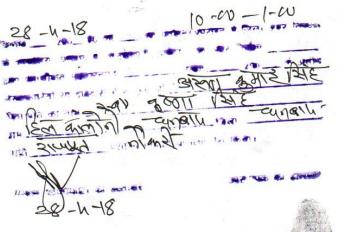
 3. In case of any discrepancy please inform the Competent Authority.



THIS DEED OF GIFT is made this the 28th day of April Two Thousand Eighteen, By **SRI ARUN KUMAR SINGH** Son of Late Krishna Singh. by Faith Hindu, by caste Rajput, by occupation Service, resident of 10/BN/RPSF, Hill Colony, P.S. and District Dhanbad, hereinafter called and referred to as the DONOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors executors, administrators, representatives and assigns) of the ONE PART.

AND IN FAVOUR OF

DHANBAD NAGAR NIGAM, hereinafter called and referred to as the DONEE (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its administrators, legal representatives in office and assigns) of the OTHER PART. (Represented through its authorized signatory **SRI BHABATARAN MAHATO** Son of Jagdish Mahato, by faith Hindu, by occupation Service, Resident of C/O Dhanbad Nagar Nigam, Luby Circular Road, P.S. and Dist. Dhanbad).





Alun Wer Siza 28/4/12











WHEREAS, the donor hereto is the absolute owner of 3 Kathas of land at Mouza Kalakushma, Mouza No.12, appertaining to Khata No. 30 (Thirty), Plot No. 1969, (New Survey Plot No. 2703), which was purchased by the donor hereto by virtue of a Registered Deed of Sale, being sale deed No. 1512 dated 15.04.2017, Registered at Dhanbad Sub-Registry office, and entered in Book No. I, Volume No.98, pages 395 to 436 for the year 2016; And

WHEREAS, ever since the date of purchase the donor hereto has been in peaceful possession over the said land, and got her name muted vide order passed in Mutation Case No. 290R27/2017-18/Dhanbad, and paying rent under Volume No. 2, page No. 1 of Register II at Dhanbad Circle office; And

AND WHEREAS, the donor applied for Sanction of Plan for construction of his residential house to Dhanbad Nagar Nigam, and for sanction of plan Dhanbad Nagar Nigam needed 20 feet wide road in front of the land of donor, as per Jharkhand building Bye Laws 2016, but the road width in front of done is only 16 feet, so for widening the road width the donor hereby gifting 19.127 Sq.Mt. or to say 205.88 Sq.ft. of land to the donor, as per norms of Dhanbad Nagar Nigam;

NOW, THIS DEED OF GIFT WITNESSETH: -

- 1. That the donor by this deed of gift while in enjoyment of sound health and intellect without any reluctance has voluntarily conveyed absolutely and forever and transferred all of his right, title, interest and possession in and over the below mentioned schedule land in favour of the donee TO HAVE AND TO HOLD the same as beneficial owner.
- 2. That the donor has delivered possession of the gifted property unto the donee and the donee who has taken possession by accepting the gift, and henceforth neither the donor nor his heirs and successors shall have any claim or demand or share in the property hereby gifted.



= 3 =

- 3. That the donee shall from this day, use, held and enjoy the said property absolutely and forever and enjoy the said property by various ways, i.e. by living thereon, or otherwise as per his accord, together with right, benefits, easements, title, interest which the donor hereinbefore had been enjoyed.
- 6. That the Stamp duty and Registration fees has been paid as per present market value of the schedule property, which comes to Rs.1,26,000/- (Rupees One Lac Twenty Six thousand) only.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Kalakushma, (Mouza No.12), under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Kalakushma, Mouza No.12, appertaining to Khata No. 30 (Thirty), Plot No. 1969, (New Survey Plot No. 2703), out of which measuring an area 3 Kathas or to say 4.95 Decimals (Three kathas or to say four point nine five decimals) of land purchased by the donor and out of which measuring an area 19.127 Sq. Mt. or to say 205.88 Sq.ft. or to say 0.47 Decimals of land is hereby gifted by this gift deed, (which is residential land and situated under subsidiary road), being butted and bounded as under:-

North:

Existing 13 feet wide road.

South:

Owner's Plot.

East:

Owner's own plot.

West:

Plot No. 1963.

IN WITNESS THE DONOR HERETO HAVE SET AND SUBSCRIBED HIS HANDS OUT OF HIS OWN FREEWILL AND CHOICE ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

= Alin Mar Sier 28/4/18

Witnesses: -

I, the Donee hereby accept this Gift

Signature of the Donee.

28/4/18

1. Sund Kumar Ram

STO Mukharam Rom VILL-Sonharda, post-Bhuwal Chark OIST-Ghuzipur (O.P.) 232336

2. Judhistlmig Mallian Spokale Kali charan Malliak, Hisabur Dhawbad,

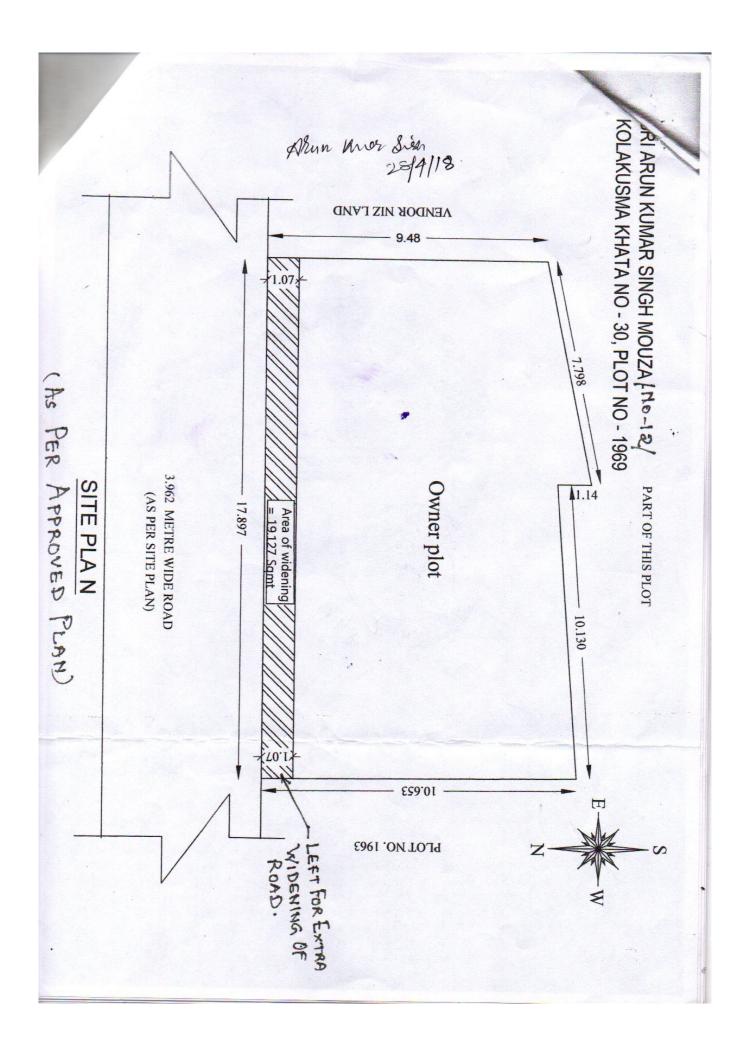


Bhabatarn Mehito

Certified that the finger prints of the left hand of the Donor and Donee whose photograph

is affixed in the document have been duly obtained before me :-

De No. 02 Page 4 of 4



DHANBAD MUNICIPAL CORPORATION

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (३) के अन्तर्गत स्वनिर्धारित किये गये संस्पती कर की सूचना।

Memo No.: 143635280418111854

: 28-04-2018 पंजाती : 4 2016-2017

श्री।श्रीमती/सुश्री: ARUN KUMAR SING

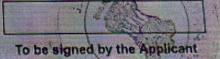
मोहल्ला : WARD NO-23 KORA DHANBAD, 826001

9435397833

MICIPAL CORPO 9000M0 वार्ड सं. 23 हआ है, आपके एतद दवारा आपको ा जाता है कि आपका गया गृह सः - 0 स्व- निर्धारण घोषणा पत्र वे र वार्षिक किराया मृल्य ०/- रू. निर्धारित वि इसके अनुसार प्रति तिमाई प्रकार होगा।

	a	स्व-निर्धारित	कर की सूचना	Z
क्रम सं.		Particulars	15	Amount (In Rs.)
1.	गृह कर		1	74.00
2.	जल कर		048	0.00
3.	शीधालय कर		OV	0.00
4.	विजली कर			0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की	व्यवस्था नहीं होने के कार	ण)	0.00
	कुल रा	शि (प्रति तिमाही)		74.00





- 1. कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Webste, www.jhankhandsuda.nej पर प्रदर्शित है।
- 2. निवसावली कडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पति कर कर 50% होगा। हिटायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित को तथा अतिरिक्त गृह कर से राहत पाये ।
- 3. पत्चेक वित्तीय वर्ष में सम्पति कर का भूगतान बेमासिक देव होगा
- 4. यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान विस्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियालय दी जाएगी।
- 5. किसी देय पृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं पुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण स्थान देय होगा।
- 6. यह कर निर्धारण आपके स्व-निर्धारण पर्व की गई प्रोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -राह-घोषणा पत्र की स्थानीय जांच यथा समय निगम कता सकती है एव तरव गलत पाए जाने पर नियमावली कंदीका 13,2 के अनुसार निर्धारित शास्ति (Fina) एवं अंतर हाशि देय होगा।
- 7. DHANBAD MUNICIPAL CORPORATION द्वारा संगीत इस सम्पति कर इन इमरतीढाची को कोई करनूनी हैसियल प्रदान नहीं करता है और/या न ही अपन मालिकी / द्यासकार की कोई करनूनी अधिकार प्रदान करता है।
- 8 जनर आपके तमें होत्दिन नेजी का आखिरी जेक 5/67/8 है तो यह विशिष्ट संरपनाओं की श्रेणों के अन्तर्गत माना उनमेगा ।

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

. 180v री

। नाम मौजा मय

याना नम्बर

फरद मलकी / फरद रैयती नाम रैयत मय वितदयत जमाबन्दी

Page No. 1 Vol. No.

वो सकुनत नम्बर। Receipt No.: 1508339439

द | कोलाकुशमा | 12 | अरुण कुमार सिंह

खाता संख्या		
	खेसरा संख्या	रकबा (एकड में)
713	2703	
		0 एकड़ 4.95 डिसमील 0 हेक्टर

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

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

मांग	बावत ।	सालाना	बकाया				
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	हाल (2017-2018
माल	(नकदी)	3.00					+
गुजारी	(भावली)	0.75					3.00
सेस		1.50					0.75
सूद							1.50
मुतफरकात		1.50					1.50
मीजान		0.60			1		0.60
all Olfel		7.35					7.35

तफसील अदायकारी

अदायकारी	बाह्य	1831	बकाया			मोतालबा	
2		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	हाल (2017-2018)	फाजिल
माल	(नकदी)	13 /3 *				3.00	
गुजारी	(भावली)	7/1/2					
सेस		1 1 1 1 1				0.75	
सूद		THE PARTY OF THE P				1.50	
						1.50	
मुतफरकात ्		1 4					
मीजान अदायकारी						0.60	
						7.35	

- (१) मीजान कुल (लफ्जों में) : Seven Rupees and Thirty Five Paise
- (२) नाम देहिन्दा -
- (३) क्ल बकाया- 7.35

तारीख अमला तहसील कुनिन्दा : 18-10-2017

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



यह एक कम्पयुटर 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 नामांतरण शुद्धि-पत्र



राजस्व कर्मचारी हराका-02 को आसरथक कार्यवाही एवं सूचनार्थ हस्ता यह एक कन्यूटर जनित प्रति है यह प्रथन केवल प्रार्थों की जानकारी के लिए है इसका उपयोग किसी भी -यायालय में साक्ष्य के रूप में नही किया जा सकता है।	क्रेता का नाम : (अरुण कुमार सिंह पिता-स्व कृष्णा सिंह , जाति-राजपुत, पता-हील कालोनी घनबाट)	280 285 /R27 2017	क्रमिक संख्या केस न	उस्टेट का नाम	
को आ को आ कारी के लिए	कृष्णा सिंह	280 /R27 2017 - 2018		धनबाद	
को आवश्यक कार्यवाही एवं सूचनार्थं हस्तान्तरित। के लिए है में साक्य के रूप में नहीं किया जा सकता है	जाति-राजपुत, पता-ह	कोलाकुशमा/ 12	मौजा का नाम/ राजस्व थाना न		
दूचनार्थं हस्तान्तरित जा सकता है	िल कालोनी धनबाद	इरिया	थाना का नाम	- - - -	
		(अंचलाधिकारी) 10/18/2017	स्वीकृत द्वारा और तिथि	अनुमंडल नाम धन भाग वर्तमान(VOL) 2	
	जमाबंदी रैयत का नाम : प्रवीर कुमार बनर्जी -पिता- स्व सुशील कुमार बनर्जी	By Sale Deed No. 1512 Dated 15/04/2017	परिवर्तन प्रकार	धनबार	नामातरण शुद्ध-पत्र
Approved By: PRAKAS अंचलाधिकारी धनबार	ार बनर्जी	713 1 3063	अभिधृत जिसमें नामांतरण संबंधित है खाता न. भाग वर्तमान पृष्ठ संख्या वर	अर्चल का नाम पृष्ट संख्या वर्तमान	
PRAKASH KUMAR	बिक्रेंता का नम : Prabir Kumar Banerjee , भिना-Late Sushil Kumar Banerjee, जावे- ब्रह्मण, पत्त-Dhanbad	713 2703 4.95 डिसमील	अभिषृत जिसमें नामांतरण संबंधित है कारोबार विस्तृत सूचना खाता नं. भग वर्तमान पृष्ठ संख्या वर्तमान खाता नं. प्लीट नं. क्षेत्रफल स्मान	धनबाद हल्का हलका-02	CRSLP91285 10/18/2017
d Saved	ਪ Banerjee, ਘਾਕੇ-	10/18/2017 (अंचलाधिकारी)	र्गनस्य 2 अद्यतन तिथि अभयुक्ति	nas PSA	回题是他

RPTCO911512 18-Oct-2017

तिथि Oct 18 2017

आदेश



2017 -

नामान्तरण मुकदमा संख्या -->

280 R27/ 2018 /धनबाद

अभिलेख आज प्रस्तुत किया गया। क्षेत्रिय कर्मचारी ने अंचल निरीक्षक के माध्यम से प्रतिवेदन समर्पित किया। प्राप्त प्रतिवेदनानुसार आवेदित जमीन मौजा कोलाकुशमा थाना झरिया

खाता	प्लाँट	रकवा	
713	2703	0 एकड़,4.95 डिसमील, 0हेक्टर	

का बिक्रेता

विक्रेता का नाम	रिश्ता	अभिभावक का नाम
Prabir Kumar Banerjee	पिता	Late Sushil Kumar Banerjee

हैं जिन्होंनें निवंधित बिक्री, बिक्री-केवाला संख्या/शपथ पत्र 1512 दिनांक Apr 15 2017 के द्वारा आवेदक को बिक्री किए हैं। उक्त जमीन का खतियानी / जमाबंदीरैयत

रैयत का नाम	रिश्ता	अभिभावक का नाम
प्रवीर कुमार बनर्जी	पिता	स्व सुशील कुमार बनर्जी

वर्तमान जमीन पर आवेदक का दखल है। सर्वसाधारण सूचना का तामिला प्रतिवेदन प्राप्त हुआ। किसी ने कोई आपत्ती नहीं की है। क्षेत्रिय कर्मचारी / अं/नि. ने आवेदित भूमि का नामान्तरण आवेदक के नाम से करने हेतु अनुशंसा किया है।

अत: वार्षिक लगान <u>3रुपये</u> अलावे सेस के साथ नामान्तरण स्वीकृत किया जाता है।

शुद्धि पत्र हस्ताक्षरित कर निर्गत किया जाता है | l ह0 कर्मचारी पंजी ll में आवश्यक संशोधन के पश्चात एक प्रति कार्यालय में वापस करें।

Digitally Signed by : PRAKASH KUMAR

अंचलाधिकारी धनबाद



Jhar Registry Dashboard Government Of Jharkhand

Issue Token				Maximum [*]	Token Issue	Time : 2 PM
Presenter/Executan	it's Name					
Arun Kumar Singh						
Token For						
Registry						
Payment Mode						
Online	AFUN KUMAR SINGS					
Counter No						
1						
Online Application I	D (If Any)					
190579						
Verify On-line Paymen e-Stamp Certificate I Enter e-Stamp no	nt ViewDeed (http://172.16.2 No. (If Any)	0.229/OnlineAppointr	ment/Details.aspx?ld	=d8c10b1e-9710-4	7eb-8015-31c	75215567e)
Verify Issue Token						
Payment is done of Re	s. 4383.44 on 28/04/2018 with Verification Details ()		42801411 & GRN No.	- 1801808831 & St	atus - SUCCES	SS

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N-JH09356134275201Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH09356134275201Q
CertificateIssuedDate: 27-Apr-2018 04:13 PM

AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB UniqueDocReference: SUBIN-JHJHSHCIL0113137138994107Q

Purchasedby: ARUN KUMAR SINGH

DescriptionofDocument: Article 33 Gift

PropertyDescription: IMMOVABLE PROPERTY

ConsiderationPriceRs: 1,26,000

FirstParty: ARUN KUMAR SINGH
SecondParty: DHANBAD NAGAR NIGAM
StampDutyPaidBy: ARUN KUMAR SINGH

StampDutyAmountRs: 7,950



Token No.24Token Date: 4/28/2018 Party Name: Arun Kumar Singh

Father/Husband Name:Late Krishna Singh

(Doner)

10/Bn/Rpsf, Hill Colony , Ps & Dist- Dhanbad

Deed Type: Gift Deed

Party Details	
Name:	Arun Kumar Singh
Gender:	M Aballaran Hahito
DOB:	10-03-1974
C/o:	S/O: Krishna Singh
District:	Siwan
House/Building No.:	Ranchi
Locality:	Talimapur
Pincode:	841407
Post Office:	834001
State:	Bihar G.P.
Village/Town/City:	Talimapur
Aadhaar No:	xxxxxxx8434
Photo:	

Registering Officer

Alm Uner Sin Party Signature

Operator's Signature



Token No.24Token Date: 4/28/2018

Party Name: Dhanbad Nagar Nigam Rep. Through Its Authorized Signatory Bhabataran

Mahato

Father/Husband Name: Jagdish Mahato

(Donee)

C/O Dhanbad Nagar Nigam , Luby Circular Road , Ps & Dist- Dhanbad

Deed Type: Gift Deed

Party Details	
Name:	Bhabataran Mahato
Gender:	M
DOB:	22-01-1977
C/o:	S/O Jagadish Mahato
District:	Ranchi
House/Building No.:	koyal enclave, block-a, flat no-19
Locality:	lalpur
Pincode:	834001
Post Office:	Ranchi G.P.O.
State:	Jharkhand
Village/Town/City:	Ranchi G.P.O.
Aadhaar No:	xxxxxxxx8586
Photo:	

Registering Officer

Party Signature

Operator Signature



Token No.24Token Date: 4/28/2018 Party Name: Sunil Kumar Ram

Father/Husband Name:Mukharam Ram

(Identifier)

- Sonharia, Gazipur, (U.P)

Deed Type: Gift Deed

Party Details	
Name:	Sunil Kumar Ram
Gender:	M
DOB:	15-03-1977
C/o :	S/O: Mukharam Ram
District:	Ghazipur
House/Building No.:	o and put
Locality:	
Pincode:	232336
Post Office:	Bhuwalchak
State:	Uttar Pradesh
Village/Town/City:	Sonharia
Aadhaar No:	xxxxxxxx7179
Photo:	Mindana (117)

Registering Office

Party Signature Suri Kumer Ram

Operator's Signature



जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

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धनबाद

Token No.24 Token Date: 28/04/2018 Serial/Deed No./Year :2949/2723/2018 Deed Type: Gift Deed

SN.	Party Details	Photo	Thumb
1	Arun Kumar Singh Father/Husband Name:Late Krishna Singh (Doner) 10/Bn/Rpsf, Hill Colony , Ps & Dist- Dhanbad		
2	Dhanbad Nagar Nigam Rep. Through Its Authorized Signatory Bhabataran Mahato Father/Husband Name: Jagdish Mahato (Donee) C/O Dhanbad Nagar Nigam, Luby Circular Road, Ps & Dist- Dhanbad		
3	Sunil Kumar Ram Father/Husband Name:Mukharam Ram (Identifier) Sonharia, Gazipur, (U.P)		

Book No.	I
Volume	219
Page	525 To 564
Deed No	2949 / 2723
Year	2018
Date	28/04/2018
	Registering Officers
	Registering Officer

Signature of Operator