





Raiyat Ghat, Shambad, 1,60,000/-, ST-101001/  
Receipts. 5403.44 paid vide GRN- 1803073058 dt  
28.10.18.

भूमि संबंधी कागजातों को जांचा.

मिलाल वणीत जमीन का मूल्य माग किया।  
अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है।

पक्षकारों का पहचान पत्र की मूल प्रति का मिलान किया।

अंचल अधिकारी चण्डी से प्राप्त सूची  
अनुसार चण्डी में वर्णित मीठा चण्डी  
नम्बर 51 के खाता नं० शामबा  
निषिद्ध खाते से जोहर है/सूची बद्ध नहीं है।  
26/10/18

Receipt paid  
Mo 4800.00  
Sal 2.50  
P.fee 0.94  
4803.44  
26/10



Shubham Barnwal

26/10/18



DEED OF GIFT

THIS DEED OF GIFT is made this the 26th day of October. Two Thousand Eighteen, By **SRI SHUBHAM BARNWAL** Son of Sri Dharmendra Prasad Barnwal, by Faith Hindu, by caste Barnwal (Bania), by occupation Business, resident of Nawadih, P.O. & P.S. Nawadih, Dist, Bokaro, 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 his 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

= 2 =

Shubham Barwal  
26/10/18

of Jagdish Mahato, by faith Hindu, by occupation Service, Resident of C/O Dhanbad Nagar Nigam, Luby Circular Road, P.S. and Dist. Dhanbad) of the OTHER PART.

WHEREAS, the donor hereto is the absolute owner of 2.84 Decimals of land at Mouza Dhanbad, Mouza No.51, appertaining to Khata No. 91, Plot No. 554, which was purchased by the donor hereto by virtue of a Registered Deed of Sale, being sale deed No. 4240 dated 29.07.2016, Registered at Dhanbad Sub-Registry office, and entered in Book No. I, Volume No.299, pages 433 to 472 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. 1575(III)2016-17, and paying rent under Volume No. 2, page No. 152 of Register II at Dhanbad Circle office; And

AND WHEREAS, the donor applied for Sanction of Plan for construction of her 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, so for widening the road width the donor hereby gifting 8.73 Sq.mt. or to say 89.34 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.



Shubham Barnwal,

26/10/18

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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. 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.1,60,000/- (Rupees One Lac Sixty thousand) only.

#### SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Dhanbad, (Mouza No.51), under P.S. Dhansar, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, Mouza No.51, appertaining to Khata No. 91 (Ninety One), Plot No. 554, out of which measuring an area 2.84 Decimals of land purchased by the donor and out of which measuring an area 8.73 Sq.mt. or to say 89.34 Sq.ft. or to say 0.20 Decimals of land for the purpose of widening the existing road, is hereby gifted by this gift deed, being butted and bounded as under:-

North: Private Sub Road.  
South: Donee's land.  
East: Common Wall then land of Anand Agarwal.  
West: Land of Kusum Barnwal.

Shubham Banned  
26/10/18

= 3 =

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

**Witnesses: -**

I, the Donee hereby accept this Gift

Signature of the Donee.



1. Surojy chandra Ray  
Gopal chandra Ray  
Rajyari Kanchak  
Dand Kanchak.

2. Ramesh Kr. Mahato  
Jaleswar Mahato  
Palia Basti (Jitpur)

Bhabatara Mahato  
26/10/18



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 :-

## **Dhanbad Municipal Corporation**

### **FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMISSION**

#### **APPENDIX - 'E' /BYELAW NO 7.1**

From,

The Municipal Commissioner,  
Dhanbad Municipal Corporation

To,

SRI SUBHAM BARNWAL  
NAWADIH , DHANBAD, 826001

Re:sanction of your building plan case no. **DMC/BP/0158/W31/2017** dated **13/11/2017** for grant of license for the **Building Development Permission** in Khesra No.: **554** on RS Plot no.: **554** Block No.: **1630** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Dhanbad Municipal Corporation**, under clause no. **427(3)** of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.1138/-**
2. You have to furnish & Deposit a Gift Deed of **8.73** sq.mts. of land as road widening keeping the area of road widening at road level. You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **Rs.6474/-** labour cess @ 1% of the project cost.

Dhanbad Municipal Corporation

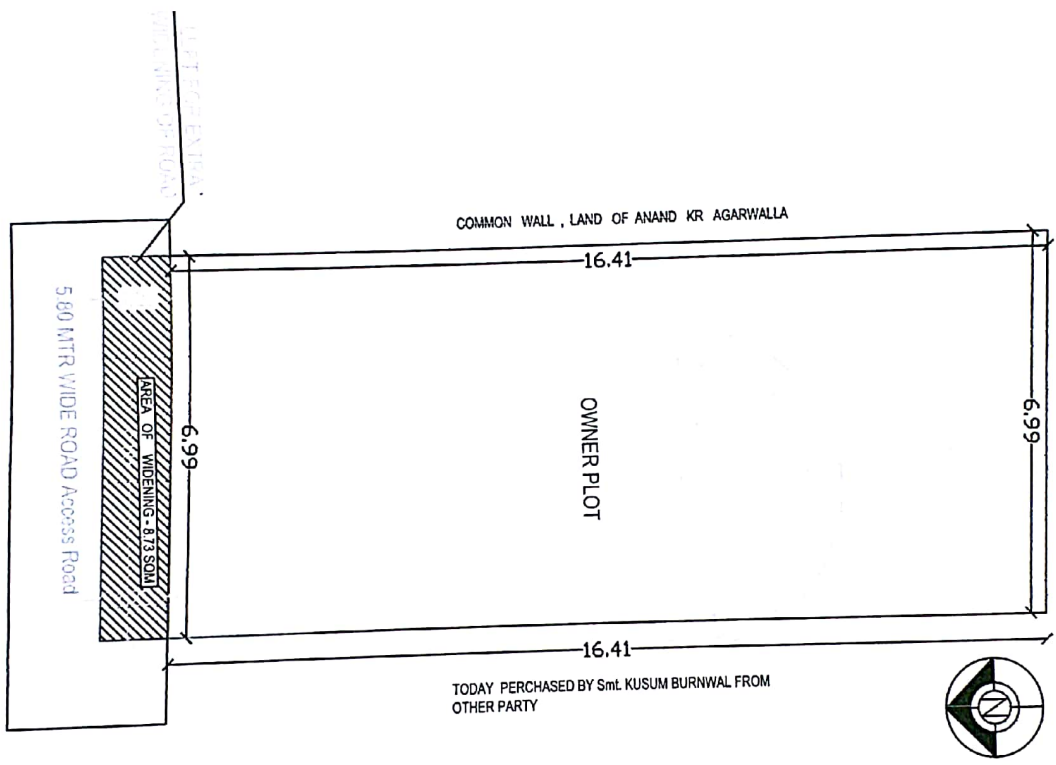
Shubham  
Barua

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SRI SHUBHAM BARNWAL  
UNDER MOUZA - DHANBAD, NO-51, KHATA NO.-91,  
PLOT NO.-554

BUILDING OF UMA MISHRA



SITE PLAN

1.25 x 6.99

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

October 5, 2018

परिवर्तमान	2	पृष्ठ संख्या	152						
खाता का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	JHARKHAND
मौजा का नाम	धनबाद	होलिडिंग संख्या	152	तौजी संख्या	1	थाना नम्बर	51	खाता का प्रकार	---

शुभम बर्णवाल, पिता-धर्मनंद प्रसाद बर्णवाल, जाति-

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
91	554	0 ऐ 2.84 डि 0 हे	दाखिल खारिज केस न 1575(III)16-17	4	6
	कुल परिमान	0 ऐ 2.8 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



यह एक कम्प्यूटर जनित प्रति

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 करे

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

*Handwritten signature and date*  
26/10/18



# DHANBAD MUNICIPAL CORPORATION

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

Memo No. : 139297270318023110

Date : 27-03-2018

प्रभावी : 1 2016-2017

श्री श्रीमती/शुश्री SHUBHAM BARNWAL S/O DHARMENDRA PD BARNWAL,  
नौकल्ला ASHOK NAGAR BANK MORE DHANBAD , 9931413737  
DHANBAD . 826001

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0330001735000M0 वार्ड सं. 33 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु. निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

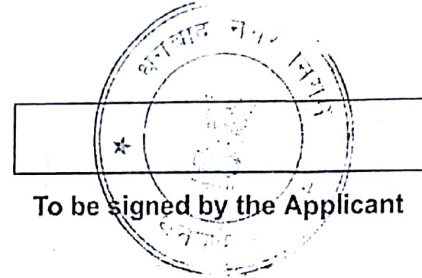
स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	43.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		43.00



नोट:-

- कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website, [www.jharkhandsuda.net](http://www.jharkhandsuda.net) पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिरायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकया जाता है, तो 1% प्रतिगृह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- DHANBAD MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ति कर इन इमारतों/घाँचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक S/67/8 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.**





निबंधन विभाग, झारखंड  
Dhanbad

No. 42 Token Date: 26/10/2018  
Name: SHUBHAM BARNWAL  
Husband Name: DHARMENDRA PRASAD BARNWAL  
(Owner)  
NAWADIH, PS. NAWADIH, BOKARO  
Deed Type: Gift Deed

Party Details	
Name :	Shubham Barnwal
Gender :	M
DOB :	17-10-1995
C/o :	S/O: Dharmendra Prasad Barnwal
District :	Bokaro
House/Building No. :	55
Locality :	nawadih
Pincode :	829144
Post Office :	
State :	Jharkhand
Village/Town/City :	Nawadih
Aadhaar No :	xxxxxxxx6481
Photo :	

Registering Officer

Shubham Barnwal  
Party Signature


Operator's Signature



निबंधन विभाग, झारखंड  
Dhanbad

Token No. 42 Token Date: 26/10/2018  
Name: DHANBAD NAGAR NIGAM REP. ITS AUTHORIZED SIGNATORY  
SHABATARAN MAHATO  
Father/Husband Name: JAGDISH MAHATO  
(Donee)  
C/O DHANBAD NAGAR NIGAM L.C.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 :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	xxxxxxxx8586
Photo :	

Registering Officer

Party Signature

Operator's Signature





निबंधन विभाग, झारखंड  
Dhanbad


Token Date: 26/10/2018

Name: SANJAY CHANDRA DEY

Husband Name: GOPAL CHANDRA DEY

RAJGANJ, PS- RAJGANJ, DHANBAD

Deed Type: Gift Deed

Party Details	
Name :	Sanjay Chandra Dey
Gender :	M
DOB :	19-03-1980
C/o :	S/O Gopal Chandra Dey
District :	Dhanbad
House/Building No. :	
Locality :	VILL/PO RAJGANJ PS- RAJGANJ
Pincode :	828113
Post Office :	
State :	Jharkhand
Village/Town/City :	RAJGANJ
Aadhaar No :	xxxxxxxx2185
Photo :	

Registering Officer

Party Signature

Operator's Signature

Sanjay Chandra Dey

# Registry Dashboard

Government Of Jharkhand

Issue Token  
Dashboard.aspx

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

SHUSHAM BARNWAL

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

268777

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=5f9152cf-7dfa-41b8-a5d0-f7fbd783213b>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 5403.44 on 26/10/2018 with CIN - 10002162018102601727 & GRN No. - 1803073058 & Status - SUCCESS

Print Payment Verification Details ()

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Version 2.0



निबंधन विभाग, झारखंड

0169532777Q:  
Details For Verification. Please click issue after verification  
CertificateNo: IN-JH12450169532777Q  
CertificateIssuedDate: 25-Oct-2018 02:53 PM  
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB  
UniqueDocReference: SUBIN-JHJHSHCIL0116637235462938Q  
Purchasedby: SHUBHAM BARNWAL  
DescriptionofDocument: Article 33 Gift  
PropertyDescription: LAND  
ConsiderationPriceRs: 1,60,000  
FirstParty: SHUBHAM BARNWAL  
SecondParty: DHANBAD NAGAR NIGAM  
StampDutyPaidBy: SHUBHAM BARNWAL  
StampDutyAmountRs: 10,100

*Shubham Barnwal*  
05





# निबंधन विभाग, झारखंड

## Dhanbad

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 26/10/2018 11:53:34.

Gift Deed	Presenter	SHUBHAM BARNWAL			
Name & Address	NAWADIH ,PS. NAWADIH ,BOKARO	Date of Entry	26/10/2018		
Doc. Value	160000	DOE	Total Pages	40	
Transaction Value	160000	Stamp Value	10100	Book	1
Remarks / Other Details	Serial /Deed No.	/	CNO/PNO	n/a	
Property Details:	Old Serial No.	/	e-Stamp Cert. No.	IN-JH12450169532777Q	
	App. ID	268777			

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	51	33	DHANBAD	91	554	2	152		PRIVATE SUB ROAD	DONEE'S LAND	COMMON WALL THEN AFTER LAND OF ANAND AGARWAL	LAND OF KUSUM BURNWAL	0330001735000M0	DHANBAD MUNICIPAL CORPORATION	U_RES	0.20 Decimal	159440.6

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
Doner	SHUBHAM BARNWAL	DHARMENDRA PRASAD BARNWAL	BUSINESS	पिता	वनीआ	Male		xxxxxxxx37	xxxxxxxx6481	NAWADIH ,PS. NAWADIH ,BOKARO	NAWADIH ,PS. NAWADIH ,BOKARO	
Donee	DHANBAD NAGAR NIGAM REP. ITS AUTHORIZED SIGNATORY BHABATARAN MAHATO	JAGDISH MAHATO	SERVICE	पिता	कुरमी	Male		xxxxxxxx43	xxxxxxxx8586	C/O DHANBAD NAGAR NIGAM L.C.ROAD ,PS & DIST -DHANBAD	C/O DHANBAD NAGAR NIGAM L.C.ROAD ,PS & DIST -DHANBAD	
Identifier	SANJAY CHANDRA DEY	GOPAL CHANDRA DEY	PVL Service	पिता	सोनार	Male		xxxxxxxx30	xxxxxxxx2185	RAJGANJ, PS-RAJGANJ, DHANBAD	RAJGANJ, PS-RAJGANJ, DHANBAD	

Fee Details:

SN.	Fee Name	Net Amount
1	LL	2.50
2	PR	0.94
3	SP	600.00
4	A1	4800.00
	Total	5403.44

Shubham Barnwal

Holding Details provided by the user has been mutated in the name of -SHUBHAM BARNWAL

Register/II Details provided by the user has been mutated in the name of --Name: शुभम बर्णवाल, Address: धनबाद, C/o: धर्मनंद प्रसाद बर्णवाल

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.

The details 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.

Signature's of Executant & Claimant

उपर्युक्तदियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

Shubham Barnwal

Shubham Barnwal

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रिका का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रिका की गई है।

उपर्युक्त शुभम बर्णवाल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसको पहचान लजपत सिंह पिता गोपाल सिंह

निवासी राजगंज पेशा निजी गौरी ने की।

Sanjay Chandradev

26.10.18  
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड  
धनबाद

Token No.42 Token Date: 26/10/2018  
Serial/Deed No./Year :7743/7099/2018  
Deed Type: Gift Deed

SN.	Party Details	Photo	Thumb
1	<b>SHUBHAM BARNWAL</b> Father/Husband Name:DHARMENDRA PRASAD BARNWAL (Doner) NAWADIH ,PS. NAWADIH ,BOKARO		
2	<b>DHANBAD NAGAR NIGAM REP. ITS AUTHORIZED SIGNATORY BHABATARAN MAHATO</b> Father/Husband Name:JAGDISH MAHATO (Donee) C/O DHANBAD NAGAR NIGAM L.C.ROAD .PS & DIST -DHANBAD		
3	<b>SANJAY CHANDRA DEY</b> Father/Husband Name:GOPAL CHANDRA DEY (Identifier) RAJGANJ, PS- RAJGANJ, DHANBAD		

Book No. ..... I .....  
Volume ..... 567 .....  
Page 283 To 322  
Deed No ..... 7743 / 7099 .....  
Year ..... 2018 .....  
Date ..... 26/10/2018 .....

Registering Officer ✓ 26.10.18

Signature of Operator