

4344

3979



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH18894830591515R
 Certificate Issued Date : 13-Jul-2019 10:33 AM
 Account Reference : SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0125347671719929R
 Purchased by : POONAM KUMARI SINGH
 Description of Document : Article 23 Conveyance
 Property Description : IMMOVABLE PROPERTY
 Consideration Price (Rs.) : 13,65,000
 (Thirteen Lakh Sixty Five Thousand only)
 First Party : DHANANJAY KUMAR ATTORNEY AND OTHER
 Second Party : POONAM KUMARI SINGH
 Stamp Duty Paid By : POONAM KUMARI SINGH
 Stamp Duty Amount(Rs.) : 5
 (Five only)



Please write or type below this line

अनुच्छेद 21 के अर्धीन और छोटानुसंग
 काश्तकारी (अन-नो-वारा) UG Only के अर्धीन
 जो ग्राहक है और इण्डियन स्टाम्प एक्ट-1896
 की अनुसूची 1 का 1 के 23 के अर्धीन
 प्रथागत स्टाफ अन्तर्गत है। प्रथागत टिकट
 गृहीत में विमुक्त है जो स्टाम्प - शालक प्रपंशिक
 ली है।

18.7.19

निबन्धन पदाधिकारी
 18.7.19.

Dhananjay Kumar

Poonam Hursing

18.7.19

SR 0002746404

Statutory Alert:

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- The onus of checking the legitimacy is on the users of the certificate.
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Warning 18/7/19

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श्री चिंतांबर

भूमि संबंधी कामकाजों का जांचा :
 K. Rajesh Dhanbad R. 13,65,000/- dt. 05/7/17
 Notification No. 4994500 dt. 18.6.17
 Uize Rule No. 03 dt 18.7.19
 online JES deed R. 784 /:- dt. 16.7.19
 BRH No. 1901635021.

38
 18/7

अंचल अधिकारी चुनवा से प्राप्त सूची
 अनुसार दस्तावेज में वर्णित मौजा श्रीनारायण
 नम्बर 12 के नया खाता नं० 81/231
 निविदा खाते से बाहर है / सूची बंद नहीं है।
Rajesh Prasad
 18/7/19

कंप्यूटर द्वारा जारी का मुद्रा प्राप्त हुआ है
 के अनुसार निविदा खोलने के लिए प्रमाण पत्र

18/7

AGY 00.00
 SLL 3.00
 PR 1.00

 4.00
 \$
 18/7.19



Dhananjay Kumar
 Moazzam Hussain
 18.7.19



THIS DEED OF ABSOLUTE SALE is made on this the 18th day July Two Thousand Nineteen, by and between **SRI BHARAT PRASAD SINGH, SRI SHANKAR PRASAD SINGH, SRI RAJ KUMAR SINGH** Sons of Late Bhim Sai alias Bhim Singh, by Faith Hindu, by caste Rajput, by occupation Business, resident of Kolakushma, P.S. Saraidhela, Dist. Dhanbad, hereinafter jointly called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, representatives and assigns) of the ONE PART. (The vendor herein represented by their constituted attorneys **Sri Dhananjay Kumar** son of Sri Ramadhar Yadav, by faith Hindu, by caste Yadav, by occupation Business, Resident of Gandhi Road, P.S Dhansar, Dist - Dhanbad(Jharkhand), **Mr. Moazzam Hussain**, Son of Mehboob Alam By Caste Gaddi, by Occupation Business, Resident of Gaddi Mohalla ,Naya Bazar, PS. Bank More, Dist. Dhanbad (Jharkhand), Vide Registered Power of Attorney No IV- 8311/1058 dated 28.09.2015 Registered at Dhanbad Sub Registry Office. Jharkhand, and

18-07-19

10-00-1-00

राज्य सं. का ... जिला ...

कार्यालय ... / ...
IV-83111058 28-04-15 यनबाद

नरेश्वरकांठो या दावेदारों का पता श्री यनजय कुमार

पिता/प्रांत का नाम श्री राहयार यादव

ग्राम गावरोडा जिला यनबाद

स्थिति यादव

पदाधिकारी का हस्ताक्षर

18-07-19

...



Sharanjay Kumar

18.7.19





Dhanraj Kumar

Hoogam Harnair

18.7.19



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AND IN FAVOUR

SMT. POONAM KUMARI SINGH Wife of Sri Vikas Kumar, by faith Hindu, by Caste Rajput, by occupation Housewife, Resident of Chandore Bandh, P.O. Sijua, P.S. Tetulmari, Dist.- Dhanbad, hereinafter called and referred to as the PURCHASER (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 OTHER PART.

WHEREAS survey settlement Plot No. 1858, appertaining to Khata No. 43, of Mouza Kolakushma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and Dist. Dhanbad, was recorded in the name of Bhim Sai alias Bhim Singh, in the last cadastral survey settlement record of right; And

WHEREAS, the said Bhim Sai alias Bhim Singh, while in possession died leaving behind his three sons, the vendor hereto as his legal heirs and successors, and the vendor hereto inherited the land from their deceased father and are in peaceful possession over the said land by exercising diverse acts of inheritance and possession and also by getting their name Mutated in the Serista of the Land Lord the State of Jharkhand vide Mutation Case No. 974(11)2015-16 and paying rent for the same under Thoka No. 6078; And

WHEREAS, survey settlement Plot Nos. 1724, 1723, 1856 and 1857, appertaining to Khata No. 30, of Mouza Kolakushma, Mouza No. 12, under P.S.Saraidhela, Chowki Sadar Sub-Registry office and Dist. Dhanbad, was owned and possessed by the Bhim Singh, by virtue of a Registered Deed of Partition No. 20476 dated 01 .09.1967, registered at Dhanbad Sub-registry office; And

WHEREAS. the said Bhim Singh, while in possession died leaving behind his three sons, the vendor hereto as his legal heirs and successors, and the vendor hereto inherited the land from their deceased father and are in peaceful possession over the said land by



18/7/19

Dharmendra Kumar

Harjeet Hansaria

18.7.19

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exercising diverse acts of inheritance and possession and also by getting their name Mutated in the Serista of the Land Lord the State of Jharkhand vide Mutation Case No 975(11)2015-16 and paying rent for the same under Thoka No. 6079, and the vendor No.2 hereto Sri Shankar Prasad Singh also purchased portion of land from the said plots by virtue of a Registered Deed of sale No. 1905 dated 14.02.1966, registered at Dhanbad Sub-registry office; And

WHEREAS, the vendor hereto, had replotted their entire land situated at Mouza Kolakushma, and planned to make small duplex houses over the land, and surrounded the entire land with pucca boundary wall, gate and given facilities of approach road, electric poll, water supply and many other facilities for comm. Utility; And

AND WHEREAS the purchaser hereto approached the vendor for the purchase of one plot, being unit No. (24) measuring an area 2.23 decimals, (out of survey settlement Plot No. 1857 (New Plot No. 2417) appertaining to Khata No. 30 (New Khata No. 600), more fully described in the schedule hereto on the terms and conditions recorded in Agreement of Sale entered into between them on the 08.05.2019 on the highest offered consideration of Rs.13,65,000/- (Rupees Thirteen Lac Sixty Five Thousand) only as consideration for land. //

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto agreed to purchase the said land for a consideration of the sum Rs.13,65,000/- (Rupees Thirteen Lac Sixty Five Thousand) only which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -



18/7/19

Shree Anand Kumar

Shree Anand Kumar

18.7.19

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1. That in consideration of the total sum of Rs.13,65,000/- (Rupees Thirteen Lac Sixty Five Thousand), paid by the Purchaser to Vendor (the receipt whereof The Vendor do hereby acknowledge and admit) and in consideration of the terms, 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 property more fully 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 purchasers 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 her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, 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 is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is 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 Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.



18/7/19

Shreekrishna Kumar

Mohammed Hanif

18.7.19

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3. That, the Vendor hereby further covenants with the Purchasers that the Vendor, shall pay the annual ground rent Rs. 1/- now or in future becoming payable up to date and shall keep the Purchasers fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchasers 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.
4. That, the Vendor further covenants with the Purchasers to do and execute all such acts, deeds and things at the cost of the Purchasers as it may reasonably require the Vendor 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 Vendor in the Office of the Zamindari Department of the State of Jharkhand.
5. That the below 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 vendor and purchaser hereto are satisfied with the contents of this deed.
6. That the purchaser agreed to abide by all terms and conditions mentioned in the agreement for sale dated 11.07.2019 failing which this deed shall deemed to be null & void automatically.

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



18/7/19

Dhanraj Kumar

Hoqgam Humaini

18.7.19

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SCHEDULE

All that piece and parcel of Raiyati land situated at Mouza Kolakushma, Mouza No 12, under P S. Saraidhela, Chowki Sadar Sub Registry office and District Dhanbad.

Mouza Kolakushma Mouza No.12,

appertaining to Khata No. 30 (New Khata No. 600),

Portion of Plot no. 1857 (New Plot No 2417) out of which measuring an area 2.23 Decimals (Two Point Two Three Decimals) of land (being market as Unit No. 24), is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under-

North : New Plot No. 2418.
South : Road.
East : Part of Plot No. 2417.
West : Road.

Memo of Consideration

Rs.13,65,000/- only paid by the purchaser to the vendor by:-

Cheque No.	Date	Amount	Bank
NEFT	24.06.19	Rs.1,51,000/-	SBI
435472	11.07.19	Rs.6,14,000/-	SBI
435473	17.07.19	Rs.6,00,000/-	SBI

Dhanraj Kumar



18/7/19

Dharamvir Kumar

Mohammed Hussain

18.7.19

= 7 =

Witnesses

1. VIKAS KUMAR
S/O Arun Singh
AT - Tetelmaari, PO. - Sijua
Dist - Dhanbad - 828121



2. Bidyut Roy
S/O, Late P.K. Roy
Bikash Nagar, Bank more
Dhanbad
18.7.19

Poonam Kumari Singh

18.7.19



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

(Handwritten signature)

U.M. 02/1990



18/7/19



Seller:- (1) Sri Shankar Prasad Singh. (2) Sri Bharat Prasad Singh.
(3) Sri Raj Kumar Singh. s/o late Bhim Sai. @ Bhim Singh.
of Kolakusma. P.S. Saraidhela. Dist. Dhanbad

Attorney:- (1) Moazzam Hussain. s/o Mehboob Alam, of Gaddi
Mohalla, Naya Bazar. P.S. Bank More. Dist. Dhanbad.
(2) Sri Dhananjay Kumar s/o Ramachar Yadav. of
Gandhi Road. P.O. + P.S. Dhansar. Dist. Dhanbad.

Purchaser:- Smt. Poonam Kumari Singh. w/o Vikas. Kumar, of
village Chandore Bandh, P.S. Tetekmari. Dist. Dhanbad.

Schedule:- Mouza Kolakusma No. 12. P.S. Saraidhela. New Khata
No 600. old Khata No 30. New Plot No 2417. old Plot
No 1857. (Part) Area 2.23. Decimals. (975 sq. ft.)

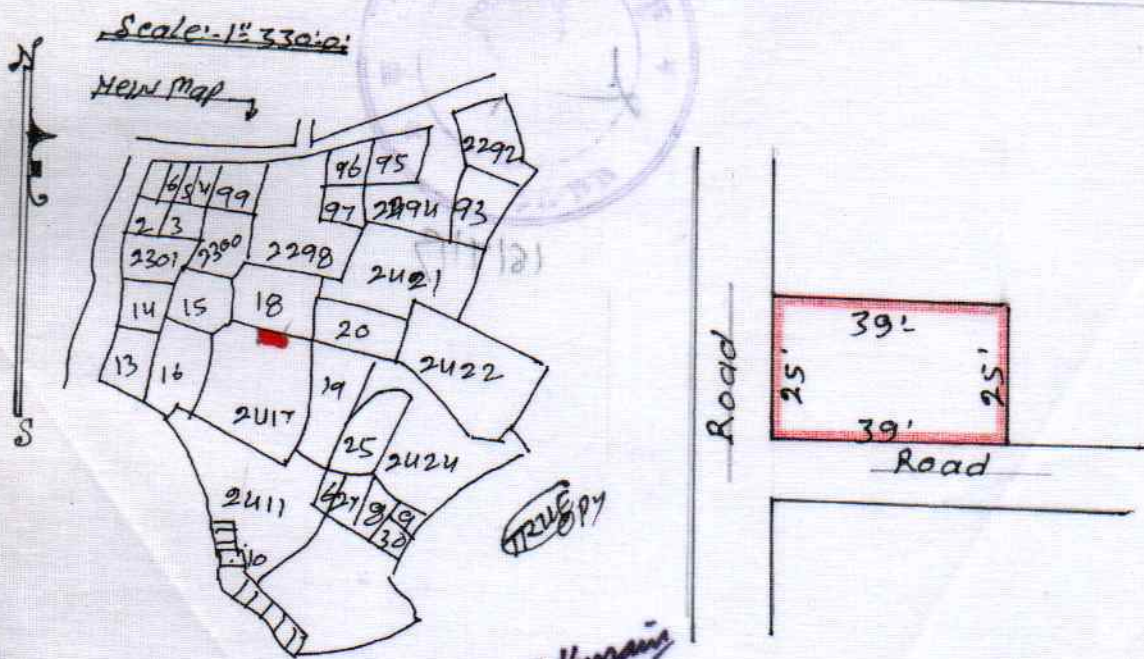
Shown in colour Red.

Boundary:- North:- New Plot No. 2418.

South:- Road

East:- Part of Plot No. 2417.

West:- Road



Moazzam Hussain

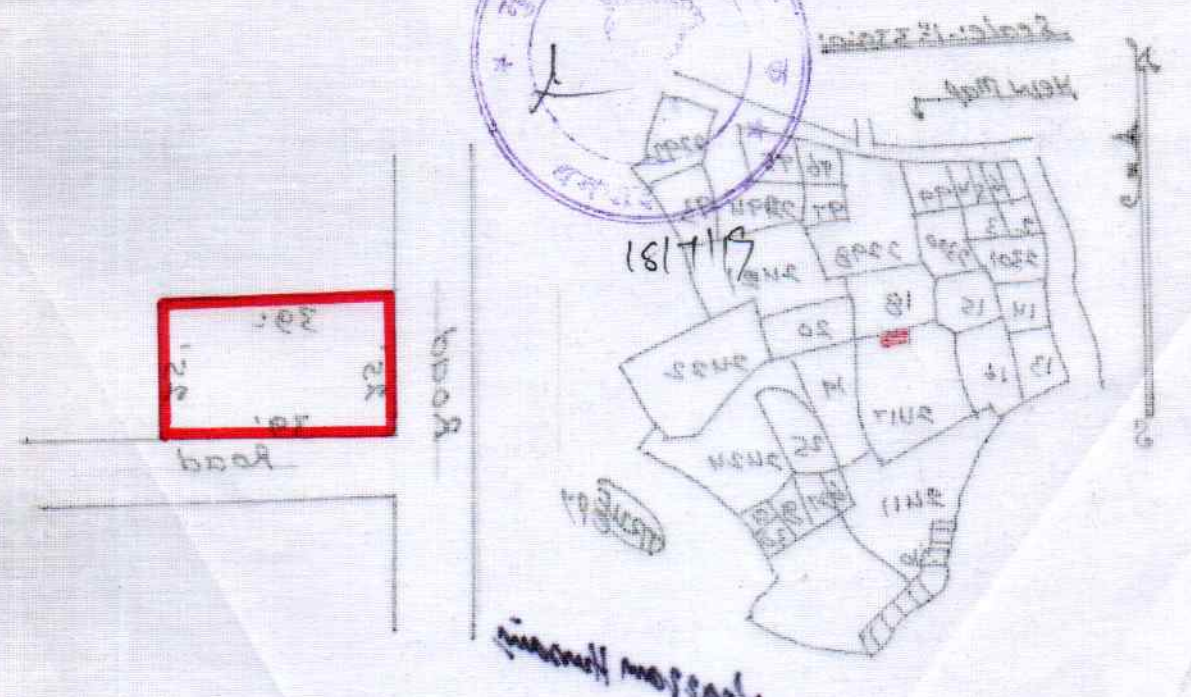
Dhananjay Kumar

18.7.19

maaz

Seller: - (1) Sri Shankar Prasad Singh. (2) Sri Bharat Prasad Singh.
 (3) Sri Raj Kumar Singh. (4) Sri Brij Singh.
 of Katakuma P. 2. Saranahela, Dist. Dhanbad
 Attorney: - (1) Murgam Hussain. 810 Mehboob Khan, of Gaddi
 Mohalla, Naya Bazar, P. 2. Bank Pore, Dist. Dhanbad
 (2) Sri Dhanraj Kumar. 810 Ramachand Yadav, of
 Gandhi Road, P. 2. Dhanbar, Dist. Dhanbad.
 Purchaser: - Sri. Poonam Kumari Singh. wife Vikash Kumar, of
 Village Chandore Barhi, P. 2. Jetebari, Dist. Dhanbad
 Schedule: - Panga Katakuma No. 12. P. 2. Saranahela. New Khatra
 No. 600. Old Khatra No. 30. New Plot No. 217. Old Plot
 No. 1827. (Part) Area 2.23 Decimals. (272 sq ft)
 Shown in color Red.

Boundary: - North - New Plot No. 218
 South - Road
 East - Part of Plot No. 217
 West - Road



Hoogam Humamini
 Dhanraj Singh
 18/11/18

2/11/18

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 3065
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 1
वो सकुनत नम्बर। Receipt No. : 0039814499

धनबाद । कोलाकुशमा । 12 । शंकर प्र सिंह राजकुमार सिंह भरत प्र सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
600	2298,2417,2418	0 एकड़ 113 डिसमील 8.62 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	2.00					40.00
गुजारी (भावली)	0.50					10.00
सेस					20.00
सूद	1.00					20.00
मुतफरकात					8.00
मीजान	0.40					98.00
	4.90					

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					40.00	
गुजारी (भावली)					10.00	
सेस					20.00	
सूद					20.00	
मुतफरकात					8.00	
मीजान अदायकारी					98.00	

(१) मीजान कुल (लफजों में) : Ninety Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 01-08-2018

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।

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।

Print

Sl. No.	Name of the person	Address	Signature
---------	--------------------	---------	-----------

I hereby certify that the above mentioned persons are the members of the organization.

Sl. No.	Name of the person	Address	Signature
1.			
2.			
3.			
4.			
5.			

Sl. No.	Name of the person	Address	Signature
1.			
2.			
3.			
4.			
5.			



I hereby certify that the above mentioned persons are the members of the organization.



This document is valid for the purpose mentioned above.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

April 4, 2019

भाग वर्तमान	1	पृष्ठ संख्या	3065										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	कोलाकुशमा	होलिग संख्या	3065	तौजी संख्या	1	धाना नम्बर	12	खाता का प्रकार	रैयती				
शंकर प्र सिंह राजकुमार सिंह भरत प्र सिंह , पिता-स्व भीम साई , जाति-													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
600	2417	0 ऐ 51 डि 8.62 हे		दाखिल खारिज केस न 975(II)15-16				2	60				
600	2418	0 ऐ 25 डि 0 हे											
600	2298	0 ऐ 37 डि 0 हे											
	कुल परिमान	0 ऐ 113 डि 8.62 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
08-01-2018	0039814499	2018-2019	2018-2019	0	40	0	10	0	20	0	20	0	8
10-05-2017	1507226776	2016-2017	2017-2018	40	40	10	10	20	20	20	20	8	8

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

Sl No	Case No	Halaka	Khata No	Plot No	Applicant Name	Application Date	Status	View
2492	939 / 2018 - 2019	2	600	2417	PUJA KUMARI	15/07/2018	Status Correction Slip generated	View
4775	3222 / 2018 - 2019	2	600	2298	SMT PRAMILA DEVI	25/02/2019	Status Pending at CI	View
4776	3223 / 2018 - 2019	2	600	2298	SMT SAROJ SINGH	25/02/2019	Status Pending at CI	View
4777	3224 / 2018 - 2019	2	600	2298	Smt Kumari Babita Rani	25/02/2019	Status Pending at CI	View

List Of Case Status Details

No Data Found

समस्या देखें

← BACK

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 करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



भारत सरकार
Government of India



धनराज कुमार
Dhanraj Kumar
जन्म तिथि - DOB: 15/02/1975
प्राप्त - Male



9806 1614 1961

मेरा , मेरी पहचान

Unique Identification Authority of India

पता
आ.सं.स. रामधर यादव कॉलेज
किड्स अकॅडमी के पास मौंठी रोड,
धनबाद, धनबाद, झारखण्ड 826001

Address
S/O. Ramadhar Yadav Near
Sumitra Kids Academy Gandhi
Road Dhanbad Dhanbad,
Jharkhand, 826001

9806 1614 1961



1947



help@uidai.gov.in



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Dhanraj Kumar



G/F Hardeo yadav

G/F Late Hardeo yadav



Office of the District Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHANANJAY KUMAR
RAMADHAR YADAV

15/07/1975
Permanent Account Number
BJIPK3149N

Dhananjay Kumar
Signature



Dhananjay Kumar



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 MOAZZAM HUSSAIN
 MEHBOOB ALAM
 26/09/1976
 Permanent Account Number
 ABMPH3623F
 Moazzam Hussain
 Signature



 Government of India
 मोअज्जम हुसैन
 Moazzam Hussain
 जन्म तिथि/ DOB: 26/09/1976
 पुरुष / MALE

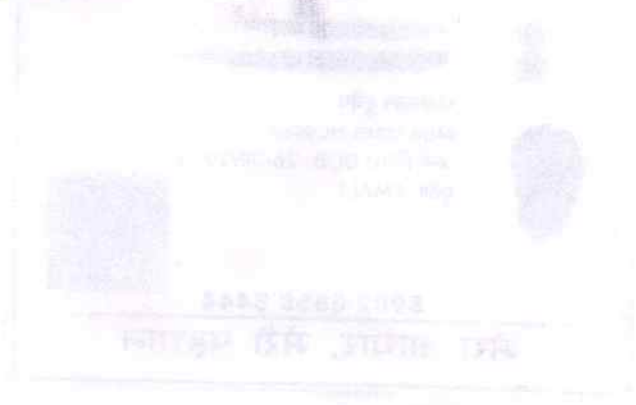
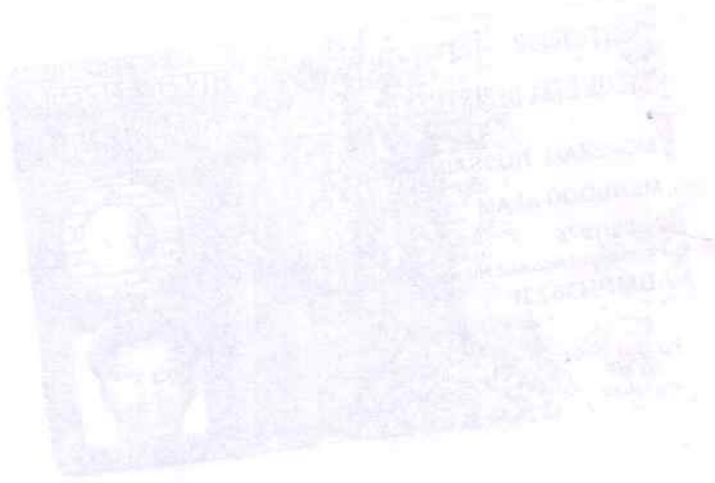

 8982 6858 8444
 मेरा आधार, मेरी पहचान


 Unique Identification Authority of India
 पता:
 आत्मज मेहबूब आलम, मेहबूब
 अपार्टमेंट, गार्दी मोहल्ला, नया बाजार,
 धनबाद, धनबाद,
 झारखण्ड - 826001
 Address:
 S/O: Mehboob Alam Mehbub
 Apartment, Gaddi Mohalla, Naya
 Bazar, Dhanbad Dhanbad
 Jharkhand 826001
 8982 6858 8444


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Late Md. Yuraf

9204780080



Handwritten text at the bottom of the page, including a signature and a date: '20/07/2000'.



समक्ष लेख्य प्रमाणक, धनबाद

NOTARY DHANBAD

शपथ पत्र

मैं Poonam Kumari Singh पिता / पति Kameshwar Singh
पता - Sijera, थाना - Tetulmari,
जिला - Dhanbad, राज्य - झारखण्ड, नागरिक भारतीय शपथ पत्र
पूर्वक घोषणा कर रही हूं कि महिला क नाम निबन्धित होने वाली विक्रय
विलेख पर प्रमार्य / देय स्टॉम्प शुल्क एवं निबन्धन शुल्क छूट सम्बन्धी राजस्व
निबन्धन एवं भूमि सुधार विभाग, झारखण्ड सरकार की अधिसूचना संख्या - 13
/ नि० वि० (महिला शुल्क विमुक्ति) 13 / 2017 के आलोक में मैं इसके
पूर्व इस छूट का उपभोग नहीं की हूं।

शपथकर्ता की पहचान अधिवक्ता
[Signature] धनबाद के समक्ष किया
गया।

सत्यापन
एतद द्वारा घोषणा
करती हूं कि उपरोक्त
सारी बातें मेरी जानकारी में
सत्य एवं सही है। जिसे आज
दिनांक - / / 2019
को सत्यापित किया।

Poonam Kumari Singh
शपथकर्ता

पहचानकर्ता

[Signature]
अधिवक्ता
[Signature]



NOTARY
DHANBAD
Authorised.
UIS 297 (I) (C) of the Cr.P.C. 1973
(Act No. 11 of 1974) & u/s (3) (i)
(Act No. 53 of 1952)

18 JUL 2019

03

JUL 2019



19039



DHANBAD BAR ASSOCIATION



10033



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000051578

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.592589/- ,Transaction Amount :- Rs.1365000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: PART OF PLOT NO. 2417, West: ROAD , South: ROAD , North: NEW PLOT NO. 2418 Holding Number - 0230002482000M0Khata Number - 600Plot Number - 2417Ward Number - 23Volume Number - 1Page Number - 3065 Area Of Land :- 2.23 Decimal







Sh./Smt.DHANANJAY KUMAR s/o/d/o/w/o RAMADHAR YADAV has presented the document for registration in this office

today dated :- 18-Jul-2019 Day :- Thursday Time :- 14:58:32 PM

DHANANJAY KUMAR (Individual)







Party Name	Document Type	Document Number
DHANANJAY KUMAR	PAN/UID	BJIPK3149N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	BHARAT PRASAD SINGH THROUGH ,,, Jharkhand PAN No.: BHRPS6077A	No	Address:-	MOAZZAM HUSSAIN ,,, Jharkhand PAN No.: ABMPH3623F	SELLER Age:61			
2	SHANKAR PRASAD SINGH THROUGH ,,, Jharkhand PAN No.: CSQPS5755J	No	Address:-	DHANANJAY KUMAR ,,, Jharkhand PAN No.: BJIPK3149N	SELLER Age:65			



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	RAJKUMAR SINGH THROUGH ,,, Jharkhand PAN No.: AIMPS8894E	No	Address:-	MOAZZAM HUSSAIN ,,, Jharkhand PAN No.: ABMPH3623F	SELLER Age:48			
4	MOAZZAM HUSSAIN Address1 - GADDI MOHALLA NAYA BAZAR , PS. BANK MORE, DHANBAD, Address2 - , , , Jharkhand PAN No.: ABMPH3623F, Permission Case No.-	Yes	Moazzam Hussain Address:- Mehboob Apartment, , Gaddi Mohalla, Naya Bazar, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:42			<i>Moazzam Hussain</i>
5	MOAZZAM HUSSAIN Address1 - GADDI MOHALLA NAYA BAZAR , PS. BANK MORE, DHANBAD, Address2 - , , , Jharkhand PAN No.: ABMPH3623F, Permission Case No.-	Yes	Moazzam Hussain Address:- Mehboob Apartment, , Gaddi Mohalla, Naya Bazar, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:42			<i>Moazzam Hussain</i>
6	DHANANJAY KUMAR Address1 - GANDHI ROAD , PS. DHANSAR , DHANBAD, Address2 - , , , Jharkhand PAN No.: BJIPK3149N, Permission Case No.-	Yes	Dhananjay Kumar Address:- , Near sumitra Kids Academy, , Gandhi Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:50			<i>Dhananjay Kumar</i>



Sl. No.	Name of the Person	Address	Religion	Marital Status	Age	Occupation	Signature	Date
1	MUHAMMAD HUSSAIN	Address - DADU ROAD, PS. CHANAR ROAD, CHANAR ROAD, DISTRICT - CHANAR ROAD, PAN NA, SUBDIVISION - CHANAR ROAD, DISTRICT - CHANAR ROAD	Muslim	Married	35	Business	[Signature]	7/22/11
2	MUHAMMAD HUSSAIN	Address - DADU ROAD, PS. CHANAR ROAD, CHANAR ROAD, DISTRICT - CHANAR ROAD, PAN NA, SUBDIVISION - CHANAR ROAD, DISTRICT - CHANAR ROAD	Muslim	Married	35	Business	[Signature]	7/22/11
3	MUHAMMAD HUSSAIN	Address - DADU ROAD, PS. CHANAR ROAD, CHANAR ROAD, DISTRICT - CHANAR ROAD, PAN NA, SUBDIVISION - CHANAR ROAD, DISTRICT - CHANAR ROAD	Muslim	Married	35	Business	[Signature]	7/22/11

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	DHANANJAY KUMAR Address1 - GANDHI ROAD , PS. DHANSAR ,DHANBAD, Address2 - , , , Jharkhand PAN No.: BJIPK3149N,Permission Case No.-	Yes	Dhananjay Kumar Address:- , Near sumitra Kids Academy, , Gandhi Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:50			<i>Dhananjay Kumar</i>
8	DHANANJAY KUMAR Address1 - GANDHI ROAD , PS. DHANSAR ,DHANBAD, Address2 - , , , Jharkhand PAN No.: BJIPK3149N,Permission Case No.-	Yes	Dhananjay Kumar Address:- , Near sumitra Kids Academy, , Gandhi Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:50			<i>Dhananjay Kumar</i>
9	POONAM KUMARI SINGH Address1 - CHANDORE BANDH , SIJUA ,TETULMARI ,P.S.- TETULMARI , DHANBAD, Address2 - , , , Jharkhand PAN No.: DCJPS3720P,Permission Case No.-	Yes	Poonam Kumari Singh Address:- , , Vill- Chandore Bandh, Post-Sijua, Thana-Tetulmari Dist- Dhanbad, Chhotanagari, , Dhanbad, 828121, , Jharkhand, India		PURCHASER Age:34			<i>Poonam Kumari Singh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIKASH KUMAR S/o-D/o ARUN SINGH Address1 - TETULMARI , DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>Vikas Kumar</i>

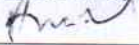
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

1	VIKASH KUMAR Address1 - TETULAMRI , DHANBAD, Address2 - ,, , Jharkhand			
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Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

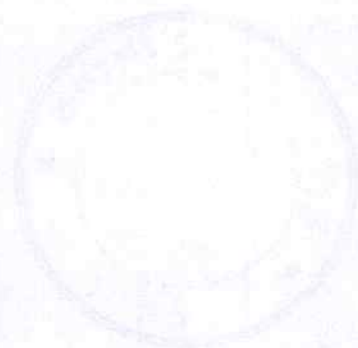
Above mentioned, (**DHANANJAY KUMAR , MOAZZAM HUSSAIN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VIKASH KUMAR**) Son/Daughter/Wife of (**ARUN SINGH**) resident of (**TETULMARI , DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer



Date:- 18-Jul-2019

Seal and Signature of Registering Officer



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Department of Health and Family Welfare, Government of Karnataka

Health Officer, Bangalore

For the purpose of the above mentioned work, the following details are furnished for your information:

Date: 15/11/2018





झारखण्ड सरकार

Date :-18-Jul-2019

Document Registration Summary 1

- Government/Market Value: ₹592600/-
- Transaction Amount: ₹1365000 /-
- Paid Stamp Duty: ₹5 /-

On Date 18-07-2019 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Dhananjay Kumar

Receipt : 172078

Receipt Date : 18-07-2019

Presenter Name: DHANANJAY KUMAR

PR ₹1

SP ₹780

LL ₹3

Stamp Duty ₹5

Total ₹789

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	5	-4	E-STAMP	POONAM KUMARI SINGH	• Certificate Number : IN-JH18894830591515R	5
PR	1	1	0	GRAS	POONAMKUMARISINGH	• GRN Number : 1901635021 • DEPT Transaction Id : d175b9937d8051af7b41 • Transaction Type :	1
SP	780	780	0	GRAS	POONAMKUMARISINGH	• GRN Number : 1901635021 • DEPT Transaction Id : d175b9937d8051af7b41 • Transaction Type :	780
A1	0	0	0				
LL	3	3	0	GRAS	POONAMKUMARISINGH	• GRN Number : 1901635021 • DEPT Transaction Id : d175b9937d8051af7b41 • Transaction Type :	3
Sub Total	785	789	-4				

Article : Sale Deed Number of Pages : 52

Exemption Fee Rule	Fee Exemption
Female Exemption	54599 /-
Female Exemption	40950 /-



Document Registration Number

Date: 18/11/2023

Government of Karnataka
Department of Revenue
Bangalore

Receipt Number: 11/2023

Receipt Date: 18/11/2023

Payee Name: M/s. ABC

Rs.

10000

00

Stamp Duty

Rs. 10000

Signature

Total



Sl. No.	Description	Rate	Amount	Total
1	Stamp Duty	10000	00	10000
2	Registration Fee	10000	00	10000
3	Professional Fee	10000	00	10000
4	Legal Fee	10000	00	10000
5	Other Charges	10000	00	10000
Grand Total				50000

Article: 216 (2) of the Constitution of India

Female Exemption	10000
Male Exemption	10000
Fee Exemption	10000

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Signature of R. ...

Signature of ...

Signature of ...



Transaction Success! Please Note Your Transaction Id.

Name	POONAMKUMARISINGH
Token No	20190000051578
Amount	784
Transaction ID	d175b9937d8051af7b41
GRN	1901635021
CIN	10002162019071608278
Time	2019-07-16



Area	Land area : 2.23 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	592589.05
Transaction Amount	1365000

SELLER	-Mr. DHANANJAY KUMAR , Address - GANDHI ROAD , PS. DHANSAR ,DHANBAD- ,Father/Husband Name RAMADHAR YADAV , PAN No.- *****149N,Permission Case No.- , Aadhaar No. *****1961
	-Mr. DHANANJAY KUMAR , Address - GANDHI ROAD , PS. DHANSAR ,DHANBAD- ,Father/Husband Name RAMADHAR YADAV , PAN No.- *****149N,Permission Case No.- , Aadhaar No. *****1961
	-Mr. DHANANJAY KUMAR , Address - GANDHI ROAD , PS. DHANSAR ,DHANBAD- ,Father/Husband Name RAMADHAR YADAV , PAN No.- *****149N,Permission Case No.- , Aadhaar No. *****1961
	-Mr. MOAZZAM HUSSAIN , Address - GADDI MOHALLA NAYA BAZAR , PS. BANK MORE, DHANBAD- ,Father/Husband Name MEHBOOB ALAM , PAN No.- *****623F,Permission Case No.- , Aadhaar No. *****8444
	-Mr. MOAZZAM HUSSAIN , Address - GADDI MOHALLA NAYA BAZAR , PS. BANK MORE, DHANBAD- ,Father/Husband Name MEHBOOB ALAM , PAN No.- *****623F,Permission Case No.- , Aadhaar No. *****8444
	-Mr. BHARAT PRASAD SINGH THROUGH, Address - KOLAKUSMA , PS. SARAIHELTA ,DHANBAD- ,Father/Husband Name LATE BHIM SAI , PAN No.- *****077A,Permission Case No.- , Aadhaar No.
	-Mr. SHANKAR PRASAD SINGH THROUGH, Address - KOLAKUSMA , PS. SARAIHELTA ,DHANBAD- ,Father/Husband Name LATE BHIM SAI , PAN No.- *****755J,Permission Case No.- , Aadhaar No.
	-Mr. RAJKUMAR SINGH THROUGH, Address - KOLAKUSMA , PS. SARAIHELTA ,DHANBAD- ,Father/Husband Name LATE BHIM SAI , PAN No.- *****894E,Permission Case No.- , Aadhaar No.
PURCHASER	-Mrs. POONAM KUMARI SINGH, Address - CHANDORE BANDH , SIJUA ,TETULMARI ,P.S.- TETULMARI , DHANBAD- ,Father/Husband Name KAMESHWAR SINGH , PAN No.- *****720P,Permission Case No.- , Aadhaar No. *****3971

Witness Information	Mr. VIKASH KUMAR , Address - TETULAMRI , DHANBAD-, Father/Husband Name-ARUN SINGH
---------------------	--

Identifier Details	Mr. VIKASH KUMAR , Address - TETULMARI , DHANBAD-, Father/Husband Name-ARUN SINGH
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Property Id:141316

Fee Rule: Sale Deed		
1	Stamp Duty	54,600

Property Id: 141316		
Fee Rule: Sale Deed		
1	PR	1
2	SP	780
3	LL	3
4	A1	40,950
Total		41,734


Sr.No. Exemption Detail Amount


Female Exemption

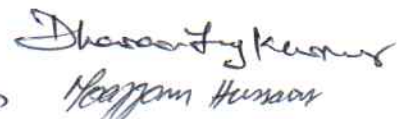
1	Stamp Duty	54599
2	A1	40950

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

Page No. : 1000

1000

1000

1000



1000

1000



Pre Registration Docket

Date :- 18-07-2019 01:49 pm

Office Name :- SRO - Dhanbad
Token No:- 20190000051578

Appointment :- 17-Jul-2019 Time:- 11:0

Article	Sale Deed
Pre Registration Date	14-Jul-2019
No. Of Pages	26
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 784.

Property Id: **141316**

Valuation No. : 186714 / 2019	:- 2019-2020	User Id : 3743	Date : 18-July-2019 13:59:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road -			
Holding Number - 0230002482000M0			
Khata Number - 600			
Plot Number - 2417			
Ward Number - 23			
Volume Number - 1			
Page Number - 3065			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	2.23 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.23 x 265735=592589.05	₹5,92,589/-
A	Total		₹5,92,589/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,92,600/-
Total Amount in Words : Five Lakh Ninety Two Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF PLOT NO. 2417, West: ROAD , South: ROAD , North: NEW PLOT NO. 2418
--	---

Token No.: 20190000051578

CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **18-Jul-2019** by **DHANANJAY KUMAR**, S/O, D/O, W/O **RAMADHAR YADAV** resident of GANDHI ROAD, PS. DHANSAR, DHANBAD ..
This deed was registered as Document No:- **2019/DHAN/4344/BK1/3979** in Book No :- **BK1**, Volume No :-
376 from Page No :- 549 to 600 at, office of **SRO - Dhanbad**

Date:- **18-Jul-2019**

Registering Officer

