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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH15742535250534R
 Certificate Issued Date : 03-Apr-2019 10:20 AM
 Account Reference : SHCIL (FI)/ Jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0120332250213992R
 Purchased by : NANDANI KUMARI
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 9,90,000
 (Nine Lakh Ninety Thousand only)
 First Party : DHANANJAY KUMAR ATTORNEY AND OTHER
 Second Party : NANDANI KUMARI
 Stamp Duty Paid By : NANDANI KUMARI
 Stamp Duty Amount(Rs.) : 5
 (Five only)



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

अनुसूचित नियम 21 के अधीन और अधिनियम
 वास्तुकारों एक्ट को धारा 44 के अधीन
 का धारक है और इण्डियन एक्ट-1899
 की प्रनसूची 1 या 1 क 23 के अधीन
 प्रथागत स्टाम्प लगाना गया है। अथवा टिकट
 नथी भ विमक्त है या स्टाम्प शुल्क अपेक्षित
 नहीं है।

स्विकृत बाबा [Signature]
 एक्ट IV बाबा [Signature]

[Signature]
 [Signature]
 4-4-19

DS-104-D

05/4/19

VO 0004006373

Statutory Alert:

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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.



०९/५/१७

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of 05/04/19
 Royal Sale ₹ 930,000 Dhanbad
 under notification memo no. 43325-0
 भूमि संपत्ति कागजातों का जांचा.
 05/04

31 05.04.19 तपस्वील वर्णीत जमीन का मूल्य माग दरिका
 के अनुसार निर्धारित न्यूनतम मूल्य त कब है।

अंचल अधिका...
 अनुसार दस्तावे... में वर्णित मौला...
 नम्बर 12...
 निषिद्ध खाते...
 4/4/19

2/4/19
 Fee Paid 634-166
 GRM 1900 876423 dt 04.04.19
 05.04.19

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 04.04.19



Dhananjay Kumar
 Moazzam Hussain
 4-4-19



THIS DEED OF ABSOLUTE SALE is made on this the 4th day April 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

05/4/19 10:11 AM
 200... ई० का... वज एकीकरण/अपग्राहण में जिला अवर...
 के कार्यालय... में... कार्यालयी... या अवर निबंधक...
 द्वारा प्रमाणित... संख्या... 200... अर्थात्
 विद्यार्थियों या दाखिलों में से एक श्री...
 विद्यार्थी का नाम...
 नाम... शशांक...
 जाति... पेशा...
 मादव...
 पदाधिकारी का हस्ताक्षर



05/4/19

Dharmraj Kumar

4.4.19
 5.4.19





Ravindra Kumar

Hajjaj Hussain

4.4.19



= 2 =

AND IN FAVOUR

SMT. NANDANI KUMARI Wife of Ravindra Kumar, by faith Hindu, by Caste- Paswan, by occupation Housewife, Resident of Bhaga No. 4 (Paswan Colony), P.O. Bhaga, P.S. Jorapokhar, Dist.- Dhanbad-828301, 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



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Dharamraj Kumar
Hajjam Hussain
H. H. 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. (03) measuring an area 2.63 decimals, (out of survey settlement Plot No. 1723 appertaining to Khata No. 30), more fully described in the schedule hereto on the terms and conditions recorded in Agreement of Sale entered into between them on the 03.04.19 on the highest offered consideration of Rs.9,90,000/- (Rupees Nine Lac Ninety 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.9,90,000/- (Rupees Nine Lac Ninety 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.9,90,000/- (Rupees Nine Lac Ninety Thousand), paid by the Purchaser to Vendor (the receipt whereof the



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Dhananjay Kumar

Mohammad Hussain

4.11.19

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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, is the sole and absolute owner of the land described in the schedule below, and that his 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 his 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.
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



5/4/17

Dheerendra Kumar
Hajjam Hussain
4.4.19

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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 03.04.19 failing which this deed shall be null & void automatically.

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.



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Dhanraj Kumar
Hajim Hussain
4.4.19

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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 SubRegistry office and District Dhanbad.

Mouza Kolakushma Mouza No.12,

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

Portion of Plot no. 1723 (New Plot No 2298) out of which measuring an area 2.63 Decimals.(Two Point Six Three Decimals) of land (being market as Unit No (03) is hereby sold by this sale deed. as per plan attached herewith and shown in colour Red, being butted and bounded as under-

North : Part of Plot No 1723 (Old) 2298 (New)
South : Part of Plot No 1723 (Old) 2298 (New)
East : Road
West : Part of Plot No 1725 (Old) 2300 (New)

Memo of Consideration

Rs.9,90,000/- (Rupees Nine Lac Ninety Thousand) only paid by the purchaser to the vendor by:-

Cheque No.	Date	Amount	Bank
130308	30.01.19	Rs.1,00,000/-	SBI
989279	17.12.18	Rs.1,00,000/-	SBI
RTGS	25.08.19	Rs.2,00,000/-	SBI
729477	05.04.19	Rs.4,00,000/-	SBI
729478	03.05.19	Rs.1,90,000/-	SBI



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Sharan Singh Kumar
Hajjam Humain
4.4.19

= 7 =

Witnesses

1. Ravindra Kumar
S/o Late Bachu Singh
At- Bhaga NO 4
Post- Bhaga
D/S Dhanbad



नंदनी कुमारी

4.4.19

2. Anu Malika
S/o P. Malika
Himapur Dhanbad
4.4.19



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.

Sharan Singh Kumar
No. 021/992



05/4/19



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

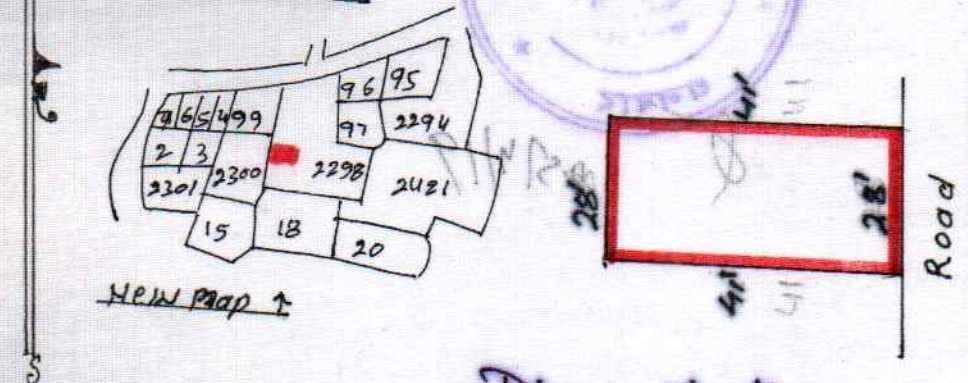
Attorney:- (1) Sri Dhananjay Kumar. s/o Sri Ramadhar Yadav. of Gandhi Road, P.S. Dhansar. Dist. Dhanbad. (2) Mr. Moazzam Hussain. s/o Mehboob Alam. of Gaddi Mahalla, Naya Bazar. P.S. Bank More. Dist. Dhanbad.

Purchaser:- Smt. Nandani Kumari. w/o Ravindra Kumar Choudasia. of Permanent add. Bhaga No. 4. (Paswan colony) P.O. Bhaga. P.S. Jharida. Dist. Dhanbad. At Pre. Charisandi Nimthu Neem chak Bathani Gaya. (Bihar) 803116.

Schedule:- Kolakusma No. 12, P.S. Saraidhela, under New Khata No. 600. old Khata No 30, New Plot No. 2298. old Plot No 1723. (P) Area 2.63-Deezimals. of Land.

Boundary:- North:- Part of Plot No. 1723 (old) 2298 (New) South:- Part of Plot No 1723. old, 2298 New East:- Road West:- Part of Plot No. 1725 old, 2300 New. shown in colour Red.

Scale:- 1" = 330'-0"



Dhananjay Kumar
Moazzam Hussain
H.H.19

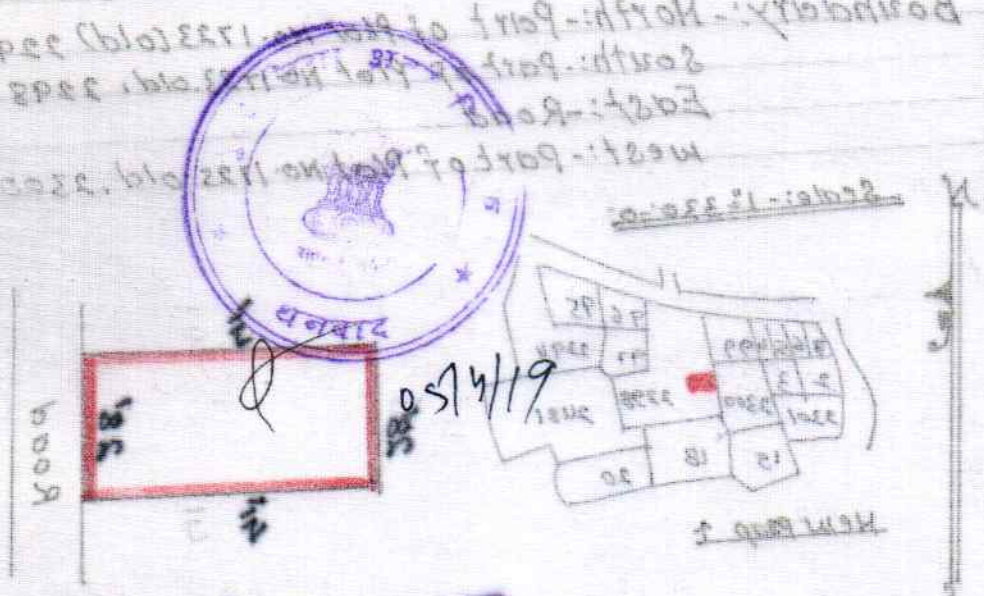
made by

Seller: (1) Sri Shant Prasad Singh (2) Sri Shantkar Prasad Singh (3) Sri Raj Kumar Singh & late Bhim Singh @ Bhim Singh of Kolaruma P. 8. Saraidhela Dist Dhanbad.

Attorney: (1) Sri Dhanraj Kumar & Sri Ramachandrar Yadav of Gandhi Road P. 8. Dhanbar Dist Dhanbad (2) Mr. Madhavan Hussain & Mr. Mehabab Alam of Godda Mahala Naya Bazar P. 8. Bank More Dist Dhanbad.

Purchaser: Smt. Vandani Kumari, wife Ravindra Kumar Charitara of Permanent add. Bhoga no. 4 (Paswan colony) P. 8. Bhoga P. 8. Tharia Dist Dhanbad At present standing in the name of Bhim Singh of Kolaruma P. 8. Saraidhela under New Khatas No. 800. Old Khatas No. 30. New Plot No. 228. Old Plot No. 172. (P) Area 2.62 Decimals of land.

shown in colour red. Boundary: North: Part of Plot No. 172 (old) 228 (New) South: Part of Plot No. 172 (old) 228 (New) East: Road West: Part of Plot No. 172 (old) 228 (New)



Dhanraj Kumar
Hodgson Hanson
N.A.A.

228
185

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल ! नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 3065

Vol. No. : 1

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
------------	-------------	------------------------

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 गुजारी (नकदी) (भावली)	2.00					40.00
सेस	0.50					10.00
सूद	1.00					20.00
मुतफरकात	1.00					20.00
मीजान	0.40					8.00
	4.90					98.00

तफसील अदायकारी

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

Dharam Singh Kumar

V

1000	1000	1000	1000
1000	1000	1000	1000

Sl. No.	Particulars	Amount	Total
1000			
1000			
1000			
1000			
1000			

Sl. No.	Particulars	Amount	Total
1000			
1000			
1000			
1000			
1000			



धुळे जिल्हा अर्थदफ्तर, धुळे, महाराष्ट्र शासन
 दिनांक: 10/10/2023

(Handwritten signature)



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 4, 2019

पंजी II प्रति

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	रेयती				
शंकर प्र सिंह राजकुमार सिंह भरत प्र सिंह , पिता-स्व भीम साई , जाति-													
खाता नम्बर	प्लोट 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 परिमाण		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	Halka	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

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
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

नक्शा देखें

BACK

Jay / S. 4. 19,
पंजी II का मिलान किया

Kh-600 (88. 41)
प्रतिबन्धित सति से मिलान किया
सम्बन्धित खाता प्लॉट दर्ज नहीं गया
5/4/19

Dheeraj Kumar

गणराज्य भारत
राज्य सरकार

दस्तावेज



क्र.सं.	व्यक्ति का नाम	पता	व्यक्ति का पता	व्यक्ति का पता	व्यक्ति का पता	व्यक्ति का पता	व्यक्ति का पता	व्यक्ति का पता	व्यक्ति का पता
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संक्षेप लेख्य प्रमाणक, धनबाद

NOTARY
DHANBAD

शपथ-पत्र

Nandani Kumari, पित्त/पति Ravindra Kumar

पता- Bhaqa No. 4 (Paswan Colony), P.O. - Bhaqa

P.S. - Jorapokhar जिला- Dhanbad राज्य- झारखण्ड,

नागरिक- भारतीय, शपथ पूर्वक घोषणा करती हूँ कि, महिला के नाम निबंधित होने वाली विक्रय विलेख पर प्रभार्य/देय स्टाम्प शुल्क एवं निबंधन शुल्क को छुट संवैधी राज्य, निबंधन एवं भूमि सुधार विभाग, झारखण्ड सरकार की अधिसूचना संख्या 15/निब वि० (महिला सुलभ विनियम), 13/2017 के आलोक में मैं इसके पूर्व इस छुट का उपयोग नहीं की हूँ।

सत्यापन

शपथकर्ता की पहचान अधिवक्ता एतद द्वारा घोषणा करती हूँ कि उपरोक्त धनबाद के सारी बातें मेरी जानकारी में सत्य एवं सही समक्ष किया गया है, जिसे आज दिनांक 10 को APR 2019 सत्यापित किया।

नंदनी कुमारी

शपथकर्ता
पहचानकर्ता



NOTARY
DHANBAD

लेख्य प्रमाणक धनबाद

Section 17 (C) of the Cr.P.C. 1973
& u/s (3) (f)
of 1952



DHANBAD BAR ASSOCIATION

05 APR 2019

31



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000012069

Deed Type	Sale Deed
Number of Pages	46
Fee Details	Stamp Duty :- Rs. 1, A1 :- Rs. 0, LL :- Rs. 3, PR :- Rs. 1, SP :- Rs. 690,
Property No.	1
Valuation Details	Value :- Rs.698883/- ,Transaction Amount :- Rs.990000/-
Property Details	<p>District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23</p> <p>Property Boundaries :- East: ROAD, West: PART OF PLOT NO.1725 (OLD) 2300 (NEW), South: PART OF PLOT NO.1723 (OLD) 2298 (NEW), North: PART OF PLOT NO.1723 (OLD) 2298 (NEW)</p> <p>Volume Number - 1Page Number - 3065Holding Number - 0230003982000M0Khata Number - 600Plot Number - 2298</p> <p>Area Of Land :- 2.63 Decimal</p>

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

today dated :- **05-Apr-2019** Day :- **Friday** Time :- **15:02:00 PM**



DHANANJAY KUMAR (Power Of Attorney)

Party Name	Document Type	Document Number
DHANANJAY KUMAR	PAN/UID	980616141961

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.:	No	Address:-	DHANANJAY KUMAR Jharkhand PAN No.:	SELLER Age:64			



OFFICE OF THE SUB-REGISTRAR

Office Name - W/O - 11-1000

Block Name - ...

Sub Area - ...





Deed Enforcement

Form No. 1 (1/10/2000)

Serial No.	Party Name	Description	Area
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Sub-Registrar, Dhule, Maharashtra

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	DHANANJAY KUMAR Address1 - GANDHI ROAD , P.S.- DHANSAR , DHANBAD, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Dhananjay Kumar Address:- , Near sumitra Kids Academy, , Gandhi Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:43			<i>Dhananjay Kumar</i>
3	MOAZZAM HUSSAIN Address1 - GADDI MOHALLA , NAYA BAZAR , P.S.- BANKMORE , DHANBAD, Address2 - , , , Jharkhand PAN No.: ,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>
4	RAJ KUMAR SINGH THROUGH , , , Jharkhand PAN No.:	No	Address:- Jharkhand PAN No.:	MOAZZAM HUSSAIN Jharkhand PAN No.:	SELLER Age:55			
5	SHANKAR PRASAD SINGH THROUGH Address1 - KOLAKUSHMA , SARAIHELIA , DHANBAD, Address2 - , , , Jharkhand PAN No.:				SELLER Age:61			

11/08/2019

11/08/2019



BELEGA
Agar

BELEGA
Agar



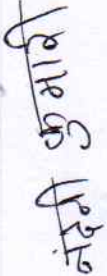
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Sl. No.	NAME	RELATIONSHIP	RESIDENCE ADDRESS	DATE OF BIRTH	EDUCATION	PROFESSION	STATUS	REMARKS
1	BELEGA	Agar						
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	NANDANI KUMARI Address1 - BHAGA NO.4 (PASWAN COLONY) BHAGA , P.S.- JORAPOKHAR , DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Nandani Kumari Address:- , , , chausandi, Chari Sandi , , Gaya, 803116 , , Bihar, India		PURCHASER Age:27			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAVINDRA KUMAR S/o-D/o LATE BACHU SINGH Address1 - BHAGA NO.4 , BHAGA , 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	RAVINDRA KUMAR Address1 - BHAGA NO.4 , BHAGA , DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MOAZZAM HUSSAIN , DHANANJAY KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAVINDRA KUMAR**) Son/Daughter/Wife of (**LATE BACHU SINGH**) resident of (**BHAGA NO.4 , BHAGA , DHANBAD**) and by occupation (**Service**).



राजस्थान सरकार
 जयपुर
 जिला अवर

Sl. No.	Name and Address	Photo	Signature
1	HANMATA KUMAR Address: BHANGA NO. 2, BHANGA CHAMBER, Jaipur		

I hereby certify that the above mentioned person is a resident of the area specified in the above table and is eligible for the benefit of the scheme.


Signature of Registering Officer

Date:- 05-Apr-2019


Seal and Signature of Registering Officer





झारखण्ड सरकार

Document Registration Summary 1

Date :-05-Apr-2019

- Government/Market Value: ₹698900/-
- Transaction Amount: ₹990000 /-
- Paid Stamp Duty: ₹5 /-

On Date 05-04-2019 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Dhananjay Kumar
Naazam Hussain

Receipt : 111149

Receipt Date : 05-04-2019

Presenter Name: DHANANJAY KUMAR

Stamp Duty ₹5

LL ₹3

PR ₹1

SP ₹690

Total ₹699

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	NANDANI KUMARI	• Certificate Number : IN-JH15742535250534R	5
A1	0	0	0				
LL	3	3	0	GRAS	NANDANIKUMARI	• GRN Number : 1900876423 • DEPT Transaction Id : d6678a45fe1b57b786d0 • Transaction Type :	3
PR	1	1	0	GRAS	NANDANIKUMARI	• GRN Number : 1900876423 • DEPT Transaction Id : d6678a45fe1b57b786d0 • Transaction Type :	1
SP	690	690	0	GRAS	NANDANIKUMARI	• GRN Number : 1900876423 • DEPT Transaction Id : d6678a45fe1b57b786d0 • Transaction Type :	690
Sub Total	695	699	-4				

Article : Sale Deed Number of Pages : 46

Exemption Fee Rule	Fee Exemption
Female Exemption	39599 /-
Female Exemption	29700 /-

Signature of Member of Parliament

Signature of Member of Parliament

Signature of Member of Parliament



Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Signature of [Name] [Signature] [Signature]



Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PART OF PLOT NO.1725 (OLD) 2300 (NEW), South: PART OF PLOT NO.1723 (OLD) 2298 (NEW), North: PART OF PLOT NO.1723 (OLD) 2298 (NEW)
Area	Land area : 2.63 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	698883.05
Transaction Amount	990000

SELLER	-Mr. BHARAT PRASAD SINGH THROUGH, Address - KOLAKUSHMA , SARAIHELIA , DHANBAD- ,Father/Husband Name- LATE BHIM SAI ALIAS BHIM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0000
	-Mr. SHANKAR PRASAD SINGH THROUGH, Address - KOLAKUSHMA , SARAIHELIA , DHANBAD- ,Father/Husband Name- LATE BHIM SAI ALIAS BHIM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0000
	-Mr. RAJ KUMAR SINGH THROUGH, Address - KOLAKUSHMA , SARAIHELIA , DHANBAD- ,Father/Husband Name- LATE BHIM SAI ALIAS BHIM SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0000
	-Mr. MOAZZAM HUSSAIN , Address - GADDI MOHALLA , NAYA BAZAR , P.S.-BANKMORE , DHANBAD- ,Father/Husband Name- MEHBOOB ALAM , PAN No.- ,Permission Case No.- , Aadhaar No. *****8444
	-Mr. DHANANJAY KUMAR , Address - GANDHI ROAD , P.S.- DHANSAR , DHANBAD- ,Father/Husband Name- RAMADHAR YADAV , PAN No.- ,Permission Case No.- , Aadhaar No. *****1961
PURCHASER	-Mrs. NANDANI KUMARI, Address - BHAGA NO.4 (PASWAN COLONY) BHAGA , P.S.-JORAPOKHAR , DHANBAD- ,Father/Husband Name- B SAW , PAN No.- ,Permission Case No.- , Aadhaar No. *****2116

Witness Information	Mr. RAVINDRA KUMAR , Address - BHAGA NO.4 , BHAGA , DHANBAD-, Father/Husband Name-LATE BACHU SINGH
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Identifier Details	Mr. RAVINDRA KUMAR , Address - BHAGA NO.4 , BHAGA , DHANBAD-, Father/Husband Name-LATE BACHU SINGH
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Property Id:65210	
Fee Rule:Sale Deed	
1	Stamp Duty
	39,600

Property Id:65210	
Fee Rule:Sale Deed	



1	A1		
2	LL		29,700
3	PR		3
4	SP		1
Total			690
			30,394

Sr.No. Exemption Detail Amount

Female Exemption

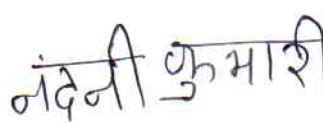
1	Stamp Duty	39599
2	A1	29700

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

Handwritten text in Marathi, possibly a title or header, including the words "जिल्हा" (District) and "अनबाद" (Anabhad). The text is faint and partially obscured by a stamp.



Transaction Success! Please Note Your Transaction Id.

Name	NANDANIKUMARI
Token No	20190000012069
Amount	694
Transaction ID	d6678a45fe1b57b786d0
GRN	1900876423
CIN	10002162019040400510
Time	2019-04-04

श्री १०८
श्री १०९
श्री ११०
श्री १११
श्री ११२





झारखण्ड सरकार

Pre Registration Docket

Date :- 05-04-2019 02:08 am

Office Name :- SRO - Dhanbad
Token No:- 20190000012069

Appoinment :- 04-Apr-2019 Time:- 13:30

Article	Sale Deed
Pre Registration Date	03-Apr-2019
No. Of Pages	23
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 694.

Property Id: **65210**

Valuation No. : 86158 / 2019	:- 2019-2020	User Id : 3743	Date : 05-April-2019 02:40:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road			
Volume Number - 1			
Page Number - 3065			
Holding Number - 0230003982000M0			
Khata Number - 600			
Plot Number - 2298			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	2.63 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.63 x 265735=698883.05	₹6,98,883/-
A	Total		₹6,98,883/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,98,883/-
Total Amount in Words : Six Lakh Ninety Eight Thousands Eight Hundred And Eighty Three Rupees Only.			



Token No.: 20190000012069

CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **05-Apr-2019** by **DHANANJAY KUMAR**, S/O, D/O, W/O **RAMADHAR YADAV** resident of GANDHI ROAD, P.S.-DHANSAR, DHANBAD, .. This deed was registered as Document No:- **2019/DHAN/1951/BK1/1788** in Book No :- **BK1**, Volume No :- 148 from Page No :- 365 to 410 at, office of **SRO - Dhanbad**

Date:- **05-Apr-2019**


Registering Officer



1945 FEBRUARY 10

Office of the Secretary

RECEIVED
FEBRUARY 10 1945
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C.



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