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सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH24236531294131R
 Certificate Issued Date : 13-Dec-2019 10:34 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0134528502000010R
 Purchased by : M S NEWTECH VILLA DEVELOPERS PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : IMMOVABLE PROPERTY
 Consideration Price (Rs.) : 70,00,000
 (Seventy Lakh only)
 First Party : GURUCHARAN SINGH
 Second Party : M S NEWTECH VILLA DEVELOPERS PVT LTD
 Stamp Duty Paid By : M S NEWTECH VILLA DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 2,80,050
 (Two Lakh Eighty Thousand And Fifty only)



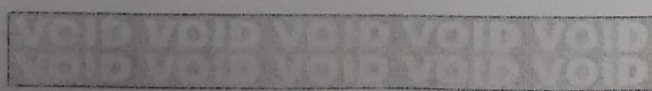
-----Please write or type below this line-----

नेपाली निकाय २३ क अन्तर्गत अर्पण गर्नुभएको
 दाखलकर्ताको नाम गुरुचरण सिंह ५६ क अर्पण
 र प्राप्तकर्ताको नाम एम.एस.न्यूटेक विला डेवलपर्स प्रा. लि.
 को बचतपत्र संख्या २३ क अर्पण
 मूल्य ७०,००,००० (सत्तय लाख मात्र)
 बचतपत्रको मूल्य २,८०,०५० (दुई लाख अष्टसय हजार अर्पण)
 बर्ष १३/१२/१९

[Signature]
 १३/१२/१९

[Signature]
 १३/१२/१९

SR 0011172196



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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.

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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH24236560829302R
 Certificate Issued Date : 13-Dec-2019 10:35 AM
 Account Reference : SHCIL (E)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0134528995821794R
 Purchased by : M S NEWTECH VILLA DEVELOPERS PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : IMMOVABLE PROPERTY
 Consideration Price (Rs.) : 70,00,000
 (Seventy Lakh only)
 First Party : M S INNOVATIVE INFRAPROJECTS PVT LTD
 Second Party : M S NEWTECH VILLA DEVELOPERS PVT LTD
 Stamp Duty Paid By : M S NEWTECH VILLA DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 2,80,050
 (Two Lakh Eighty Thousand And Fifty only)



Please write or type below this line

निबन्धन नियम 21 के अधीन और शांतिपूर्ण
 वास्तुकारों द्वारा की गई 46 के अधीन
 का दस्तावेज़ है जो कि अतिरिक्त का एक प्रति
 की अनुसूची 1 के 23 के अधीन
 यथावत प्राप्त अवसर पर जमा किया जा सकता है
 नथुनी में विमुक्त है जो कि 21000 रुपये अपेक्षा
 की है।
 13112119 निबन्धन (पदाधिकारी)
 13112119

For INNOVATIVE INFRAPROJECTS PRIVATE
 Director
 13.12.19

SR 0011172195

Statutory Alert

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

J.Mg.

N. Rayak of Dhanbad valuet - To. 00.000 St. 280.000
online Se part M - 213024/r GRN: 1503157110-4/13/12/19

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13/12/19



अंवल अधिकारी... से प्राप्त सूची
अनुसार दस्तावेज में बर्णित मौजा...
नम्बर 51 के खाता नं०...
निश्चिद खाते से बाहर है / सूची बद्ध नहीं है।
13/12/19



13.12.19
Director

DEED OF SALE

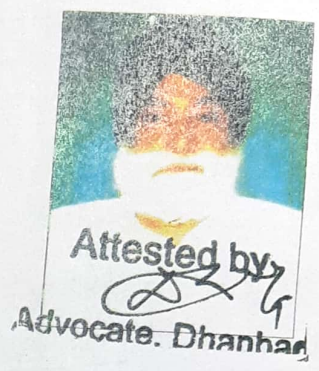
THIS DEED OF ABSOLUTE SALE made this the 13 day of December Two Thousand Nineteen, **M/s. INNOVATIVE INFRAPROJECTS (P) LTD.** A Private Limited Company duly incorporated under the Indian Companies Act. having its registered office at 1/42, Azadgarh, Kolkata-40 and its administrative office at Shastri Nagar East, Dhanbad, represented by its Director **Sri Subeg Singh** son of Late Govind Singh, and Grand Son of Late Malla Ram Singh by faith- Sikh, by caste Chhatriya, by occupation Business, resident of Shastri Nagar East, P.O. Dhansar, P.S.- Bank More, District Dhanbad (Jharkhand), duly authorised by the Board of Directors vide Resolution dated _____ hereinafter called and referred to as the Vendor (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, successor-in-interest, transferee, representatives in office and assigns) of the ONE PART;

PAN No.

AADHAR No. 5886 6611 7033

Receipt
002.10.000-6
E 2000
3.2
1.6
212,004.6
13/12/19

13-12-19 10-W-117
 2000 ई. को
 का कार्यालय धनबाद में
 द्वारा पंजीकृत
 अध्यक्ष कारिका
 पिता/पति का नाम
 नाम शाहजीबगल
 पति सुनील कुमार
 13.12.19



Attested by
 Advocate. Dhanbar

For
 Director
 13-12-19



For
19.12.19
Director

AND IN FAVOUR OF

M/S NEWTECH VILLA DEVELOPERS PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act. having its office at S-210, Second Floor, Panchsheel Park, New Delhi, represented by its Director SRI BIRENDER BHAGAT Son of Sri Satya Narayan Bhagat, by Faith Hindu, by occupation Business, resident of S-210, Second Floor, Panchsheel Park, New Delhi, hereinafter called and referred to as the Vendee, duly authorised by the Board of Directors vide Resolution dated _____ (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives in office and assigns) of the OTHER PART

PAN No. AADCN6583B

AADHAR No. 3296 8837 6140

WHEREAS land described in the schedule below, within Survey Settlement Plot Nos. 3460 and 3461 under Municipal Khatiyani of Mouza Dhanbad, Mouza No.51, previously belonged to Smt. Saila Bala Devi wife of Late Bhupendra Chandra Mallick who sold and transferred the same to (1) Desh Bhushan Agarwalla and (2) Krishna Kumar Agarwalla both sons of Late Teluram Agarwalla by virtue of Regd. Indenture of Sale No.893 dated 21st day of March 1930, Registered at Dhanbad Sub-Registry office, and the same continued in the joint possession and enjoyment of the said purchasers;

AND WHEREAS by virtue of a registered deed of Partition dated 25th September, 1952 between the said (1) Desh Bhushan Agarwalla and (2) Krishna Kumar Agarwalla, the said property came into the exclusive share of

13.12.19
Director

Krishna Kumar Agarwalla who while in possession as exclusive owner died leaving behind his widow (1) Smt. Sushila Devi Agarwal and two sons namely (2) Ashok Kumar Agarwalla and (3) Rajeev Kumar Agarwalla and a daughter (4) Smt. Sudha Gupta wife of Sri Abhinesh Chandra Gupta who jointly inherited the said property.

AND WHEREAS the above named heirs of Late Krishna Kumar Agarwalla sold and transferred the aforesaid land with building standing thereon to (1) Sri Shiva Prasad, (2) Smt. Prem Lata Devi, (3) Sri Anand Kumar, (4) Sri Ashok Kumar, (5) Sri Arun Kumar, (6) Sri Amarnath Shah, (7) Sri Chandra Shekhar Shah; (8) Smt. Nilam Shah; and (9) Smt. Veena Shah, by virtue of Regd. Sale Deed No. 13343 dated 02.12.1983 with an understanding that the above named persons herein (1) Smt. Nilam Shah and (2) Smt. Veena Shah have the share of 25% each and (3) Sri Shiva Prasad and (4) Smt. Prem Lata Shah have the share 16% each while (5) Sri Anand Kumar, (6) Ashok Kumar, (7) Arun Kumar, (8) Amarnath Shah, (9) Chandrasekhar Shah have jointly share of 18% in the aforesaid property.

AND WHEREAS thus the said (1) Smt. Nilam Shah, (2) Smt. Veena Shah, (3) Sri Shiva Prasad, (4) Smt. Lata Shah, (5) Sri Anand Kumar, (6) Ashok Kumar, (7) Arun Kumar, (8) Amarnath Shah, (9) Chandrasekhar Shah are the absolute owner of the said property and are in joint possession of their above mentioned share of the property and exercising diverse acts of ownership and possession by paying rent to the State Government under Tikuri Jamabandi No. 1240 as well as Holding Tax to Dhanbad Municipality for Holding No. 446 (old), Ward No. 22 (old);

AND WHEREAS, the said (1) Sri Shiva Prasad, (2) Smt. Prem Lata Devi, (3) Sri Anand Kumar, (4) Sri Ashok Kumar, (5) Sri Arun Kumar, (6) Sri Amarnath

Chandrababu
Director
13.12.19

Shah & (7) Sri Chandra Shekhar Shah, became the owner of 3.06 Decimals or to say 1334.5 Sq. ft. of land; And

AND WHEREAS, the said (1) Sri Shiva Prasad, (2) Smt. Prem Lata Devi, (3) Sri Anand Kumar, (4) Sri Ashok Kumar, (5) Sri Arun Kumar, (6) Sri Amarnath Shah, (7) Sri Chandra Shekhar Shah sold their entire right, title, interest and possession to in and over her share of land measuring an area 3.06 Decimals or to say 1334.5 Sq. ft. of land, ;to the Seller hereto M/s Innovative Infrastructure Pvt. Ltd., the Vendor herein, by virtue of a Registered Deed of Sale No. 13409 dated 14.12.2009, Registered at Dhanbad Sub-Registry office, and entered in Book No. I, Volume No. 388, pages 451 to 480 for the year 2009;

AND WHEREAS. ever since the date of purchase as aforesaid the Vendor hereto M/s Innovative Infraprojects Pvt. Ltd., has been in peaceful and uninterrupted possession over the said land got their names mutated vide order passed in Mutation Case No. 318(III)2010-11 and paying ground rent to the State regularly under Thoka No. 2727 (and also entered in volume No. 1, page No. 2727 of register II of Dhanbad Circle office); And

WHEREAS, while in possession and the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to in and over their share measuring 3.06 Decimals or to say 1334.50 Sq. ft. of land, more fully described in the Schedule hereto for a total Consideration of Rs. 70,00,000/- (Rupees Seventy Lakh Only); And

WHEREAS the Vendor hereto to meet their financial requirement considered it advisable to sell the said land, more fully described in the Schedule hereto for a Consideration of Rs. 70,00,000/- (Rupees Seventy Lakh Only); And

For Director

Chung Chul
Director

13.12.19

WHEREAS, in course and as a negotiation between the parties hereto, the Vendor agreed to sell and the Vendee agreed to purchase the said property, more fully described in the schedule below, for the reasonable and highest consideration of Rs. 70,00,000/- (Rupees Seventy Lakh Only).

AND WHEREAS the VENDOR declare and assure the VENDEE:

- (a) That the title of the VENDOR is absolute clear marketable title and that the said land is free from all sorts of encumbrances, viz. mortgage, prior sale, gift, exchange, court injunction, award, litigation, lien or charge etc.
- (b) That the said land is their absolute property and the same has not been mortgaged, or offered as collateral security, or a charge created or any interest or lien created in favour of any one of any nature what-so-ever.
- (c) That they are fully competent and authorized to sell the said land to the VENDEE.
- (d) That prior to this Sale Deed, they have not entered into any kind of agreement of any nature whatsoever with anybody else (except the VENDEE), in respect of the said land hereby being sold to the VENDEE.
- (e) That the VENDOR do hereby agrees to forever keep the VENDEE harmless and indemnified from and against all losses, damages, cost or expenses which they may sustain or incur by reason of any wrong representation made by the VENDOR in respect of any covenants to this Sale Deed.

For []
[Signature]
Director
13.12.19

And Whereas placing reliance upon the aforesaid assurances of the VENDOR, the VENDEE has agreed to purchase the said land.

NOW, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 70,00,000/- (Rupees Seventy Lakh Only). Only which has been paid by the Vendee to the Vendor (the receipt of which sum is hereby admitted and acknowledged by the vendor) and in consideration of the terms and conditions hereinafter contained the vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign unto the Vendee all the vendor's entire right, title, interest of the land more fully described in the schedule below along with all claims, demands, liberties, benefits, easements, privileges, advantages etc. appertaining to and belonging to or reputed or known to so appertain or so belong free from all encumbrances whatsoever TO HAVE AND TO HOLD the same peacefully and quietly for all times to come subject to the payment of proportionate rent in respect of the schedule property together with all the right to construct reconstruct over the same and to live thereon having full right and authority to transfer the same by sale, gift, mortgage, exchange or otherwise as permitted by the law.

That, the Vendor do hereby covenant with the Vendee that the Vendor, are the absolute owner of the land in question 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. 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

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13.12.19

put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Vendee may suffer by reasons thereof.

That the Vendor has already handed over the vacant and peaceful physical possession of the said land to the Vendee

That the Vendor admits that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the said land, hereby sold, and the same has become the absolute property of the said Vendee, with the right to construct, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means he likes, without any demand, objection, claim or interruption or eviction by the Vendor, or any person(s) claiming under or in trust for him.

That the Vendor has handed over the original copy of the last Sale Deed and the Photostat copies of all the title documents related to the said land to the Vendee at the time of execution of this Sale Deed.

That, the Vendor hereby further covenants with the Vendee that the Vendor, shall pay the annual ground rent Rs.10/- now or in future becoming payable up-to-date and shall keep the Vendee fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Vendee shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which become payable as from this day onwards.

That, the Vendor further covenants with the Vendee to do and execute all such acts, deeds and things at the cost of the Vendee as it may reasonably require the Vendor to do or execute for better or more fully assuring to the Vendee the land hereby sold and also to render all assistance and co-operation to the Vendee at their request and cost to get Vendee's name

Ching Kund
Director
13.12.19

mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.

That the above 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, and the vendor hereto does not comes under the reserve classes of C.N.T Act.

The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961, if applicable.

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.

SCHEDULE

All that piece and parcel of Homestead land, situated at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, Chowki Sadar Sub-Registry office and Dist. Dhanbad. Mouza Dhanbad, Mouza No. 51, under Municipal Khata, Plot Nos. 3460 and 3461, out of which measuring an area 2669 Sq. ft. or to say 6.12 Decimals of land (138 feet North to South and 21 feet East to West on Southern Side and 20'4" East to West on Northern Side), out of which half of the above said land, an area measuring 3.06 Decimals or to say 1334.50 Sq. ft. of land is hereby sold by this sale deed, (which is commercial land and

For Director
Cemy Ceyf
Director
13.12.19

situated at Main Road), as per plan attached herewith and shown in Colour Red.

Sold Property is being butted and bounded as under:-

North: Municipal Gali in Plot No. 3438.

South: District Board Road (Bank Road).

East: Purchaser's Property.

West: Municipal Gali Rasta

MEMO OF CONSIDERATION

Rs.70,00,000/- (Rupees Seventy Lakh) only paid by the purchaser to the vendors by :-

PAYMENT SHEDULE

RTGS/CASH/D.D. No.	Dated	Amount	Bank Name
D.D. No. 727083	10.12.2019	20,00,000/-	Canara Bank
D.D. No 727090	12.12.2019	50,00,000/-	Canara Bank
	Total	70,00,000/-	

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Carey Chand
Director
13.12.19

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER :-



Advocate, Director
Newtech Villa Developers Pvt. Ltd.
S. Bhind



WITNESSES:-

1. Laxmi Charan Singh
L. Malick Singh
G. T. Road Ratanpur Dhubad
2. Keshav Blyant
40 Dushangh, J. Blyant
Shiv Mandir Mandar
Dhubad - 826001
13.12.19

Certified that the finger prints of the left hand of the vendor and Vendee, whose photographs is affixed in the document have been duly obtained before me, and printed by me as per detail given by the parties.

S. S. S. S. S.
Advocate
E. 010/50/90

Seller

: M/s. Innovative Infra Projects (P) Reg. Office at 1/42, Azadgarh, Kolkata-40 & Administrative office at Shastri Nagar East, Dhanbad. Rep. By its Director Sri Subeg Singh s/o. Late Govind Singh of Shastri Nagar East, p.s.-Bankmore, dist.- Dhanabd.

Purchaser

: M/S Newtech Villa Developers Private Limited, office at S-210, Second Floor, Panchsheel Park, New Delhi, Rep. By its Director Sri Birender Bhagat s/o. Sri Satya Narayan Bhagat, Resident of S-210, Second Floor, Panchsheel Park, New Delhi.

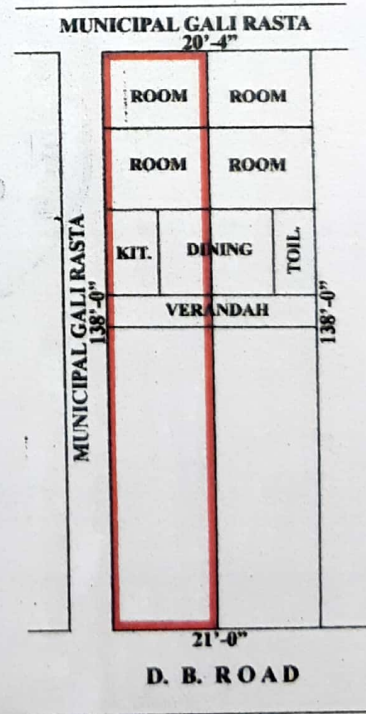
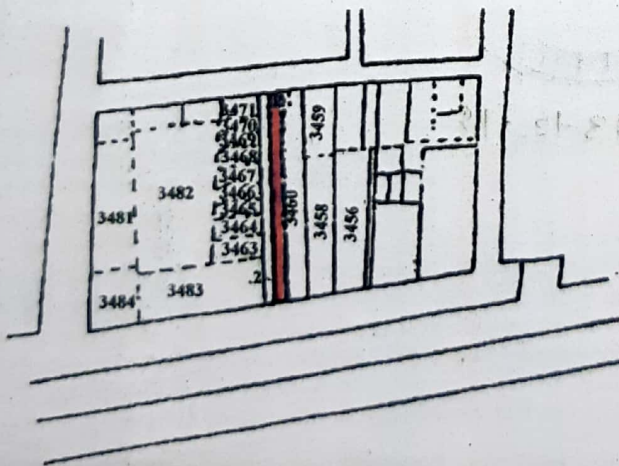
Schedule

: Mouza - Dhanbad, No.-51, Khata - Municipal, Plot Nos.-3460 & 3461, Measuring an area 2669 sq.ft. or to say 6.12 Decimals out of which half of the above said land, an area measuring 3.06 Decimals or to say 1334.5 sq.ft. of land.

Shown in red



Copy Recd
13.12.19



TRACED BY:-
[Signature]

SCALE:- 1"=82'-6"

NOT TO SCALE

DHANBAD MUNICIPAL CORPORATION

इस खण्ड नगरपालिका अधिनियम-2013 की धारा 152 (3) के अन्तर्गत स्व-निर्धारित किया गया सम्पत्ति कर की सूचना।

Memo No. : 147683261118015841

Date : 26-11-2018

प्रभावी : 1-2016-2017

श्री/श्रीमती/सुश्री : M/S INNOVATIVE INFRAPROJECTS PVT LTD C/O DIRECTOR MR SUBEG SINGH,
मोहल्ला : BANK ROAD PURANA BAZAR DHANBAD DHANBAD
DHANBAD , 826001
9835184125

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0320003389000100 वार्ड सं. 32 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।

क्रम सं.	Particulars	Amount (In Rs.)
1	गृह कर	73.00
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)		73.00



नाट:-

1. कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website, www.dhanbadmunicipal.org पर उपलब्ध है।
2. नियमावली कंडिका 11.4 के अन्तर्गत वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। विद्वानों से जांचा जाता है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित कर तथा अतिरिक्त गृह कर से छूट पाये।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान क्रमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता का 5% की रियाजत दी जाएगी।
5. किसी देय घृति को निदिष्ट समयवधि (प्रत्येक तिमाही) के अन्दर या उससे पूर्व नहीं चुकाना जाता है, तो 1% प्रतिमाह की दर से सजावली ब्याज देय होगा।
6. 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 आय तथा भुगतान निगम करा सकता है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शक्ति (Fine) एवं अंतर राशि देय होगा।
7. DHANBAD MUNICIPAL CORPORATION द्वारा संचालित इस सम्पत्ति कर इन इमारतों/बाँधों को बड़े कानूनी हैसियत पर बना गये कारण है और यह न ही अपन मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये हाउसिंग नं० का अखिरी अंक 5/6/7/8 है तो यह विशेष संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

To be signed by the Applicant

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 11, 2019

पंजी II प्रति

भाग वर्तमान		पृष्ठ संख्या		2727									
जिला का नाम	धनबाद	अनुमूलन नाम	धनबाद	अचल का नाम	धनबाद	हस्ताक्षर का नाम	हस्ताक्षर संख्या	हस्ताक्षर का नाम	हस्ताक्षर संख्या	हस्ताक्षर का प्रकार	हस्ताक्षर संख्या		
मौजा का नाम	धनबाद	होल्डिंग संख्या	2727	तौजी संख्या	0	थाना नम्बर		थाना का प्रकार					
<p>इनोवेटिव ईफा फ्राजकट प्र० ती० डा० श्री सुकव सिन्ह , पिता- स्व० गोविन्द सिन्ह, जाति- श्रीमती उषा देवी , पिता-श्री जगतानन्द चौधरी, जाति- इनोवेटिव ईफा फ्राजकट प्र० ती० डा० श्री सुकव सिन्ह , पिता-स्व० गोविन्द सिन्ह, जाति- श्रीमती उषा देवी , पिता-श्री जगतानन्द चौधरी, जाति-</p>													
खता नम्बर	फ्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								लगान	सेंस	
	3469,3491	0 कठा3.06 डि 0 वर्गफीट	डा० डा० केश स० 316(3) 10-11 के आदेशानुसार ज०स० 1240 से घटकर टूट किया गया है								30	4.5	
	2476,2477	5 कठा0 वर्गफ़ीटवर्गफीट											
	कुल परिमाण	0 कठा3.06 डि 0 वर्गफीट											
तारीख	पापित पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेंस बकाया	रोड सेंस चालू साल	शिक्षा सेंस बकाया	शिक्षा सेंस चालू साल	स्वास्थ्य सेंस बकाया	स्वास्थ्य सेंस चालू साल	कृषि सेंस बकाया	कृषि सेंस चालू साल
14/06/2011	5081326	2009-10	2011-12	60	30	15	7.5	30	15	30	15	12	6
04/12/2013	2818405	2008-09	2013-14	5	1	1.25	0.25	2.5	0.5	2.5	0.5	1	0.2

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

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति

यह पत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

बिना भी पत्र की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

पत्र का नक्शा देखने के लिए पत्र नंबर बिलक करें।

(Handwritten Signature)
13.12.19
पंजी II का निष्पन्न दिनांक

जिला का नाम बारा
 अनुमण्डल का नाम बारा
 उपजला का नाम बारा
 नाम संकेत । नाम मौजा मय बारा
 धाना वो धाना नम्बर 51

परसिद मालगुजारी
 फरद मालकी / फरद रैयती 27/11
 नाम रैयत मय वलियत जमाबन्दी
 वो सकुगत नम्बर 4024393

खाता संख्या	खेता संख्या
<u>727/4/10</u>	<u>200</u>
अराजी नकदी	अराजी भावली
<u>3460, 3461</u>	<u>308 920/10</u>

तफसील हिसाब लगान भावली

इस विलेज 35 गाँव प्रोविन्ट 40 विलेज 51 अरेय 81 500/10

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

मांग बाबत	सालाना	बकाया				2013
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी } (नकदी) <u>3040</u>						<u>3000</u>
सेस } (भावली) <u>750</u>						<u>750</u>
*सूद <u>1500</u>						<u>1500</u>
मुतफरकात <u>1500</u>						<u>1500</u>
मौजान <u>600</u>						<u>600</u>
	<u>7350</u>					<u>7350</u>

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मौतलबा	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष	<u>27/11</u>		
माल गुजारी } (नकदी)					<u>3040</u>		
सेस } (भावली)					<u>750</u>		
*सूद					<u>1500</u>		
मुतफरकात					<u>1500</u>		
मौजान अदायकारी					<u>600</u>		
					<u>7350</u>		

- (1) मौजान कुल (लफजों में) 7350
- (2) नाम देहिन्दा - 27/11
- (3) कुल बकाया - 7350

दस्तखत वा तारीख अमला तहसील 27/11

* खास महान का बकाया मालगुजारी पर (सियास ऐसे बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

Innovative Infocopy Ltd
 For Ranjit Singh

नाम देहान्त ५१
 नाम देहान्त ५१
 नाम देहान्त ५१
 नाम देहान्त ५१

फरद मालकी / फरद रयती
 नाम रयत मय वलियत जमाबन्दी
 नो सकुनत नम्बर ५१
 २६२६
 ६०८१३२७

नोट (क) ५१ (२) ५१ (३) ५१ (४) ५१ (५) ५१ (६) ५१ (७) ५१ (८) ५१ (९) ५१ (१०) ५१ (११) ५१ (१२) ५१ (१३) ५१ (१४) ५१ (१५) ५१ (१६) ५१ (१७) ५१ (१८) ५१ (१९) ५१ (२०) ५१ (२१) ५१ (२२) ५१ (२३) ५१ (२४) ५१ (२५) ५१ (२६) ५१ (२७) ५१ (२८) ५१ (२९) ५१ (३०) ५१ (३१) ५१ (३२) ५१ (३३) ५१ (३४) ५१ (३५) ५१ (३६) ५१ (३७) ५१ (३८) ५१ (३९) ५१ (४०) ५१ (४१) ५१ (४२) ५१ (४३) ५१ (४४) ५१ (४५) ५१ (४६) ५१ (४७) ५१ (४८) ५१ (४९) ५१ (५०) ५१ (५१) ५१ (५२) ५१ (५३) ५१ (५४) ५१ (५५) ५१ (५६) ५१ (५७) ५१ (५८) ५१ (५९) ५१ (६०) ५१ (६१) ५१ (६२) ५१ (६३) ५१ (६४) ५१ (६५) ५१ (६६) ५१ (६७) ५१ (६८) ५१ (६९) ५१ (७०) ५१ (७१) ५१ (७२) ५१ (७३) ५१ (७४) ५१ (७५) ५१ (७६) ५१ (७७) ५१ (७८) ५१ (७९) ५१ (८०) ५१ (८१) ५१ (८२) ५१ (८३) ५१ (८४) ५१ (८५) ५१ (८६) ५१ (८७) ५१ (८८) ५१ (८९) ५१ (९०) ५१ (९१) ५१ (९२) ५१ (९३) ५१ (९४) ५१ (९५) ५१ (९६) ५१ (९७) ५१ (९८) ५१ (९९) ५१ (१००)

खता संख्या	खसरा संख्या
नगरपालिका	क्र. नं २४५० (से २४५१) खे. नं १३३४

धुराजी नकदी अराजी भावली तफसील हिसाब लगान भेक्ती २०९९-२०

इतिवेदिव इन्फा प्रोजेक्ट प्रा. वलियत
 २०९९-२० ५१ सुवेग क्रि. १०० (क) गतिवर्ग

माग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल गुजारी सेस *सूद मुतफरकात मीजान	(नकदी) २०.०० (भावली) ६.२० १४.०० १४.०० ५.०० ६३.२०				२००१-१० २०१०-११ ५०.०० १४.०० ३०.०० ३०.०० १४.०० १४६.००	२०११-१२ ३०.०० ६.२० १४.०० ५.०० ६३.२०

अदायकारी बाबत	बकाया				मातालया हाल	फाजिल
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष		
माल गुजारी सेस *सूद मुतफरकात मीजान अदायकारी	(नकदी) २०.०० (भावली) ६.२० १४.०० १४.०० ५.०० ६३.२०			२००१-१० २०१०-११ ५०.०० १४.०० ३०.०० ३०.०० १४.०० १४६.००	२०११-१२ ३०.०० ६.२० १४.०० ५.०० ६३.२०	

- (1) मीजान कुल (लपजा में) १२०.२० (कोर्स वीरु रूप प्रो फेदास ५६३२०)
- (2) नाम देहिन्दा - ५१
- (3) कुल बकाया - ५१
- दस्ताखत वी तारीख अमली तहसील मुनिन्दा १५.६.११

* हास भाल का बकाया मालगुजारी पर (सिद्धाथ ऐसे बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाय।



अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज नुं संख्या..... ३४ (III) / 2010..11

आदेश फलक

आवेदन की तिथि- 24/6/11
 अधिसूचना तिथि- 28/6/11
 निर्गत तिथि- 29/6/11

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभिपुक्ति
29/5/11	<p>आवेदक, आवेदिका श्री/श्रीमती <u>श्रीमती देवी प्रियंका देवी</u> श्री/श्रीमती <u>श्रीमती देवी प्रियंका देवी</u> पिता/पति: <u>श्री/श्रीमती देवी प्रियंका देवी</u> श्री/श्रीमती <u>श्रीमती देवी प्रियंका देवी</u> धाना <u>श्री/श्रीमती देवी प्रियंका देवी</u> जिला-धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक/आवेदिका ने मौजा <u>खाला</u> मौजा नं० <u>51</u> खाता नं० <u>591</u> (खाला) प्लॉट नं० <u>2460, 2461</u> <u>रकबा 1334.50</u> (श्री/श्रीमती <u>श्री/श्रीमती देवी प्रियंका देवी</u>) दलील नं० <u>13409</u> दिनांक <u>14-12-09</u> के द्वारा श्री/श्रीमती <u>श्री/श्रीमती देवी प्रियंका देवी</u> से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी को जाँच हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक <u>23/5/11</u> को उपस्थापित करें।</p> <p><i>(Signature)</i> अंचल अधिकारी धनबाद।</p>	<p><i>(Handwritten notes)</i> 29/5/11</p>
29/5/11	<p>अभिलेख उपस्थापित किया गया। आम इस्तेहार का जामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनुसार --</p> <ol style="list-style-type: none"> भूमि रैयती खाते की है। जमावटी सं० <u>1240</u> में विद्वन्ता के/विद्वन्ता के (शिक्षित) <u>श्री/श्रीमती देवी प्रियंका देवी</u> के नाम लगान से रसौद फट रहा है। आवेदक निबंधित दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमान पर दखल कब्जा में है। निबंधन धनबाद/ कलकत्ता निबंधन कार्यालय से किया है, तथा अन्तर मुद्रांक बरी प्रसि को कलकत्ता में जमा कर दलील को वैध करा लिया गया है। प्रश्नगत भूमि गैर आबाद, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र में बाहर है। <p>अतः हल्का कर्मचारी/अंचल निरीक्षक के जाँच प्रतिवेदन एवं अनुशांसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को <u>शुद्धि</u> किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें।</p> <p>लेखापित एवं संशोधित</p> <p><i>(Signature)</i> अंचल अधिकारी धनबाद।</p>	<p><i>(Handwritten notes)</i> 29/5/11</p>

आवेदक को सूचित किया गया।
 तहसीलदार का हस्ताक्षर

पत्राचार सचिव पतिलिपि
(Signature)
 प्रधान सहायक,
 अंचल कार्यालय
 धनबाद।

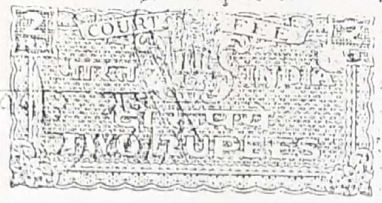


अवेदन क्रमांक 107/2011
 अधिरचना दिनांक 28/6/11
 दिनांक 29/6/11

कार्गु मॉडिस्ट इस्टीमेट के अधिधारित (प्रती) का नामान्तरण (दखिल-खासि) दिखनेवाला शुद्ध-वन

मिना - चक्रवाट अग्रण्डव - चक्रवाट सर्किल/अंचल - चक्रवाट इलाका - III इस्ट का नाम - चक्रवाट

क्र.सं.	पुर्वी संख्या 27 में नामान्तरण का संख्या	भूजा	शाना और शाना संख्या	नामान्तरण और संबद्ध अनुशुक्ति की संख्या	नामान्तरण मंजूर करनेवाला प्रतिवेदन और आदेश की तारीख	नामान्तरण किए गए क्षेत्रों की संख्या और तारीखें	नामान्तरण से प्रभावित विनिम्न का पूरा व्यौर	कर्मचारी द्वारा दत्ता फंक्शनल तारीख की मुद्दे की गई ?	अनुशुक्ति
1									
2	2-11-12/III	चक्रवाट	चक्रवाट	2-11-12/III	अंश आधिकारी, चक्रवाट	दस्ता संख्या - 13409 दिनांक - 14-12-09	अग्रण्डव संख्या - 1240 अनुशुक्ति संख्या - श्रीमती विवेका शर्मा के अलावा सा. शांती शेट, अग्रण्डव चक्रवाट अनुशुक्ति संख्या - अग्रण्डव के फंक्शनल 31 ले. डाग्रेस - श्री सुख रिंग मिना - सा. शांती शेट सा. शांती शेट पूरा. चक्रवाट		
3									
4									
5									
6									
7									
8									
9									
10									



शुद्ध संख्या 200
 कर्मचारी संख्या 11
 व जनकारी और आग्रण्डव कारवाई के लिए भेजी जाती है।

सर्किल प्रदाधिकारी/अंचलाधिकारी
 चक्रवाट

द्वारा फोटोकॉपी किया गया !
 टंकक

मने मिलाउ किया
 मने मने

प्रमाणित सच्ची प्रतिलिपि
 (सुखवीर शर्मा)
 29/6/11
 प्रथम सहायक, अंचल कार्यालय चक्रवाट

धानबाद - 826 001
DHANBAD - 826 001 (0251)

1 2 1 2 2 0 1 0
Valid for three months only from the date of instrument
02511301552 1 0 7 2 7 0 9 0 . . . Y Y

INNOVATIVE INFRAPROJECTS P LTD

मांगने पर On Demand Pay ONLY

को या उनके आदेश पर Or Order प्राप्त मूल्य के लिए

रुपये Rupees

*****5000000.00

NOT OVER Rs 5000000

Purchaser Name NEW TECH VILLA DEVELOPERS P LTD
भुगतान के लिए For Value Received

₹

केनरा बैंक Canara Bank

कृते केनरा बैंक For Canara Bank

SERAI DHELA (986)

प्राधिकृत हस्ताक्षरकर्ता
AUTHO SIGNATORY

नाम
NAME

पदनाम
DESIGNATION
S.P. No.

प्राधिकृत हस्ताक्षरकर्ता
AUTHO SIGNATORY

नाम
NAME

पदनाम
DESIGNATION

स.प.नं.
S.P. No.

ARYA-OFFICER
51543

₹ एक लाख और उससे अधिक की मात्रा वाले ड्राफ्ट के लिए दो प्राधिकृत हस्ताक्षरकर्ताओं की हस्ताक्षर चाहिए।
Demand Drafts of ₹ 1 Lakh and above require signature of two authorised signatories.
Please sign above.

⑈ 7 2 7 0 9 0 ⑈ 0000 1 5000 ⑈ 550 25 1 ⑈ 16

धानबाद - 826 001
DHANBAD - 826 001 (0251)

1 2 1 2 2 0 8 9
Valid for three months only from the date of instrument
02511301552 1 0 7 2 7 0 8 9 . . . Y Y

GURUCHARAN SINGH

मांगने पर On Demand Pay ONLY

को या उनके आदेश पर Or Order प्राप्त मूल्य के लिए

रुपये Rupees

*****5000000.00

NOT OVER Rs 5000000

Purchaser Name NEWTECH VILLA DEVELOPERS P LTD
भुगतान के लिए For Value Received

₹

केनरा बैंक Canara Bank

कृते केनरा बैंक For Canara Bank

SERAI DHELA (986)

प्राधिकृत हस्ताक्षरकर्ता
AUTHO SIGNATORY

नाम
NAME

पदनाम
DESIGNATION
S.P. No.

प्राधिकृत हस्ताक्षरकर्ता
AUTHO SIGNATORY

नाम
NAME

पदनाम
DESIGNATION

स.प.नं.
S.P. No.

ARYA-OFFICER
51543

₹ एक लाख और उससे अधिक की मात्रा वाले ड्राफ्ट के लिए दो प्राधिकृत हस्ताक्षरकर्ताओं की हस्ताक्षर चाहिए।
Demand Drafts of ₹ 1 Lakh and above require signature of two authorised signatories.
Please sign above.

⑈ 7 2 7 0 8 9 ⑈ 0000 1 5000 ⑈ 550 25 1 ⑈ 16

Handwritten signature

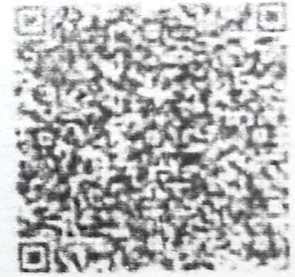


भारत सरकार
GOVERNMENT OF INDIA



सुबेग सिंह
Subeg Singh

जन्म वर्ष / Year of Birth : 1955
पुरुष / Male



5886 6611 7033

आधार — आम आदमी का अधिकार

Amey Arif
GIF - : Late Malla Ram Singh
9835184125

Scanned by CamScanner

Scanned by CamScanner



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O स्व० गोविन्द सिंह, शास्त्री
नगर ईस्ट, धनबाद, झारखण्ड,
826001

Address:

S/O Late Govind Singh,
SHASTRI NAGAR EAST,
Dhanbad, Jharkhand,
826001



1947
1620 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947
Bengaluru- 560 007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INNOVATIVE INFRAPROJECTS PRIVATE
LIMITED

03/06/2009

Permanent Account Number

~~AACCI0834P~~

12062009


इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के गजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*


Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Amey Arif



बिरेन्द्र भगत
Birender Bhagat
 जन्म तिथि/DOB: 09/02/1980
 पुरुष/ MALE


3296 8837 6140
~~3296 8837 6140~~
 मेरा आधार, मेरी पहचान


 आधिकारिक प्रमाणित आधार प्रमाणिकरण
 Officially Verified Aadhaar Authentication
 आधिकारिक प्रमाणित आधार प्रमाणिकरण
 Officially Verified Aadhaar Authentication

पता:
 C/O सत्य नारायण भगत, कोटक महेंद्र बैंक के पास, एस
 210 2 फ्लोर पंचशील पार्क, पंचशील एन्क्लेव, दक्षिण
 दिल्ली, - 110017
Address:
 C/O Satya Narayan Bhagat, Near Kotak
 Mahendra Bank, S 210 2 ND FLOOR
 PANCHSHEEL PARK, Panchsheel
 Enclave, South Delhi,
 Delhi - 110017


3296 8837 6140
 VID : 9130 2314 9516 5705

www.aadhaar.gov.in

B. Bhagat
 GIR - Late Keshav Prasad
 6203134512

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEWTECH VILLA DEVELOPERS PRIVATE
LIMITED

23/05/2011
Permanent Account Number

AADCN6583B

06072011

B. Bherat *[Signature]*



भारतसिंह सरकार

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000106713

Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 280000, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 210000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5366772/- ,Transaction Amount :- Rs.7000000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Dhanbad Location :- Other Road, Dhanbad Word No 32 Property Boundaries :- East: PURCHASERS PROPERTY, West: MUNICIPAL GALI RASTA, South: DISTRICT BOARD ROAD (BANK ROAD), North: MUNICIPAL GALI IN PLOT NO 3438 Khata Number - MUNICIPAL Plot Number - 3460 3461 Holding Number - 0320003380000M0 Volume Number - 1 Page Number - 2727 Area Of Land :- 3.06 Decimal

Sh./Smt. SUBEG SINGH DIRECTOR OF MS INNOVATIVE INFRA PROJECTS P LTD s/o/d/o/w/o LATE GOVIND SINGH has presented the document for registration in this office

today dated :- 13-Dec-2019 Day :- Friday Time :- 14:30:24 PM





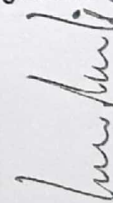
SUBEG SINGH DIRECTOR OF MS INNOVATIVE INFRA PROJECTS P LTD(Individual)

Party Name	Document Type	Document Number
SUBEG SINGH DIRECTOR OF MS INNOVATIVE INFRA PROJECTS P LTD	PAN/UID	AACCI0834P

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

1	SUBEG SINGH DIRECTOR OF MS INNOVATIVE INFRA PROJECTS P LTD Address1 - SHASTRI NAGAR EAST, PS-BANKMORE, DHANBAD, Address2 - , , , Jharkhand PAN No.: AACCI0834P,Permission Case No.-	Yes	Subeg Singh Address:- , , SHASTRI NAGAR EAST, , Dhanbad, , Dhanbad, 826001, , Jharkhand, India	SELLER Age:64	 	For Identification Purpose Only 
2	BIRENDER BHAGAT DIRECTOR OF MS NEWTECH VILLA DEVELOPERS PRIVATE LIMITED Address1 - S-210 2ND FLOOR, PANCHSHEEL PARK NEW DELHI, Address2 - , , , Jharkhand PAN No.: AADCN6583B,Permission Case No.-	Yes	Birender Bhagat Address:- , Near Kotak Mahendra Bank, , S 210 2 ND FLOOR PANCHSHEEL PARK, Panchsheel Enclave, , South Delhi, 110017, , Delhi, India	PURCHASER Age:39	 	

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	GURUCHARAN SINGH S/o-D/o LATE MALLIK SINGH Address1 - RATANPUR, PS- GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

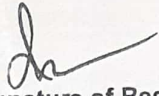
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GURUCHARAN SINGH Address1 - RATANPUR, PS- GOVINDPUR DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SUBEG SINGH DIRECTOR OF MS INNOVATIVE INFRA PROJECTS P LTD**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**GURUCHARAN SINGH**) Son/Daughter/Wife of (**LATE MALLIK SINGH**) resident of (**RATANPUR, PS- GOVINDPUR DHANBAD**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 13-Dec-2019


Seal and Signature of Registering Officer





भारतीय सरकार

Date :-13-Dec-2019

Document Registration Summary 1

- Government/Market Value: ₹5366800/-
- Transaction Amount: ₹7000000 /-
- Paid Stamp Duty: ₹280050 /-

Receipt : 250594

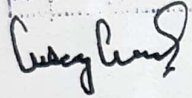
Receipt Date : 13-12-2019

Presenter Name: -

On Date 13-12-2019 Presented at SRO - Dhanbad
Signature of Presenter

E	₹2000
PR	₹1
SP	₹1020
LL	₹3
A1	₹210000
Stamp Duty	₹280050

SRO - Dhanbad

For

Director

Total

₹493074

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	280000	280050	-50	E-STAMP	M S NEWTECH VILLA DEVELOPERS PVT LTD	• Certificate Number : IN-JH24236560829302R	280050
E	2000	2000	0	GRAS	SubegSinghDirectorOfMInnovativeInfraProjectsPLtd	• GRN Number : 1903157110 • DEPT Transaction Id : 2a87afc0f66fcd2c25d5 • Transaction Type :	2000
PR	1	1	0	GRAS	SubegSinghDirectorOfMInnovativeInfraProjectsPLtd	• GRN Number : 1903157110 • DEPT Transaction Id : 2a87afc0f66fcd2c25d5 • Transaction Type :	1
SP	1020	1020	0	GRAS	SubegSinghDirectorOfMInnovativeInfraProjectsPLtd	• GRN Number : 1903157110 • DEPT Transaction Id : 2a87afc0f66fcd2c25d5 • Transaction Type :	1020
A1	210000	210000	0	GRAS	SubegSinghDirectorOfMInnovativeInfraProjectsPLtd	• GRN Number : 1903157110 • DEPT Transaction Id : 2a87afc0f66fcd2c25d5 • Transaction Type :	210000
LL	3	3	0	GRAS	SubegSinghDirectorOfMInnovativeInfraProjectsPLtd	• GRN Number : 1903157110 • DEPT Transaction Id : 2a87afc0f66fcd2c25d5 • Transaction Type :	3
Sub Total	493024	493074	-50				

Article : Sale Deed Number of Pages : 68

1507
Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Transaction Success! Please Note Your Transaction Id.

Name	SubegSinghDirectorOfMsInnovativeInfraProjectsPLtd
Token No	20190000106713
Amount	213024
Transaction ID	2a87afc0f66fcd2c25d5
GRN	1903157110
CIN	10002162019121302399
Time	2019-12-13

Area	Land area : 3.06 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	5366771.82
Transaction Amount	7000000

SELLER	-Mr. SUBEG SINGH DIRECTOR OF MS INNOVATIVE INFRA PROJECTS P LTD, Address - SHASTRI NAGAR EAST, PS-BANKMORE, DHANBAD- ,Father/Husband Name LATE GOVIND SINGH , PAN No.- *****834P,Permission Case No.- , Aadhaar No. *****7033
PURCHASER	-Mr. BIRENDER BHAGAT DIRECTOR OF MS NEWTECH VILLA DEVELOPERS PRIVATE LIMITED, Address - S-210 2ND FLOOR, PANCHSHEEL PARK NEW DELHI- ,Father/Husband Name SATYA NARAYAN BHAGAT , PAN No.- *****583B,Permission Case No.- , Aadhaar No. *****6140

Witness Information	Mr. GURUCHARAN SINGH , Address - RATANPUR, PS-GOVINDPUR DHANBAD-, Father/Husband Name-LATE MALLIK SINGH
---------------------	--

Identifier Details	Mr. GURUCHARAN SINGH , Address - RATANPUR, PS-GOVINDPUR DHANBAD-, Father/Husband Name-LATE MALLIK SINGH
--------------------	--

Property Id:264564		
Fee Rule:Sale Deed		
1	Stamp Duty	2,80,000

1	SP	1,020
Total		1,020

Property Id:264564		
Fee Rule:Sale Deed		
1	E	2,000
2	PR	1
3	LL	3
4	A1	2,10,000
Total		2,12,004

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.

[Signature]
Deed Writer / Advocate

[Signature]
Vendee / Claimant

For *[Signature]*
[Signature]
Director
Vendor / Executant



Pre Registration Docket

Date :- 13-12-2019 12:05 pm

Office Name :- SRO - Dhanbad
Token No:- 20190000106713

Appoinment :- 13-Dec-2019 Time:- 13:10

Article	Sale Deed
Pre Registration Date	13-Dec-2019
No. Of Pages	34
Stamp Duty	280000
Paid Stamp Duty	0
Total Fees	₹ 2,13,024.

Property Id: **264564**

Valuation No. : 349028 / 2019	: - 2019-2020	User Id : 3233	Date : 13-December-2019 12:32:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Dhanbad	Village/City : Dhanbad	
Dhanbad Word No 32 - Other Road			
Khata Number - MUNICIPAL			
Plot Number - 3460 3461			
Holding Number - 0320003380000M0			
Volume Number - 1			
Page Number - 2727			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	3.06 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.06 x 1753847=5366771.82	₹53,66,772/-
A	Total		₹53,66,772/-
Note : Final Valuation is Rounded to Next 100/-			₹53,66,800/-
Total Valuation (A)			₹53,66,800/-
Total Amount in Words : Fifty Three Lakhs Sixty Six Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PURCHASERS PROPERTY, West: MUNICIPAL GALI RASTA, South: DISTRICT BOARD ROAD (BANK ROAD), North: MUNICIPAL GALI IN PLOT NO 3438
--	--

Token No.: 20190000106713

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date **13-Dec-2019** by **SUBEG SINGH DIRECTOR OF MS INNOVATIVE INFRA PROJECTS P LTD, S/O, D/O, W/O LATE GOVIND SINGH** resident of **SHASTRI NAGAR EAST, PS- BANKMORE, DHANBAD ..**
This deed was registered as Document No.: **2019/DHAN/7569/BK1/6962** in Book No :- **BK1**, Volume No :- **698** from Page No :- **277** to **344** at, office of **SRO - Dhanbad**

Date:- **13-Dec-2019**


Registering Officer