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of 45530/
 Dayal: sale of 1138000/ Dhanbad

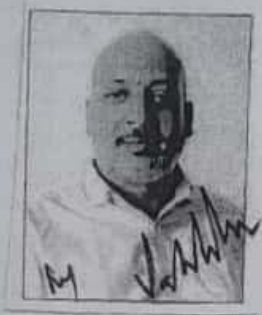
अपने उपांत अमीन का मुल्य मोग करिए
 अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है

FEE PAID OF RS. 3516/-
 DIST. 2002827125
 18.11.20

अचल अधिकारी से प्राप्त सूची
 अनुसार दस्तावेज में वर्णित मोजा
 नं. 12 के नया खाता नं.
 निम्न ... से बाहर है / सूची में नहीं है

19-11

Jeep 1
 4440 3
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 34144



Sri Dhananjay Kumar

19.11.20
 Moazzam Hussain

19-11-20

THIS DEED OF ABSOLUTE SALE is made on this the 19th day November Two Thousand Twenty, 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. Saraidheia, 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

Dipak Banerjee



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AND IN FAVOUR

Dhanraj Kumar

Hoaffam Huvir

19.11.20



SRI DIPAK BANERJEE, Son of Alok Banerjee, by faith Hindu, by Caste- Brahmin, by occupation Service, Resident of Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.S. Saraidhela, 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 his 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

Page 2 of 7

Dipak Banerjee

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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. (16) measuring an area 880 Sq.ft. or to say 2.02 decimals, (out of survey settlement old Plot No. 1723 (New Plot No. 2298) appertaining to Khata No. 30 (New Khata No. 600), more fully described in the schedule hereto on the terms and conditions recorded in Agreement entered into between them on the 05.10.2020 on the highest offered consideration of Rs. 10,67,500/- (Rs. Ten Lakh Sixty Seven Thousand Five Hundred 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. 11,38,000/- (Rupees Eleven Lac Thirty Eight 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. 11,38,000/- (Rupees Eleven Lac Thirty Eight Thousand only), paid by the Purchaser to Vendor (the receipt whereof The Vendor do hereby acknowledge and admit) and in consideration of the terms.

Page 3 of 7

Dipak Banerjee

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Hobgaram Hussain

19.11.20

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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 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.

Page 4 of 7

Dipak Barenjee.

Dhanraj Kumar

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19.11.20

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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 dated 05.10.2020 failing which this deed shall deemed to 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.

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),

Page 5 of 7

Dipak Banerjee

Dhanraj Kumar
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Portion of Plot no. 1723 (New Plot No. 2298) out of which measuring an area 880 Sq.ft. or to say 2.02 Decimals (Two Point Zero Two Decimals) of land (being market as Unit No 16), 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. 2298. (New).
- South : Part of Plot No. 2298 (New).
- East : Part of Plot No. 2421 (New).
- West : Road.

Memo of Consideration

Rs. 11,38,000/-) only paid by the purchaser to the vendor by :-

Dhanraj Kumar

Cheque No.	Date	Amount	Bank
504973	19.09.2020	Rs.1,51,000/-	SBI
504969	14.10.2020	Rs.1,50,000/-	SBI
000027	16.10.2020	Rs.1,50,000/-	HDFC
004528	16.11.2020	Rs.37,000/-	SBI
919711 (DD)	18.11.2020	Rs.6,50,000/-	SBI

Witnesses

1. Alok Banerjee
Late. R.R. Banerjee
1/D B Block Vasthuvichet
Kalakusa
Dhambal

2. Anup Mallik
s/o Y. Mallik
Hirapur
Dhambal

Dipak Banerjee

Dhanraj Kesari

Hajjam Hussain

19.11.20

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Dipak Banerjee,

19.11.20



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.

Jasikan Chaudhry

U.No.02/1990

Dipak Banerjee,

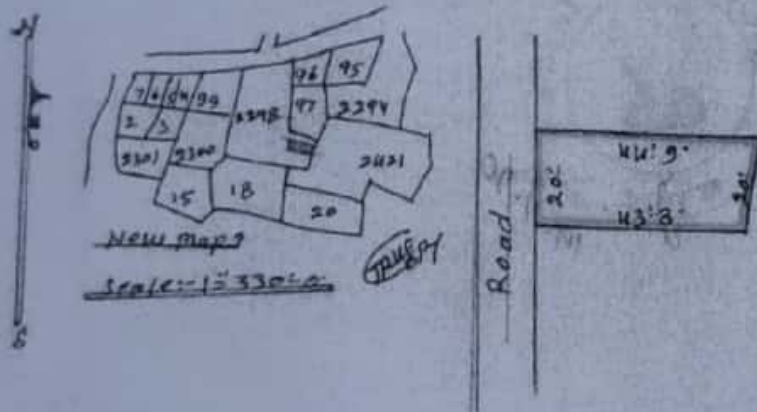
Seller:- (1) Sri Bharat Prasad Singh (2) Sri Shankar Prasad Singh (3) Sri Raj Kumar Singh. s/o Late Bhimsar @ Bhim Singh. R/o Kolakusma P.S. Saraidhela, Dist. Dhanbad.

Attorney:- (1) Sri Dhananjay Kumar. s/o Sri Ramadhar Yadav. R/o Gandhi Road. P.S. Dhansar. Dist. Dhanbad (2) Mr. Manzam Hussain. s/o Mehboob Alam. R/o Gaddi Mohalla. Maya Bazar. P.S. Bank More. Dist. Dhanbad.

Purchaser:- Sri Dipak Banerjee. s/o Alok Banerjee. R/o Flat No. 1D, Block "B", Vas tu Vihar, Phase I, Kolakusma Dhanbad.

Schedule:- Mouza 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 2.02-Decimals. or 880-Sq. ft. of Land shown in colour Red

Boundary:- North:- New Plot No. 2298 (P)
South:- Part of this Plot New 2298 (2298)
East:- New Plot No. 2421. (P)
West:- Road.



Dhananjay Kumar

Manzam Hussain

19.11.20

Dipak Banerjee.

स्व-निर्धारित कर अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना

Memo No.: 152444030419061100

Date: 03-04-2019

प्रभावी: 1 2016-2017

श्री/श्रीमती/सुश्री SHANKAR PRASAD SINGH AND BROTHERS S/O LT BHIM SAJ @ BHIM SINGH,
मोहल्ला KOLAKUSMA, P.O:- K.G ASHRAM, LIPIDIH, DHANBAD DHANBAD, 7061384316
DHANBAD, 726001

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 02300003982000M0 वाई सं. 23 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु. निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	
2.	जल कर	122.00
3.	सौख्यकर	0.00
4.	विजुली कर	0.00
5.	अतिरिक्त गृह कर (यहाँ जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		122.00



To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website, www.jharkhandsuda.net पर प्रदर्शित है।
2. नियमावली कंडिक 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक 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 को 5% की दरियायत दी जायेगी।
5. किसी देय घृति को निदिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण 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 स्थानोक्तताय तथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीक 13.2 के अनुसार निर्धारित शक्ति (शक्ति) एवं अंतर राशि देय होगा।
7. DHANBAD MUNICIPAL CORPORATION द्वारा संचालित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हस्तियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपका नया हस्तियत नजों का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 19, 2020

पंजी 11 प्रति

भाग वर्तमान	पृष्ठ संख्या	3065											
विल का नाम	धनबाद	अनुसूचित नाम	धनबाद	अप्ल का नाम	धनबाद	इलका का नाम	इलका-02	इस्टेट का नाम	JHARKHAND				
शेड का नाम	कोलकुचराम	होस्टिंग संख्या	3065	सेबी संख्या	1	भाग नम्बर	12	खाल का प्रकार	रेगुली				
एक्टर ए. सिंह राजकुमार सिंह भारत प्र सिंह, पिता स्व. भीम साहू, जिला													
खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				तयान	सेस					
000	2417	0 ए 44 डि 8.14 ई	दाखिल कार्रवाई क्रम न 975(B)15-16				3	80					
000	2418	0 ए 28 डि 0 ई											
000	2229	0 ए 21 डि 4.25 ई											
	कुल परिवर्तन	0 ए 80 डि 12.39 ई											
तारीख	प्राप्ति का संख्या	साल से	साल तक	लागत प्रकल्प	लागत प्राप्त	रोड सेस प्रकल्प	रोड सेस प्राप्त	विद्या सेस प्रकल्प	विद्या सेस प्राप्त	स्वास्थ्य सेस प्रकल्प	स्वास्थ्य सेस प्राप्त	कृषि सेस प्रकल्प	कृषि सेस प्राप्त
10-05-2017	1907220770	2016-2017	2017-2018	40	40	10	10	20	20	20	20	8	8
08-01-2018	0039814428	2018-2019	2018-2019	0	40	0	10	0	20	0	20	0	8
07-10-2019	0393786441	2019-2020	2019-2020	0	3	0	0.75	0	1.5	0	1.5	0	0.8
08-13-2020	0007936483	2020-2021	2020-2021	0	3	0	0.75	0	1.5	0	1.5	0	0.8

List Of Mutation Cases on the above transaction in Register-11

2492	959 / 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 Correction Slip generated	View
4776	3223 / 2018 - 2019	2	600	2298	SMT SAROJ SINGH	25/02/2019	Status Correction Slip generated	View
4777	3224 / 2018 - 2019	2	600	2298	Smt Kumari Babita Rai	25/02/2019	Status Correction Slip generated	View
5193	96 / 2019 - 2020	2	600	2417	SMT. PUSPA KARMAKAR	12/04/2019	Status Correction Slip generated	View
5194	97 / 2019 - 2020	2	600	2298	SMT. NANDANI KUMARI	12/04/2019	Status Correction Slip generated	View
5539	442 / 2019 - 2020	2	600	2417	SMT. LATA DEVI	01/06/2019	Status Correction Slip generated	View
5956	859 / 2019 - 2020	2	600	2298	SMT. TUMPA CHANDRA	18/07/2019	Status Correction Slip generated	View
6460	1363 / 2019 - 2020	2	600	2417	SMT. POONAM KUMARI SINGH	07/08/2019	Status Correction Slip generated	View
10899	1136 / 2020 - 2021	2	600	2298	SRI RAVIKANT RAI	22/07/2020	Status Correction Slip generated	View

List Of Case Status Details

एक प्रत्येक केस का स्टेटस डिटेल
एक प्रत्येक केस का स्टेटस डिटेल
एक प्रत्येक केस का स्टेटस डिटेल
एक प्रत्येक केस का स्टेटस डिटेल

Case-11 की स्थिति में
19/11/2020

Kh-600-
PH-2298
19/11/2020

Dipak Banerjee

Government of India
 Government of Haryana
 Mr. Moazzam Hussain
 PAN: MHH/DOB/26/09/1976
 Gender: MALE

8982 6858 8444

मेरी आधार, मेरी पहचान

Unique Identification Authority of India
 Address:
 S/O. Moazzam Hussain, 26/09/1976
 Apartment, Gurgaon, Haryana
 Gurgaon, Chandigarh - 122001
 Moazzam Hussain

8982 6858 8444

Moazzam Hussain

Late Md. Yusef

9204780050

Dipak Banerjee

Dipak Banerjee



Moazzam Hussain

Dipak Banerjee

Dipak Banerjee

आयकर विभाग भारत सरकार

DHANANJAY KUMAR
RAMADHAR YADAV

46071075
Permanent Account Number
BJIPK3149N



Dhananjay Kumar

Dhananjay Kumar

Stamp and signature area containing:

- Small portrait photograph of a man.
- Text: "BJIPK3149N"
- Text: "46071075"
- Text: "04.07.2020"
- Text: "Dhananjay Kumar"
- Text: "BJIPK3149N"
- Text: "46071075"
- Text: "04.07.2020"
- Text: "Dhananjay Kumar"

Dhananjay Kumar

Dipak Banerjee

Dipak Banerjee

भारत सरकार
Government of India

पत्र सं. १०११
प्रमाणित पत्र
एड एम १५५१ १०/१०/१०
१५/१५/१५

Unique Identification Authority of India

पता
राज्य प्रशासन भवन, भोपाल
पिन ४६१००१ के पास, गेट नं. १४
एमएच. एनएच. बारांडा, ४६१००१

Address
Plot, Bahadur Nagar, Four
Kilometer Club Academy, Gwalior
Road Dharwad Dharwad
Madhya Pradesh, 485001



9806 1614 1961

मरा मेरी पहचान

9806 1614 1961

Dharmraj Kumar

9835118635

7/F Hardoo yard

Dipak Barojee

Dipak Barojee





 दीपक बनर्जी
 Dipak Banerjee
 जन्म तिथि/ DOB: 09/11/1989
 पुरुष / MALE

5157 9501 7381

मेरा आधार, मेरी पहचान



 भारत सरकार
 Government of India

पता:
 S/O अशोक बनर्जी, जैन विहार
 अपार्टमेंट 1/डी ब्लॉक ए, कोकुसामा वास्तु वीहार,
 बन्दू विहार, अमघाटा, धनबाद,
 झारखण्ड - 828109

Address:
 S/O Alok Banerjee, Jain vihar
 apartment 1/D Block E,
 kokusama vastu vihar,
 Amghata, Dhanbad,
 Jharkhand - 828109

5157 9501 7381





G/F :- Late Rakha Ramdas Banerjee

7795033250

Dipak Banerjee -

(Handwritten signature)

Dipak Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIPAK BANERJEE
ALOK BANERJEE

09/11/1989

Permanent Account Number
ASZPB6991J

Signature



Dipak Banerjee.

Dipak Banerjee.

100

भारत सरकार
Government of India



अलोका बनर्जी
Aloka Banerjee
जन्म तिथि/DOB: 10/10/1955
पुरुष / MALE



8000 4091 1212

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India



पता:
S/O मा.अ. बनर्जी, जंग विहार
अपार्टमेंट 1/0 ब्लॉक -डी-
कोलकुमा वास्तु विहार, अमघाटा,
झारखण्ड,
झारखण्ड - 828109

Address:
S/O R.R. Banerjee, Jan Bihar
apartment 1/0 Block -D-
kolakuma vastu vihar,
Amaghata, Dhanbad,
Jharkhand - 828109

8000 4091 1212

www.uidai.gov.in

Aloka Banerjee
9835520230
Retiree

Dipak Banerjee.

Dipak Banerjee.

11/18/2020

NGORS - National Generic Document Registration System

Transaction Successful

Name	DipakBanerjee
Token No / Depositor ID	20200000099668
Amount	35164
Transaction ID	25e37b4a3b189e4534dd
GRN	2002827185
CIN	10002162020111811609
Time	2020-11-18 20:00:10

Dipak Banerjee.

Dipak Banerjee.



Document Registration Summary 1

Date : 19-Nov-2020

- Government/Market Value: ₹590500/-
- Transaction Amount: ₹1138000 /-
- Paid Stamp Duty: ₹45530 /-

Receipt : 395291

Receipt Date : 19-11-2020

Presenter Name: DHANANJAY KUMAR

On Date 19-11-2020 Presented at SRO - Dhanbad
Signature of Presenter

PR	₹1
SP	₹1020
LL	₹3
A1	₹34140
Stamp Duty	₹45530

SRO - Dhanbad

Dhananjay Kumar

Total ₹80694


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	45520	45530	-10	GRAS	DipakBanerjee	• GRN Number : 2002827166 • DEPT Transaction Id : d245898ece9001ca08fa • Transaction Type :	45530
PR	1	1	0	GRAS	DipakBanerjee	• GRN Number : 2002827185 • DEPT Transaction Id : 25e37b4a3b169e4534dd • Transaction Type :	1
SP	1020	1020	0	GRAS	DipakBanerjee	• GRN Number : 2002827185 • DEPT Transaction Id : 25e37b4a3b169e4534dd • Transaction Type :	1020
A1	34140	34140	0	GRAS	DipakBanerjee	• GRN Number : 2002827185 • DEPT Transaction Id : 25e37b4a3b169e4534dd • Transaction Type :	34140


Dipak Banerjee

LL	3	3	0	GRAS	DipakBanerjee	<ul style="list-style-type: none"> • GRN Number : 2002827185 • DEPT Transaction Id : 25e37b4a3b169e4534dd • Transaction Type : 	3
Sub Total	80684	80694	-10				

Article : Sale Deed Number of Pages : 68


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

Dipak Banerjee

Dipak Banerjee



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000099668

Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 45520, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 34140, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs 590464/- , Transaction Amount :- Rs.1138000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: Part of Plot No. 2421 (New).. West: Road.. South: Part of Plot No. 2298 (New).. North: New Plot No. 2298. (New). Volume Number - 1 Page Number - 3065 Khata Number - 600 Plot Number - 2298 Holding Number - 0230002482000M0 and 0230002481000M0 Ward Number - 23 Area Of Land :- 2.02 Decimal

Sh /Smt DHANANJAY KUMAR s/o/d/o/w/o Ramadhar Yadav has presented the document for registration in this office





today dated :- 19-Nov-2020 Day :- Thursday Time :- 13:00:20 PM

DHANANJAY KUMAR (J)



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:-	DHANANJAY KUMAR Jharkhand PAN No.: BJIPK3149N	SELLER Age:61			



Dipak Banerjee

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	MOAZZAM HUSSAIN Address1 - Gaddi Mohalla Naya Bazar, P.s - Bank More, Dist.- 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:44			<i>Moazzam Hussain</i>
3	DHANANJAY KUMAR Address1 - Gandhi Road, P.s - Dhansar, Dist. - 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:45			<i>Dhananjay Kumar</i>
4	SHANKAR PRASAD SINGH THROUGH Address1 - Kolakushma, P.s - Saraidheia, Dist.- Dhanbad., Address2 - ... Jharkhand PAN No.: CSQPS5755J				SELLER Age:65			
5	RAJ KUMAR SINGH THROUGH Address1 - Kolakushma, P.s - Saraidhela, Dist. - Dhanbad., Address2 - ... Jharkhand PAN No.: AIMPS8894E				SELLER Age:49			

Dipak Banerjee



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	DIPAK BANERJEE Address1 - Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.s.- Saraidhela, Dist.- Dhanbad., Address2 - ... Jharkhand PAN No.: ASZPB6991J, Permission Case No.-	Yes	Dipak Banerjee Address:- ... Jan vihar apartment 1/D Block B, kolakusma vastu vihar, Amaghata, Dhanbad, 828109, Jharkhand, India		PURCHASER Age:31			<i>Dipak Banerjee</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ALOKE BANERJEE S/o-D/o Late R R Banerjee Address1 - Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.s.- Saraidhela, Dist.- Dhanbad., Address2 - ... Jharkhand PAN No.:			<i>Alope Banerjee</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALOKE BANERJEE Address1 - Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.s.- Saraidhela, Dist.- Dhanbad., Address2 - ... Jharkhand			<i>Alope Banerjee</i>

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 (ALOKE BANERJEE) Son/Daughter/Wife of (Late R R Banerjee) resident of (Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.s.- Saraidhela, Dist.- Dhanbad.) and by occupation (Ex- Serviceman).

11/19/2020, 1:00 PM

Dipak Banerjee


Signature of Registering Officer

Date:- 19-Nov-2020


Seal and Signature of Registering Officer



Dipak Banerjee

Dipak Banerjee



Pre Registration Docket

Date :- 18-11-2020 04:27 pm

Office Name :- SRO - Dhanbad
Token No:- 20200

Appointment :- 19-Nov-2020 Time:- 10:9

Article	Sale Deed
Pre Registration Date	18-Nov-2020
No. Of Pages	34
Stamp Duty	45520
Paid Stamp Duty	0
Total Fees	₹ 35,164.

Property Id: 422995

Valuation No. : 563280 / 2020 :- 2020-2021	User Id : 3743	Date : 18-November-2020 16:43:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/C : Kolakushma	
Kolakushma Word No 23 - Other Road			
Volume Number - 1			
Page Number - 3065			
Khata Number - 600			
Plot Number - 2298			
Holding Number - 0230002482000M0 and 0230002481000M0			
Ward Number - 23			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2.02 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.02 x 292309=590464.18	₹ 5,90,464/-
A	Total		₹ 5,90,464/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹ 5,90,464/-
Total Amount in Words : Five Lakh Ninety Thousands Five Hundred Rupees On			

Land measurement, Sub Part and House No.

Property Boundaries

East: Part of Plot No. 2421 (New).. West: Road.. South:
Part of Plot No. 2298 (New).. North: New Plot No. 2298

Dipak Banerjee

Area	Land area : 2.02 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	590464.18
Transaction Amount	1138000

SELLER	-Mr. MOAZZAM HUSSAIN , Address - Gaddi Mohalla ,Naya Bazar, P.s.- Bank More. Dist.- Dhanbad.- , Father/Husband Name Mehboob Alam , PAN No.- *****623F, Permission Case No.- , Aadhaar No. *****8444
	-Mr. DHANANJAY KUMAR , Address - Gandhi Road, P.s.- Dhansar, Dist. - Dhanbad.- , Father/Husband Name Ramadhar Yadav , PAN No.- *****149N, Permission Case No.- , Aadhaar No. *****1961
	-Mr. BHARAT PRASAD SINGH THROUGH , Address - Kolakushma, P.s.- Saraidhela, Dist.- Dhanbad.- , Father/Husband Name Late Bhim Sai Alias Bhim Singh , PAN No.- *****077A, Permission Case No.- , Aadhaar No.
	-Mr. SHANKAR PRASAD SINGH THROUGH , Address - Kolakushma, P.s.- Saraidhela, Dist.- Dhanbad.- , Father/Husband Name Late Bhim Sai Alias Bhim Singh , PAN No.- *****755J, Permission Case No.- , Aadhaar No.
	-Mr. RAJ KUMAR SINGH THROUGH , Address - Kolakushma, P.s.- Saraidhela, Dist.- Dhanbad.- , Father/Husband Name Late Bhim Sai Alias Bhim Singh , PAN No.- *****894E, Permission Case No.- , Aadhaar No.
PURCHASER	-Mr. DIPAK BANERJEE , Address - Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.s.- Saraidhela, Dist.- Dhanbad.- , Father/Husband Name Alok Banerjee , PAN No.- *****991J, Permission Case No.- , Aadhaar No. *****7381

Witness Information	Mr. ALOKE BANERJEE , Address - Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.s.- Saraidhela, Dist.- Dhanbad.-. Father/Husband Name -Late R R Banerjee
---------------------	--

Identifier Details	Mr. ALOKE BANERJEE , Address - Jan Vihar Apartment, 1/D Block B, Kolakushma, Vastu Vihar, P.s.- Saraidhela, Dist.- Dhanbad.-. Father/Husband Name -Late R R Banerjee
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Property Id:422995		
Fee Rule:Sale Deed		
1	Stamp Duty	45,520

1	SP	1,020
Total		1,020

Property Id:422995

Dipak Banerjee

Fee Rule: Sale Deed

1	PR	
2	LL	
3	AI	
Total		34,140
		34,144

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.

Indrani Chhaya
Deed Writer / Advocate

Dipak Banerjee
Vendee / Claimant

Haqqam Husain
Vendor / Executant

Dipak Banerjee

Dipak Banerjee

Token No.: 20200090099668

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date 19-Nov-2020 by DHANANJAY KUMAR
S/O, D/O, W/O Ramadhar Yadav resident of Gandhi Road, P.S. - Chansar, Dist. - Dhanbad.
This deed was registered as Document No- 2020/DHAN/5293/BK1/4899 in Book No - BK1, Volume No
345 from Page No - 1 to 88 at, office of SRO - Dhanbad

Date- 19-Nov-2020


Registering Officer

कोरोना की सुरक्षा से सफाई को अपनाते हैं



सो सब की दूरी मान्य है

Dipak Banerjee