

Dr. Ranjodh Chandrah R. 11,46,000/- stamp 05/-



Notification No. 499 x 500 dt. 19.6.17

झारखण्ड JHARKHAND

03AA 914619

मिशन नं. 21 के अर्धीन अं...
ज... 1995-1996
की...
दस्तावेज...
संख्या...
वर्ष...
16.11.19

Via HBL + HBL 31 dt. 16.11.19

enclave had been Rs. —

23 dt. 16.11.19

FR NN-1902894

482
Maha...

16.11.19



ADVOCATE DHARMENDRA

अंचल अधिकारी चनवाप से प्राप्त सूची
अनुसार दस्तावेज में वर्णित मौजा महापुराहा
नम्बर 12 के नया खाता नं. वेन सी वी सी
निविदा खाते से बाहर है/सूची बंद नहीं है।

संपत्तिले वणित जमीन का मुख्य भाग दलित
अनुसार निधो...

16/11/19

16/11/19

Feed paid

AGY 00.00
Sales 3.00
RooRo. 1.00
4.00

16/11/19

कोषागार गदाधिकारी
धनबाद

S. No. 1083 Date 13/11/19.
Name Sriyanka Kumari
At Gutzarbagh
P.S. Patna
Value of Stamp 5/- Fine
Through
Part of Stamp

ASHISH KUMAR ROY
S V Dhanbad, L. No.-12/85-86

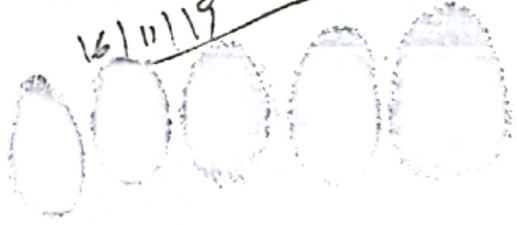
16-11-19 10-00 - 1-00
दिनांक 2000 ई. को
के कार्यालय धनबाद में
द्वारा प्रमाणित किया गया
संख्याकारियों का संख्या
दिनांक का नाम राम रतन मंडल
नाम कुमुदिका सरायकेल
व्यक्ति सुंदर



16-11-19

Mahadeo Mondal

16/11/19



Mahadeo Mondal
16/11/19

ABSOLUTE DEED OF SALE

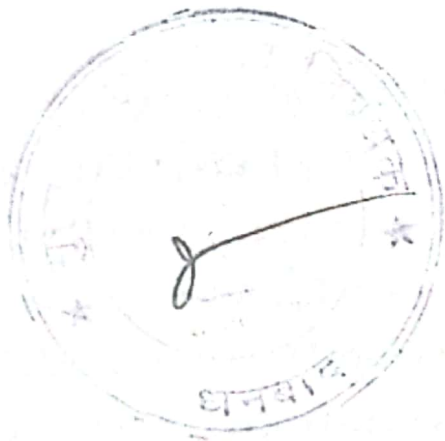
THIS DEED OF ABSOLUTE SALE is made on this the _____ day of November, Two Thousand Nineteen, BY & BETWEEN:- SRI MAHADEO MONDAL, Son of Late Ram Ratan Mandal, by faith Hindu, by caste Suri, by occupation Advocate, Resident of Kusum Vihar, Police Station Saraidhela, District Dhanbad, hereinafter called and referred to as the V E N D O R : (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, successors, administrators, legal representatives and assignees) of the ONE PART: Adhaar No. 6221 8262 8477.

AND IN FAVOUR OF

SMT. PRIYANKA KUMARI, Daughter of Dilcep Prasad, wife of Abhishek Sharma, by faith Hindu, by caste Barhai, occupation Housewife, Resident of Eadhai Tola, Patna City, Gulzarbagh, Patna (Bihar), hereinafter called and referred to as the P U R C H A S E R: (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executor successors, administrators, legal representatives and assignees) of the OTHER PART: Adhaar No.8890 7766 0154.

WHAREAS the survey settlement C.S. Plot No.3256, appertaining to C.S. Khatian No.81, of Mouza. Kolakusma, Mouza No.12 under police station Dhanbad, chowki, sadar sub registry office and District Dhanbad, purchased by the vendor by virtue of Regd. Deed of sale being No.4528, dated 16/05/2007 from Baldeo Singh, Registered at Sub Registry Office Dhanbad, entered in Book No.1, Volume 93. Pages 240 to 245 for the year 2007 and since the purchase the vendor is in peaceful and undisturbed possession thereof by mutating his name in the sherista of the Landlord the State of Jharkhand vide Mutation Case No.469 (II) 2008- 2009 and paying rent for the same under Thcka No.3620. & also recorded in register II, volume 2, Page 58 in the C.O. office Dhanbad obtained online.

AND WHERAS the vendor also enrolled his name in the Revisional Survey settlement u/s 87 of the C.N.T. Act under C.N.T. case No.271/2009 of Churka Kisku (R.O.) Dhanbad which has been decided in favour of the vendor.



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AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 3.92 dec. unto a willing purchaser to meet his financial requirement.

AND WHEREAS the purchaser knowing the intention of the vendor has agreed to purchase the said land and offered to pay a sum of Rs.10,47,200/- (Rupees Ten lakh forty-seven thousand two hundred) only, as the highest consideration thereof, which the vendor has accepted, but as per valuation fixed by the Govt. the purchaser is paying stamp duty and Registration fees for Rs.11,46,000/- (Rupees Eleven lakh forty-six thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.10,47,200/- (Rupees Ten lakh forty-seven thousand two hundred) only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land, which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all his right, title, interest and possession etc. together with all claims, demands, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making house etc. thereon, by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendor doth hereby covenant with the purchaser he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in any way or manner transferred to encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co- sharer or that the vendor is no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchasers in every respect thereof.



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That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.2/- to the Landlord of the State of Jharkhand and the purchaser will be liable for the imposed tax or taxes from to-day and onwards.

That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

The land hereby conveyed by this Deed is not Prohibited by Govt. i.e. does not come under Govt. land, Govt. Settled land, Bhudan land, Forest land, and Adivasi land, and does not come under Govt. Acquisition land, and the vendor and Purchaser satisfied with the contents of this Deed.

IN WITNESS WHEREOF the vendors have set and subscribed their hands out of its own freewill and choice on this the day, month and year first above written.

S C H E D U L E

All that piece and parcel of Raiyati land situated in MOUZA: KOLAKUSMA, Police Station Dhanbad, at present Police Station Saraidhela, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA: KOLAKUSMA, Mouza No.12, P.S. Khata No.230, (Three hundred thirty) C.S. Khata No.81. R.S. Plot No.3946 (Three thousand nine hundred forty-six) C.S. Plot No.3256, out of which measuring an area 2.38 Kathas or to say 3.92 dec. (Three point nine two decimals) of land is hereby sold by this sale deed. As per plan attached herewith and shown in colour Red. & Ward No.23, Holding No.0230003102000M0.

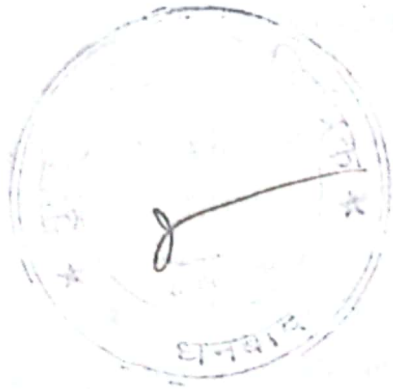
Which is butted and bounded as follows: -

By North: - R.S Plot No.3947.

By South: - 12 feet wide Proposed Road.

By East: - Part of this Plot.

By West: - Part of this Plot.



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MEMO OF CONSIDERATION

Rs.10,47,200/- (Rupees Ten Lakh forty-seven thousand two hundred) only paid by the purchaser to the vendor as under: -

By Cheque No.583376 dated 22/04/2019 for Rs.1,00,000/- issued by Punjab National Bank Dhanbad.

By D. D. No.753648 dated 08/11/2019 for Rs.7,65,000/- issued by State Bank of India Dhanbad.

By Cash Rs.1,82,200/-

PHOTOGRAPHS AND FINGERPRINTS OF THE PURCHASER:-



Priyanka Kumari

(Signature)

Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed in my office as per draft given by the parties:-


E.No-999/10

Signature
Advocate
Dhanbad

WITNESSES

1. Bishwomath Mahato
S/o Indira Lal Mahato
at Cherra, Godam
Soraikhela, Dhanbad
16.11.19

2. Dhela Nath Mandel
S/o Jitem Mandel
Kalakushana
Dhanbad
16.11.19



16/11/19



SELLER- SRI MAHADEO MONDAL S/O LATE RAM RATAN MONDAL OF
KUSUM VIHAR PS- SARRAIDHELA DIST- DHANBAD.

PURCHASER- SMT PRIVANKA KUMARI D/O DILEEP PRASAD W/O SRI
ABHISHEK SHARMA OF BADHAI TOLA PATNA CITY
GULJARBAGH (BIHAR)

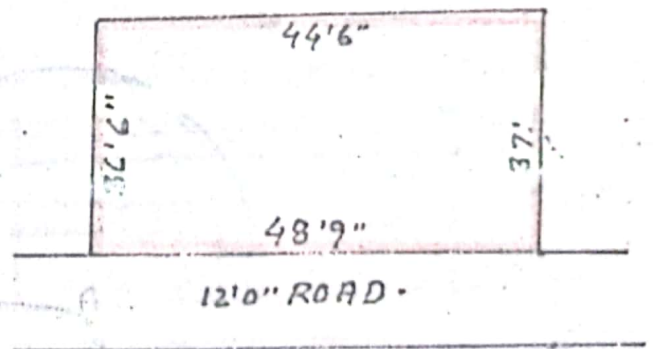
SCHEDULE- MOUZA KOLAKUSHMA PS- DHANBAD NO-12 KHATA
NO- 330 PLOT NO- 3946 OLD KHATA NO- 81 PLOT NO- 3256
AREA - 2.38 KATHA SHOWN IN COLOUR RED.
BOUNDRY NO- PLOT NO- 3947

SO- 12'0" ROAD.

EA- PART OF THIS PLOT

WE- PART OF THIS PLOT

SCALE - 1" = 330'0"

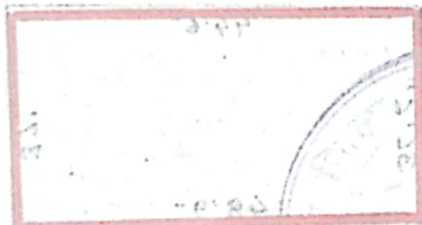


Mahadeo Mondal

Privanka Kumari

SELLER - SRI MAHADEO MONDAL S/O LATE RAM RATNA MONDAL OF
 KUSUM VIHAR PS - SARABDHETA DIST - DHANBAD
 PURCHASER - SMT PRIYANKA KUMARI D/O DILEEP PRASAD W/O SRI
 RAJESH SHARMA OF BADALI TOLA PATNA CITY
 (GULSHABHA KUMARI)
 SCHEDULE - MOTHER KALAKUSHMA DE-DHUBARI NO-15 KHATA
 NO-330 PLOT NO-344 OLD KHATA NO-81 PLOT NO-325
 AREA-2.38 KATHA SHALIN IN COLOUR RED
 BOUNDARY NO- PLOT NO- 344
 GO: 12" ROAD
 EA - PART OF THIS PLOT
 WE - PART OF THIS PLOT

SCALE - 1" = 330'



Pratyakha Humari



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000097054

Deed Type	Sale Deed
Number of Pages	44
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 660, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1145851/- , Transaction Amount :- Rs.1047200/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: PART OF THIS PLOT, West: PART OF THIS PLOT, South: 12 FEET WIDE PROPOSED ROAD, North: R.S. PLOT NO.3947 Volume Number - 2Page Number - 58Holding Number - 0230003102000M0Khata Number - 330Plot Number - 3946 Area Of Land :- 3.92 Decimal

Sh./Smt.MAHADEO MONDAL s/o/d/o/w/o LATE RAM RATAN MONDAL has presented the document for registration in this office today dated :- 16-Nov-2019 Day :- Saturday Time :- 14:11:30 PM



MAHADEO MONDAL(Individual)

Party Name	Document Type	Document Number
MAHADEO MONDAL	PAN/UID	ADKPM2659Q

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



16/11/19

MAHADEO MONDAL
Address1 - KUSUM
VIHAR SARAIIDHELA,
DHANBAD, Address2 -
, , , Jharkhand
PAN No.:
ADKPM2659Q, Permission
Case No.-

Yes Mahadeo
Mondal
Address:-
Aashirwad,
Opposite R
Square
Apartment,
Kusum
Vihar, ,
Kalakusuma,
, Dhanbad,
826005, ,
Jharkhand,
India

SELLER
Age:60



Mahadeo Mondal

2 PRIYANKA KUMARI
Address1 - BADHAI TOLA
PATNA CITY,
GULZARBAGH, PATNA,
BIHAR, Address2 -
, , , Jharkhand
PAN No.:
IJHPK3881B, Permission
Case No.-

Yes Priyanka
Kumari
Address:-
901/61,
badhai tola, ,
, PATNA
CITY, ,
Patna,
800007, ,
Bihar, India

PURCHASER
Age:28



Priyanka Kumari

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BISHWANATH MAHTO <i>S/o-D/o INDAR LAL MAHTO</i> Address1 - CHUNA GODAM, SARAIIDHELA, DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>Bishwanath Mahto</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BISHWANATH MAHTO Address1 - CHUNA GODAM, SARAIIDHELA, DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

[Signature]
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.



16/11/19

mentioned, (MAHADEO MONDAL), has/have admitted the execution before me. He/ She/ They has / have identified by (BISHWANATH MAHTO) Son/Daughter/Wife of (INDAR LAL MAHTO) resident of (CHUNA KAM, SARAIHELIA, DHANBAD) and by occupation (Business).



Signature of Registering Officer

Date:- 16-Nov-2019



Seal and Signature of Registering Officer





10/11/19



Document Registration Summary 1

Date :-16-Nov-2019

- Government/Market Value: ₹1145900/-
- Transaction Amount: ₹1047200 /-
- Paid Stamp Duty: ₹5 /-

Receipt : 236814

Receipt Date : 16-11-2019

Presenter Name: -

On Date 16-11-2019 Presented at SRO - Dhanbad
Signature of Presenter

Mahadeo Mondal

SRO - Dhanbad

PR	₹1
SP	₹660
LL	₹3
Stamp Duty	₹5

Total ₹669

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	5	-4	Stamp Paper		• Stamp Number : 03AA914619	5
PR	1	1	0	GRAS	MahadeoMondal	• GRN Number : 1902874482 • DEPT Transaction Id : 1d51ec6c29f9fb1d68d4 • Transaction Type :	1
SP	660	660	0	GRAS	MahadeoMondal	• GRN Number : 1902874482 • DEPT Transaction Id : 1d51ec6c29f9fb1d68d4 • Transaction Type :	660
A1	0	0	0				
LL	3	3	0	GRAS	MahadeoMondal	• GRN Number : 1902874482 • DEPT Transaction Id : 1d51ec6c29f9fb1d68d4 • Transaction Type :	3
Sub Total	665	669	-4				

Article : Sale Deed Number of Pages : 44

Exemption Fee Rule	Fee Exemption
Female Exemption	45835 /-
Female Exemption	34377 /-



10/11/11

Description of the Property	Pin Code - 826005
Government/Market Value	1145851.28
Transaction Amount	1047200

SELLER	-Mr. MAHADEO MONDAL, Address - KUSUM VIHAR SARAIIDHELA, DHANBAD- ,Father/Husband Name LATE RAM RATAN MONDAL , PAN No.- *****659Q,Permission Case No.- , Aadhaar No. *****8477
PURCHASER	-Mrs. PRIYANKA KUMARI, Address - BADHAI TOLA PATNA CITY, GULZARBAGH, PATNA, BIHAR- ,Father/Husband Name DILEEP PRASAD , PAN No.- *****881B,Permission Case No.- , Aadhaar No. *****0154

Witness Information	Mr. BISHWANATH MAHTO , Address - CHUNA GODAM, SARAIIDHELA, DHANBAD-, Father/Husband Name-INDAR LAL MAHTO
---------------------	--

Identifier Details	Mr. BISHWANATH MAHTO , Address - CHUNA GODAM, SARAIIDHELA, DHANBAD-, Father/Husband Name-INDAR LAL MAHTO
--------------------	--

Property Id:242812		
Fee Rule:Sale Deed		
1	Stamp Duty	45,836

1	SP	660
Total		660

Property Id.242812		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	34,377
Total		34,381

Sr.No. Exemption Detail Amount

Female Exemption

1	Stamp Duty	45835
2	A1	34377

All the entries made, have been verified by me and are found same as the entries of the document presented.



10/11/19

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



Poojamma Kumari
Vendee / Claimant

Mahadeo Mandar
Vendor / Executant



Pre Registration Docket

Date :- 16-11-2019 10:08 am

Office Name :- SRO - Dhanbad
Token No:- 20190000097054

Appoinment :- 16-Nov-2019 Time:- 11:5

Article	Sale Deed
Pre Registration Date	15-Nov-2019
No. Of Pages	22
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 664.

Property Id: 242812

Valuation No. : 319323 / 2019 :- 2019-2020 User Id : 3657 Date : 16-November-2019 10:02:AM

State : Jharkhand District : Dhanbad Tahsil : Dhanbad

Land Type : Urban Corporation : Kolakushma Village/City : Kolakushma

Kolakushma Word No 23 - Other Road -

Volume Number - 2

Page Number - 58

Holding Number - 0230003102000M0

Khata Number - 330

Plot Number - 3946

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

Property Details

1 Land area 3.92 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.92 x 292309=1145851.28	₹11,45,851/-
A	Total		₹11,45,851/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹11,45,900/-

Total Amount in Words : Eleven Lakhs Forty Five Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF THIS PLOT, West: PART OF THIS PLOT, South: 12 FEET WIDE PROPOSED ROAD, North: R.S. PLOT NO.3947
Area	Land area : 3.92 Decimal



16/11/19