

3688 an sale n... name 1... 3431

72278
5/9/19



निबन्धन नियम 21 के अधीन और छाटानामपु
कारस्तकारी एक्ट की धारा 1899 के अधीन
जो ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 क 83 के अधीन
यथावत स्टाम्प लगाया गया है। अथवा टिकट
नथ्थी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।
ता: 5-9-19 निबन्धन पदाधिकारी 5-9-19

दस्तावेज जाँच किया... 03AA 914404
फार्म 4 जाँच किया...

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका एंटी
के अनुसार न्यूनतम मूल्य से कम नहीं है।

Affi. No. 5 dt. 5-9-19

Payment is done of Rs. 7507
dt. 5-9-19 by GRN No. 1908288838

Prasanna
Am
SW 3-10
1-10
4-10
5/9/19



संगी ता देवी
03/09/19

DEED OF ABSOLUTE SALE

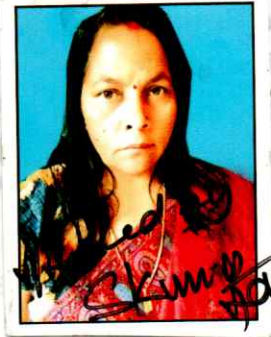
धनबाद कोषागार से निष्पन्न

कोषागार पदाधिकारी
धनबाद

S. No. 18 Date 26/8/19
Name Khushbu Raman,
At West Modill's colliery,
P.S. Tetulmari,
Value of Stamp 5/- (Five)
Through
Part of Stamp

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

5/9/19 10/- 1.00
दिनांक 5/9/19 को 10/- का बज्र प्रवाहन/अपराहन में जिला अदालत निबंधक
कोषागार गाविन्दपुर में लेख्याकाशी दावेदार या अवर निबंधक
द्वारा प्रमाणित मुस्तारनामा संख्या 10/-
लेख्याकारियों या दावेदारों में से एक श्री संगीता देवी
पिता/पति का नाम सुभाकर झा
पता 10/11 थाना चाथा जिला 21916
आरी 10/11 बंसा ने निबंधन के लिए पेश किया।
न पदाधिकारी का हस्ताक्षर उपस्थापक का हस्ताक्षर



संगीता देवी
03/09/19



संगीता देवी
03/09/19

...2...
THIS DEED OF ABSOLUTE SALE is made this the 03rd..... day of
...Sat..... Two Thousand Nineteen (2019), **By and Between :-**
SMT.SANGEETA DEVI, wife of Sri Subhankar Jha, daughter of Arjun Jha &
Grand daughter of Late Mangni Lal Jha, by faith Hindu, by caste Brahmin,
by occupation Housewife, resident of Near Shiv Mandir Dhaiya, P.O.I.S.M,
P.S. & Dist. Dhanbad(Jharkhand), 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 her heirs, executors,
successors, administrators, legal representatives and assigns)of the **ONE**
PART:UID:-5694-5137-3883, PAN:-ADMPD4144R, Mob:-9835192075.

AND IN FAVOUR OF

SMT.KHUSHBU KUMARI, wife of Sri Sunil Kumar Choudhary, daughter of
Sri Balram Choudhary & Grand daughter of Late Baijnath Choudhary, by
faith Hindu, by caste Pasi, by occupation Housewife, Resident of West
Modidih Colliery, Near Hanuman Mandir, P.S.Tetulmari & Dist. Dhanbad
(Jharkhand), 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, executor, successors, administrators, legal
representatives and assigns)of the **OTHER PART :UID:-7736-4094-6925,**
PAN:-EKTPK0384L, Mob:-9060832222.

संगीता देवी
03/09/19

...3...
WHEREAS, the land measuring 13.92 decimals in C.S. Plot No. **621, 622** appertaining to **C.S. Khata No.57** of Mouza-**BHELATAND**, Mouza No.-**89**, under Police Station-Govindpur at present Barwadda, Chowki, Sadar Sub Registry Office Dhanbad, District Dhanbad was purchased by the Vendor Sangeeta Devi vide Regd. Sale Deed being No. **1132** of **22.02.2019** from its rightful owner Sri Narendra Kumar Karn and other registered at Dhanbad Registry office, Dhanbad and came in actual physical possession of the vended land.

AND WHEREAS said Sangeeta Devi purchasers got her name mutated vide Mutation Case No. **174/R27-2019-20** in the Government sherista and paid rent to the State Government under Jamabandi Reciept No. **0366820404** and entered In the Circle office Govindpur in Bhag Vartman No.5, Page No.44.

AND WHEREAS during the recent revisional survey operations land of C.S. Plot No. **621 & 622** has been re-numbered as R.S. Plot No. **474 & 486** and has been recorded under R.S. Khata No. **33** in the name of Smt. Sangeeta Devi.

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereon became desirous of selling a portion of land measuring an area **4.43 (Four Point Four-Three) Dec.** of land unto a willing purchaser to meet his personal expenses & financial requirements.

AND WHEREAS the purchaser knowing the intention of the vendor has agreed to purchase the said property and offered to pay full & final Payment of sum of **Rs-13,00,000/- (Rupees-Thirteen Lakhs) only** as the highest consideration thereon which the vendor has accepted but as per the Valuation Fixed by the Government the Purchaser is Paying Stamp Duty and Registration fees for Sum of **Rs-14,20,000/- (Rupees-Fourteen Lakhs Twenty Thousand) only**.

For 2/14/19
03/09/19

...4....

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of **Rs-13,00,000/- (Rupees-Thirteen Lakhs) 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 property which is more fully described in the schedule below and in consideration of the terms, condition 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** his entire 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** quietly for 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 purchasers likes.

2. That the vendors doth hereby covenant with the purchasers that 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 or 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 vendors have 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 purchaser in every respect thereof.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess **One Rupees** to the Landlord the State of Jharkhand and or any amount that may assesses for the said property hereby sold to the purchasers by virtue of this sale deed.

....5

दस्तावेज में दलित
भू संपत्ति प्रविधन-धित
भूमि की सूची से
सुक्त है।

लिपिक
5/9/19

संजीव देव
03/09/19

...5...

4. 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 purchasers 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.

That the above mentioned schedule land 'A' 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.

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his 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: **BHELATAND**, police station Govindpur at present Barwadda, chowki, sadar sub registry office Govindpur, Dhanbad, in the District Dhanbad.

Mouza.-**BHELATAND**, Mouza No-**89**, New Khata No.**33**(**Old Khata No.57**), New Plot No.**474** (**Old Plot No.621**)out of which measuring an **Area-4.43**(**Four Point Four-Three**) Decimals of Land is hereby Sold by this sale deed, as per Plan attached with and shown in colour red.being marked as **Lot No.15**, **WARD No.22**,**HOLDING NO.-0220003146000M0**, Which is Butted and bounded by :-

NORTH :- Lot No.16 & 17,

SOUTH :- Lot No.14,

EAST :- Old Plot No.621,

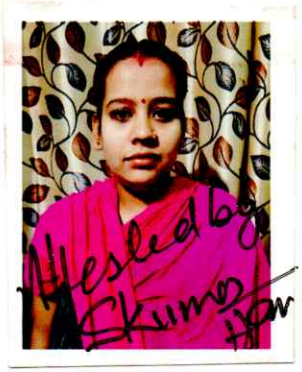
WEST :- 20 Feet wide Road.

...6

संगीत देवी
03/09/19

Purchaser/ Purchasers Photo:-

...6....



Khushbu Kumari
03/09/19

WITNESSES

1. Neeraj Kumar Tiwari
S/o. Suryo Narayan Tiwari
Add:- Bhayat Muballa, Padigan
Bazar Katragarh
Dhanbad (828113)
M- 9835970899

2. Sanil K. Chaudhary
S/O Shadedo Pasi
add - west Modidih PS -
Tatulmari Dhanbad

Certified that the finger print of the left hand of the vendor/ vendors and purchaser/purchasers whose photograph affixed in the document have been duly obtained before me.

Signature
S. Kumar
Adv. Dh

Licence No. 11275/96.

VENDOR:- SMT.SANGEETA DEVI, wife of Sri Subhankar Jha, daughter of Arjun Jha & Grand daughter of Late Mangni Lal Jha, resident of Near Shiv Mandir Dhainya, P.O.I.S.M, P.S. & Dist. Dhanbad(Jharkhand).

PURCHASER:- SMT.KHUSHBU KUMARI, wife of Sri Sunil Kumar Choudhary, daughter of Sri Balram Choudhary & Grand daughter of Late Baijnath Choudhary, Resident of West Modidih Colliery, Near Hanuman Mandir, P.S.Tetulmari & Dist. Dhanbad (Jharkhand).

SCHEDULE

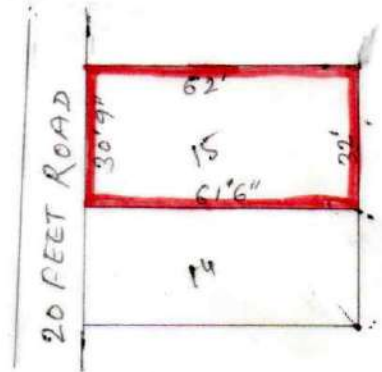
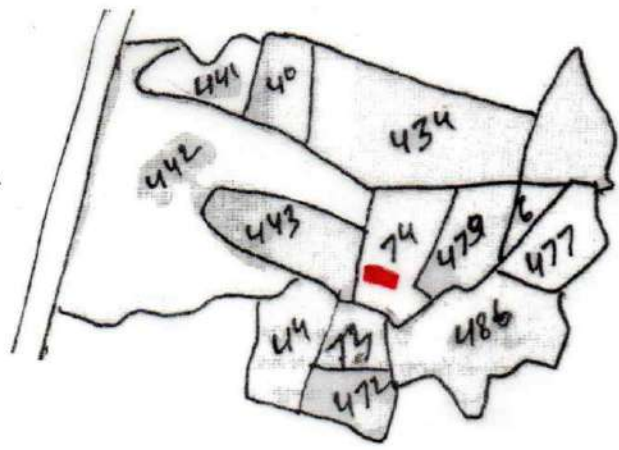
Mouza.-**BHELATAND**, Mouza No-89, New Khata No.33(Old Khata No.57),New Plot No.474 (Old Plot No.621)out of which measuring an Area-4.43(Four Point Four-Three) Decimals of Land,Which is Butted and bounded by :-

NORTH :- Lot No.16 & 17,

SOUTH :- Lot No.14,

EAST :- Old Plot No.621,

WEST :- 20 Feet wide Road $\frac{81}{10} \times \frac{10}{20}$





भारत सरकार
GOVERNMENT OF INDIA



संगीता देवी
Sangeeta Devi
आम आदमी का अधिकार
संगीता देवी



5694 5137 3883

आम आदमी का अधिकार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम
A.O. सुभाष कुमार
पिता का नाम
श्री. सुभाष कुमार
पता
सुभाष नगर, बंगलूर
560004

Mit: - 9835192075

Grand Father = Late Mangli Lal Jha.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADMPD4144R

नाम / NAME
SANGITA DEVI

पिता का नाम / FATHER'S NAME
ARJUN JHA

जन्म तिथि / DATE OF BIRTH
18-02-1971

FRONT SIGNATURE
संगीता देवी

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME TAX, RANCHI

इस कार्ड के खो / गिर जाने पर दृष्टा जारी करने वाले अधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मैन रोड,
रांची - 834001.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.


संघीय लोकतान्त्रिक गणतन्त्र
भारत




खुशबु कुमारी
Khushbu Kumari
जन्म तिथि/DOB: 21/08/1996
महिला/ FEMALE



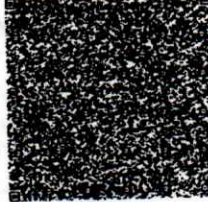
7736 4094 6925
VID: 9142 3644 3571 2860

मेरा आधार, मेरी पहचान


संघीय लोकतान्त्रिक गणतन्त्र
भारत

पता:
C/O सुनील कुमार चौधरी, गाज 07, वेस्ट मॉडिडीह
कोल्लिरी, हनुमान मंदिर के पास, तेतुलमारी, छोटानगरी,
झारखण्ड - 828121.

Address:
C/O Sunil Kumar Choudhary, Gaaz 07,
West Modidih Colliery, Near Hanuman
Mandir, Tetulmari, Chhotanagari,
Dhanbad,
Jharkhand - 828121



7736 4094 6925
VID: 9142 3644 3571 2860

QR Code with Photograph

Mob- 9060832222

Area	Land area : 4.43 Decimal
Other Description of the Property	Pin Code - 826004
Government/Market Value	1419017.6
Transaction Amount	1420000

SELLER	-Mrs. SANGEETA DEVI, Address - NEAR SHIV MANDIR DHAIYA, P.O.ISM, P.S. AND DIST.DHANBAD- ,Father/Husband Name ARJUN JHA , PAN No.- *****144R,Permission Case No.- , Aadhaar No. *****3883
PURCHASER	-Mrs. KHUSHBU KUMARI, Address - WEST MODIDIH COLLIERY, NEAR HANUMAN MANDIR, P.S.TETULMARI, DIST.DHANBAD- ,Father/Husband Name BALRAM CHOUDHARY , PAN No.- *****384L,Permission Case No.- , Aadhaar No. *****6925

Witness Information	Mr. NEERAJ KUMAR TIWARY , Address - BHAGAT MUHALLA, AKASHKANALI, DHANBAD-, Father/Husband Name-SURYA NARAYAN TIWARY
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Identifier Details	Mr. NEERAJ KUMAR TIWARY , Address - BHAGAT MUHALLA, AKASHKANALI, DHANBAD-, Father/Husband Name-SURYA NARAYAN TIWARY
--------------------	----------------------------------------------------------------------------------------------------------------------------

Property Id:185759		
Fee Rule:Sale Deed		
1	Stamp Duty	56,800

1	SP	750
Total		750

Property Id:185759		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	42,600
Total		42,604

Sr.No. Exemption Detail Amount

Female Exemption

1	Stamp Duty	56799
2	A1	42600

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





Document Registration Summary 1

Date :-05-Sep-2019

- Government/Market Value: ₹1419100/-
- Transaction Amount: ₹1420000 /-
- Paid Stamp Duty: ₹5 /-

Receipt : 201518

Receipt Date : 05-09-2019

Presenter Name: -

PR	₹1
SP	₹750
LL	₹3
Stamp Duty	₹5

Total ₹759

On Date 05-09-2019 Presented at SRO - Govindpur
Signature of Presenter

SRO - Govindpur

संगीता देवी

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 : 03AA914404	5
PR	1	1	0	GRAS	KHUSHBUKUMARI	GRN Number : 1902088238 DEPT Transaction Id : 51c41df09866f1d0a642 Transaction Type :	1
SP	750	750	0	GRAS	KHUSHBUKUMARI	GRN Number : 1902088238 DEPT Transaction Id : 51c41df09866f1d0a642 Transaction Type :	750
A1	0	0	0				

LL	3	3	0	GRAS	KHUSHBUKUMARI	GRN Number : 1902088238 DEPT Transaction Id : 51c41df09866f1d0a642 Transaction Type :	3
Sub Total	755	759	-4				

Article : Sale Deed Number of Pages : 50

Exemption Fee Rule	Fee Exemption
Female Exemption	56799 /-
Female Exemption	42600 /-

Jansu
Signature of Operator

8/5/19
Signature of Head Clerk

[Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000072278

Deed Type	Sale Deed
Number of Pages	50
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 750, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1419018/- , Transaction Amount :- Rs.1420000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Bhelatand Location :- Other Road, Bhelatand Word No 22 Property Boundaries :- East: OLD PLOT NO.621, West: 20 FEET WIDE ROAD, South: LOT NO.14, North: LOT NO.16 & 17 Volume Number - 5Page Number - 44Holding Number - 0220003146000M0Khata Number - 33Plot Number - 474Ward Number - 22 Area Of Land :- 4.43 Decimal

Sh./Smt. **SANGEETA DEVI** s/o/d/o/w/o **ARJUN JHA** has presented the document for registration in this office

today dated :- 05-Sep-2019 Day :- Thursday Time :- 16:44:32 PM



SANGEETA DEVI(Individual)

Party Name	Document Type	Document Number
SANGEETA DEVI	PAN/UID	ADMPD4144R

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

INCOME TAX DEPARTMENT

KHUSHBU KUMARI

BALRAM CHOUDHARY

20/03/1998

Permanent Account Number

EKTPK0384L

Khushbu Kumari

Signature



भारत सरकार

GOVT. OF INDIA



Khushbu Kumari

भारत सरकार
Government of India

खुशबु कुमारी
Khushbu Kumari
जन्म तिथि/DOB: 21/08/1996
महिला/ FEMALE

7736 4094 6925
VID : 9142 3644 3571 2860

मेरा आधार, मेरी पहचान




भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O सुनील कुमार चौधरी, ग्राज 07, वेस्ट मोदिडीह
कोलीएरि, हनुमान मंदिर के पास, तेतुलमारी, छोटानागरी,
धनबाद,
झारखण्ड - 828121

Address:
C/O Sunil Kumar Choudhary, Gaaz 07,
West Modidih Colliery, Near Hanuman
Mandir, Tetulmari, Chhotanagari,
Dhanbad,
Jharkhand - 828121

7736 4094 6925
VID : 9142 3644 3571 2860

QR Code with Photograph



Khushbu Kumari

1 **SANGEETA DEVI**
Address1 - NEAR SHIV
 MANDIR DHAIYA,
 P.O.ISM, P.S. AND
 DIST.DHANBAD,
Address2 -
 , , , Jharkhand
PAN No.:
 ADMPD4144R,Permission
Case No.-

Yes Sangeeta
 Devi
Address:- ,
 NEAR SHIV
 MANDIR,
 gram sthan
 p.o -i.s.m,
 DHAIYA,
 dhanbad, ,
 Dhanbad,
 826004, ,
 Jharkhand,
 India

SELLER
 Age:48



Sangeeta Devi

2 **KHUSHBU KUMARI**
Address1 - WEST
 MODIDIH COLLIERY,
 NEAR HANUMAN
 MANDIR, P.S.TETULMARI,
 DIST.DHANBAD,
Address2 -
 , , , Jharkhand
PAN No.:
 EKTPK0384L,Permission
Case No.-

Yes Khushbu
 Kumari
Address:-
 Gaaz 07,
 Near
 Hanuman
 Mandir, West
 Modidih
 Colliery,
 Tetulmari,
 Chhotanagari,
 , Dhanbad,
 828121, ,
 Jharkhand,
 India

PURCHASER
 Age:21



Khushbu Kumari

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NEERAJ KUMAR TIWARY S/o-D/o SURYA NARAYAN TIWARY Address1 - BHAGAT MUHALLA, AKASHKANALI, DHANBAD, Address2 , , , Jharkhand PAN No.:			<i>Neeraj Kr. Tiwary</i>

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NEERAJ KUMAR TIWARY Address1 - BHAGAT MUHALLA, AKASHKANALI, DHANBAD, Address2 - , , , Jharkhand			

Janki
 Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SANGEETA DEVI**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NEERAJ KUMAR TIWARY**) Son/Daughter/Wife of (**SURYA NARAYAN TIWARY**) resident of (**BHAGAT MUHALLA, AKASHKANALI, DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 05-Sep-2019

Seal and Signature of Registering Officer





Pre Registration Docket

Date :- 04-09-2019 02:43 pm

Office Name :- SRO - Govindpur
Token No:- 20190000072278

Appoinment :- 05-Sep-2019 Time:- 10:0

Article	Sale Deed
Pre Registration Date	03-Sep-2019
No. Of Pages	25
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 754.

Property Id: **185759**

Valuation No. : 242914 / 2019	:- 2019-2020	User Id : 4394	Date : 04-September-2019 14:52:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Urban	Corporation : Bhelatand	Village/City : Bhelatand	
Bhelatand Word No 22 - Other Road		-	
Volume Number - 5			
Page Number - 44			
Holding Number - 0220003146000M0			
Khata Number - 33			
Plot Number - 474			
Ward Number - 22			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	4.43 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.43 x 320320=1419017.6	₹14,19,018/-
A	Total		₹14,19,018/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,19,100/-
Total Amount in Words : Fourteen Lakhs Nineteen Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: OLD PLOT NO.621, West: 20 FEET WIDE ROAD, South: LOT NO.14, North: LOT NO.16 & 17
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Token No.: 20190000072278

CERTIFICATE

Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **05-Sep-2019** by **SANGEETA DEVI, S/O, D/O, W/O ARJUN JHA** resident of NEAR SHIV MANDIR DHAIYA, P.O.ISM, P.S. AND DIST.DHANBAD ,
This deed was registered as Document No:- **2019/GOV/3688/BK1/3431** in Book No :- **BK1**, Volume No :- 293
from Page No :- 117 to 166 at, office of **SRO - Govindpur**

Date:- **05-Sep-2019**

