



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4b56f40dc536cd975635

Receipt Date : 27-Apr-2022 12:17:20 pm

Receipt Amount : 30040/-

Amount In Words : Thirty Thousands Forty Rupees Only

Token Number : 20220000049348

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : DHARMENDRA KUMAR ( Vendee )

GRN Number : 2211028746



निबन्धन नियम 21 के अधीन और अंतर्गत :- For Office Use :-

कास्तकारा एक्ट की धारा 46 के अधीन  
जा ग्राह्य है और इण्डियन स्टाम्प एक्ट-1899  
की अनुसूची 1 या 1 क 2B के अधीन  
अवगत स्टाम्प लगाया गया है। अथवा तिक  
वर्षी में विमुक्त है या स्टाम्प - शुल्क अपेक्षित  
वही है।

निबन्धन नियम 21 के अधीन

27.04.22

27/4/22

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Dharmendra Kumar

Handwritten notes at the top of the page, including "20040" and "Dhanbad".

तफशील वर्णीत जमीन का मुल्य मार्गदर्शिका पंजी के अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है।

Handwritten signature or initials in the center.

FEE PAID OF RS. 22344.00 VIDE:

GRN. 2211058806

DATE. 27.04.22

Handwritten notes on the left side, including "7ce, 1011".

Handwritten notes including "22530", "3", "1-".

Handwritten notes including "22534".

Handwritten notes including "27.04.22".



Handwritten signature and date "27/4/22" next to the photo.



**DEED OF SALE**

**THIS DEED OF ABSOLUTE SALE** is made on this the 27th day of April, 2022 (Two thousand Twenty Two), BY AND BETWEEN : **SMT. ASHA DEVI** (Adhar No.xxxx xxxx 1334) wife of Sri Kanhai Kumar, by faith Hindu, by Category OBC, by occupation Housewife, resident of Bhuli Basti, P.O. Bhuli Nagar, P.S. Bank More, District Dhanbad, 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: Vendor herein represented by her constituted attorney **SRI SANJAY KUMAR PANDIT** (Adhar No.xxxx xxxx 9709) son of Late Patal Kumar, by faith Hindu, by category OBC, by occupation Business, resident of Bhuli Basti, P.O. Bhuli Nagar, P.S. Bank More, District Dhanbad (Partner of Mega Developers, a partnership firm having office at Bhuli, Hirak Road, P.O. B-Polytechnic, P.S. & District Dhanbad, Jharkhand, vide Power No.IV-193 dated 24.06.2021 registered at Dhanbad registry office (The vendor hereto does not come under the prohibited class U/S 46 of CNT Act.1908), and the above vendor is alive and the power have not been revoked till date and the land is covered under said Power.

Handwritten signature "Dhanendra Kumar" at the bottom of the page.

27/4/2022  
 का कार्यालय धनबाद में लखनकारों अखंडता या अवर निबंधक  
 द्वारा प्रमाणित फोटोकारनामा संख्या 200 नं अखंडता  
 निरूपणकारिता या दाखलाना में स एक की  
 पता/पता का नाम दीपक सोनिया  
 नाम पद्म सोनिया जिला धनबाद  
 पता पद्म सोनिया  
 धनबाद कार्यालय का हस्ताक्षर  
 27/4/2022



[Signature]  
 27/4/2022

*Sri Dharmendra Kumar*  
27/4/22

-2-

**AND IN FAVOUR OF**

**SRI DHARMENDRA KUMAR** (Adhar No.xxxx xxxx 6094) son of Sita Ram Saw, by faith Hindu, by Category OBC, by occupation Service, resident of Panderpala, Bharat Chouk, Near Durga Mandir, Baramuri, Dhanbad, Pin : 828130, 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, executors, successors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the land which is morefully described in the schedule below of Mouza : Panderpala, Mouza No.4, under Khata No.48, New Khata No.601, Plot No.208, New Plot No.91, purchased by the vendor/Landowner by virtue of registered sale deed being No.8306 dt. 02.12.2015 from Sarathi Paul and others, registered at Dhanbad registry office and entered in Book No.1 Volume No.481, Pages 569 to 618 for the year 2015 and since the date of purchase has been in peaceful and undisturbed possession there of and mutated her name in the sherista of the landlord the State of Jharkhand vide Mutation case No.1954 (I) 2015-16 and paying rent for the same to the LANDLORD SHERISTA, rent receipt No.0202784496 and the vendor also enrolled her name in register II, vide Vol. No.1 and Page No.1992, Dhanbad Municipal Corporation and paying holding tax vide holding No.0170001450000M0, Ward No.17.

*Dharmendra Kumar*

*(Signature)*  
27/4/22

AND WHEREAS the vendor/Landlord hereto entered in to a Development agreement on 26/08/2021 with M/s Mega Developers.

AND WHEREAS the purchaser agreed to purchase measuring an area 1150 Sqft. or to say 2.64 decimals of land.

AND WHEREAS in course of negotiation the first party have agreed to sell and the purchaser has agreed to purchase the said unit measuring an area 1150 Sqft. morefully described in the schedule below for a consideration of Rs.7,51,000/- (Rupees seven lacs fifty one thousand) only, as the highest consideration thereof.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :**

That in consideration of the sum of Rs.7,51,000/- (Rupees seven lacs fifty one thousand) only, 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 described in the schedule below, and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sells, conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all her right, title, interest and possession etc. together with all claims, demands, liberties, 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 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 construction 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 that the vendor is the true and lawful owner of the land and she is in sole and exclusive possession over the said land and she 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 property or has other sharer or co-sharer or that the vendor has 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 unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

*Dharmendra Kumar*

*(Signature)*  
27/4/22

-4-

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.5/- only to the landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this deed.

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 getting the purchaser's name mutated in the sherista of the Landlord the State of Jharkhand.

That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land, Adhivasi land and does not come under Govt. Acquisition land and the vendor and purchaser satisfied with the contents of this deed.

The Seller does not come under the Category of SC/ST & other 51 castes mentioned in U/S 46 of the CNT Act, 1908.

IN WITNESS WHEREOF the vendor has set and subscribed her hands on this the day, month and year first above written.

#### SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza PANDERPALA, P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.

**MOUZA : PANDERPALA, Mouza No.04,**

*Dharmendra kemasu*

अंचल अधिकारी .....से प्राप्त कृपी

के अनुसार दस्तावे .....  
नम्बर ०५ .....  
निसिद्ध खाता नं०-.....

निसिद्ध खाता

शहर है

सुधी बद्ध नहीं है।  
०५.२५

-5-

*(Signature)*

27/4/22

NEW KHATA NO.601, (Old Khata No.48), NEW PLOT NO.91, (Old Plot No.208) area 11.77 dec. of land, out of which a portion of land measuring an area 1150 Sqft. or 2.64 decimals of residential land in other road is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, Which is Butted and bounded as follows :-

North : Ashok Kumar.

South : Hare Krishna Singh.

East : Plot No.92.

West : 20 feet wide Road.

### Payment Schedule

Mode of Payment	Dated	Amount (Rs).
NEFT	07.09.2021	51,000.00
D.D.No.043238	22.03.2022	7,00,000.00
	Total	7,51,000.00

*Dharmendra Kumar*

Signature

27/4/22

-6-

PHOTOGRAPH OF PURCHASER :



Dharamendra Kumar

27/4/22

Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the documents have been duly obtained before me. Prepared the documents as per details supplied by the parties.

Ashish Ashish  
Signature. L. No. 8/84

WITNESSES :

1. Rajesh Kumar Agarwal  
s/o Sitaram Agarwal  
Adarsh Nagar, Hira Pur  
Dhanbad - 826001,  
27/4/22
2. Ganesh Mahato  
s/o - Gargan Mahato  
Bhudi G' Block  
Dhanbad  
27/4/22

Dharamendra Kumar



**क्रेता(Vendor):**—श्रीमती आशा देवी, पति—श्री कन्हारि कुमार, साकिन—भूली बस्ती, पो0—भूली नगर, थाना—बैंक मॉड, जिला—धनबाद, झारखंड, (भारतीय)। उक्त बिक्रेता के तरफ से आम—मोख्तार—श्री सजय कुमार पंडित, पिता—स्व0 पटल कुमार, साकिन—भूली बस्ती, पो0—भूली नगर, थाना—बैंक मॉड, जिला—धनबाद, झारखंड, (भारतीय)।

**क्रेता(Vendee):**—श्री धर्मेन्द्र कुमार, पिता—सीता राम साव, साकिन—पाण्डरपाला भारत चौक, दुर्गा मंदिर के पास, पो0—बी0 पोलिटेकनिक, थाना—बैंक मॉड, जिला—धनबाद झारखंड (भारतीय)।

**तपशील:**—मौजा पाण्डरपाला मौजा नं0—4

Sl	New Khata no	Old Khata no	New Plot no	Old Plot no	Area in Dec
1	601	48	91	208	2.64 Dec
<b>Total Area 2.64 Dec</b>					

कुल बिक्री रकवा 2.64 डिसमील जमीन को बिक्री किया जो नक्शा में लाल रंग से रंगाकर दर्शाया गया है।

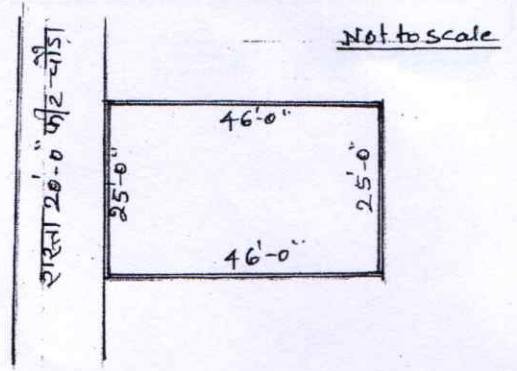
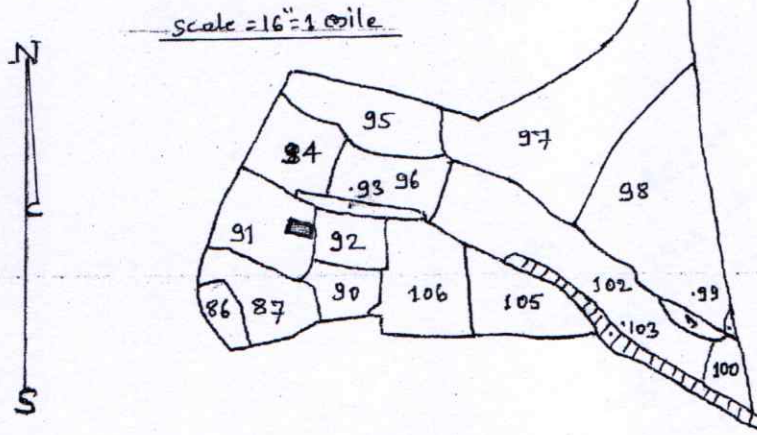
### जिसकी चौहद्दी

उत्तर:—अशोक कुमार

दक्षिण:—हरे कृष्णा सिंह

पुरब:—नया प्लॉट नं0 92

पश्चिम:—रास्ता 20' फीट चौड़ा



*(Signature)*

Dharmendra Kumar

27/4/22

*(Signature)*

TRASD by  
Him  
Date  
Place



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

April 20, 2022

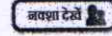
पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	1992											
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-01	इस्टेट का नाम	झारखंड					
मौजा का नाम	पाण्डरपाला	होल्डिंग संख्या	1992	तौजी संख्या	0	थाना नम्बर	4	खाता का प्रकार	रैयती					
श्रीमति आशा देवी, पति-श्री कन्हैया कुमार, जाति-														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
601	91	0 ऐ 6 डि 5.02 हे			दा. खा. केश. न. 1954 (2) 2015-16					3	11.6			
कुल परिमाण		0 ऐ 6 डि 5.02 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
06-18-2017	1497783338	2015-2016	2017-2018	16	8	4	2	8	4	8	4	3.2	1.6	
2021-10-09 09:58:26	0202784496	2018-2019	2021-2022	9	3	2.25	0.75	4.5	1.5	4.5	1.5	1.8	0.6	

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

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

K.H. no 601 +  
Plot no 91 +  
20/4/22

Dharmendra Kumar

Dharmendra Kumar



## Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continous Khatian(Plot wise)

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 4

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
601	सुनील पाल वो जयांत पाल , पिता-केदार नाथ पाल, जाति- . एवं नन्दलाल पाल वो तरुण पाल , पिता-शंभु पाल, जाति- . एवं प्रदीप पाल , पिता-गोपाल चन्द्र पाल, जाति- . एवं दुर्गादास पाल वो सपन पाल वो प्रवीर पाल वो तपन पाल , पिता- धिरेन्द्रनाथ पाल, जाति- . एवं उत्तम पाल वो साधन पाल , पिता-मदन मोहन पाल, जाति- . एवं किशोरपाल वो मिंटु पाल , पिता-निलमनी पाल, जाति- . एवं फनी भुषण पाल वो अक्षय पाल , पिता-रमन पाल, जाति- . एवं करुणामय पाल , पिता-गोलक बिहारी पाल, जाति- . एवं विमल कुमार पाल वो विपलव पाल वो अमित पाल , पिता-अरुण कुमार पाल, जाति- . एवं प्रभात कुमार पाल वो निखील कुमार पाल , पिता-वैधनाथ पाल, जाति- . एवं श्यामल कुमार पाल वो आक्षय कुमार पाल वो सोमेन कुमारे पाल	91		0 ऐ	39 डि	0 हे	16	-	1 / 600
	, पिता-जीतेन्द्र नाथ पाल, जाति- . एवं परेश पाल वो नरेश पाल वो सनता पाल वो तपन पाल , पिता-काशी नाथ पाल, जाति- . एवं अजीत पाल वो अश्वनी पाल वो रंजीत पाल , पिता-राम चन्द्र पाल, जाति- . एवं फटीक पाल वो सुकुमार पाल	91		0 ऐ	39 डि	0 हे			

Shamender Kumar

Shamender Kumar

क्र. XIV- F.No. 180v  
सीद मालगुजारी  
नाम सर्कल । नाम मौजा मय  
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 1992  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 1  
वो सकुनत नम्बर। Receipt No. : 0202784496

धनबाद   पाण्डरपाला   4   श्रीमति आशा देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
601	91	0 एकड़ 6 डिसमील 5.02 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया			हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	
माल (नकदी)	3.00		3.00	3.00	3.00
गुजारी (भावली)	0.75		0.75	0.75	0.75
सेस	1.50		1.50	1.50	1.50
सूद	1.50		1.50	1.50	1.50
मुतफरकात	0.60		0.60	0.60	0.60
मीजान	7.35		7.35	7.35	7.35

तफसील अदायकारी

अदायकारी बाबत	बकाया			मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)		
माल (नकदी)		3.00	3.00	3.00	
गुजारी (भावली)		0.75	0.75	0.75	
सेस		1.50	1.50	1.50	
सूद		1.50	1.50	1.50	
मुतफरकात		0.60	0.60	0.60	
मीजान अदायकारी		7.35	7.35	7.35	

(१) मीजान कुल (लफजों में) : **Twenty Nine Rupees and Fourty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **29.40**

तारीख अमला तहसील कुनिन्दा : **09-10-2021**

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

**दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।**

*(Signature)*

*Dharmendra Kumar*

*Dharmendra Kumar*

Transaction Success! Please Note Your Transaction Id.

Name	DharmendraKumar
Token No / Depositor ID	20220000049348
Amount	23344
Transaction ID	c6bcdb040d58a52cad75
GRN	2211028806
CIN	10002162022042706376
Time	2022-04-27 12:19:06

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

*Dharmendra Kumar*



## Document Registration Summary 1

Date :-27-Apr-2022

- Government/Market Value: ₹423700/-
- Transaction Amount: ₹751000 /-
- Paid Stamp Duty: ₹30040 /-

On Date 27-04-2022 Presented at SRO - Dhanbad  
Signature of Presenter

SRO - Dhanbad

Receipt : 642689

Receipt Date : 27-04-2022

Presenter Name: SANJAY KUMAR PANDIT  
Partner of Ms Mega Developers

PR	₹1
SP	₹810
LL	₹3
A1	₹22530
Stamp Duty	₹30040


Total ₹53384


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	30040	30040	0	GRAS	DharmendraKumar	• GRN Number : 2211028746 • DEPT Transaction Id : 4b56f40dc536cd975635 • Transaction Type :	30040
PR	1	1	0	GRAS	DharmendraKumar	• GRN Number : 2211028806 • DEPT Transaction Id : c6bcdb040d58a52cad75 • Transaction.Type :	1
SP	810	810	0	GRAS	DharmendraKumar	• GRN Number : 2211028806 • DEPT Transaction Id : c6bcdb040d58a52cad75 • Transaction Type :	810
A1	22530	22530	0	GRAS	DharmendraKumar	• GRN Number : 2211028806 • DEPT Transaction Id : c6bcdb040d58a52cad75 • Transaction Type :	22530

*Dharmendra Kumar*

LL	3	3	0	GRAS	DharmendraKumar	<ul style="list-style-type: none"> <li>• GRN Number : 2211028806</li> <li>• DEPT Transaction Id : c6bcd5040d58a52cad75</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	53384	53384	0				

**Article : Sale Deed Number of Pages : 54**

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer   
22/4/23

*Dharmendra Kumar*



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20220000049348

Deed Type	Sale Deed
Number of Pages	54
Fee Details	Stamp Duty :- Rs. 30040, PR :- Rs. 1, SP :- Rs. 810, A1 :- Rs. 22530, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.423665/- ,Transaction Amount :- Rs.751000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Pandarpala Location :- Other Road, Pandarpala Word No 17 Property Boundaries :- East: PLOT NO. 92, West: WIDE ROAD 20 FEET, South: HARE KRISHNA SINGH, North: ASHOK KUMAR Holding Number - 0170001450000M0Ward Number - 17Volume Number - 1Page Number - 1992Khata Number - 601Plot Number - 91 Area Of Land :- 2.64 Decimal

Sh./Smt.SANJAY KUMAR PANDIT Partner Of Ms Mega Developers  
s/o/d/o/w/o PATAL KUMAR has presented the document for registration in  
this office

today dated :- 27-Apr-2022 Day :- Wednesday Time :- 14:12:12 PM









SANJAY KUMAR PANDIT  
Partner Of Ms Mega Developers  
(Power Of Attorney)

Party Name	Document Type	Document Number
SANJAY KUMAR PANDIT Partner Of Ms Mega Developers	PAN/UID	529553239709

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

*Dharmendra Kumar*





	ASHA DEVI THROUGH ,, , Jharkhand PAN No.:	No	Address:-	SANJAY KUMAR PANDIT Partner Of Ms Mega Developers  ,, , Jharkhand PAN No.:	SELLER Age:50			
2	SANJAY KUMAR PANDIT Partner Of Ms Mega Developers Address1 - BHULI BASTI, BHULI NAGAR, PS. BANK MORE, DIST. DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Pandit Address:- House No.-31, Near Durga Mandir, , Bhuli Basti, Kumhar Tola, Dhaljori, , Dhanbad, 828104, , Jharkhand, India		SELLER Age:51			
3	DHARMENDRA KUMAR Address1 - PANDARPALA BHARAT CHOUK, NEAR DURGA MANDIR, BARAMURI, DHANBAD, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Dharmendra Kumar Address:- , Near Durga Mandir, Pandar pala Bhart Chouk, dhanbad, Baromuri, , Dhanbad, 828130, , Jharkhand, India		PURCHASER Age:34			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

*Dharmendra Kumar*

1	<b>RAJESH KUMAR AGARWAL</b> S/o-D/o <b>SITARAM AGARWAL</b> Address1 - ADARSH NAGAR, HIRAPUR, DHANBAD, Address2 - , , , Jharkhand PAN No.:			Rajesh Kumar Agarwal
---	---	--	--	-------------------------

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAJESH KUMAR AGARWAL</b> Address1 - ADARSH NAGAR, HIRAPUR, DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( **SANJAY KUMAR PANDIT Partner Of Ms Mega Developers** ), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJESH KUMAR AGARWAL**) Son/Daughter/Wife of (**SITARAM AGARWAL**) resident of (**ADARSH NAGAR, HIRAPUR, DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 27-Apr-2022

Seal and Signature of Registering Officer



*Dharmendra Kumar*

Token No.: 20220000049348

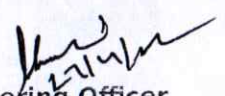
## CERTIFICATE

### Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **27-Apr-2022** by **SANJAY KUMAR PANDIT Partner Of Ms Mega Developers** , S/O, D/O, W/O **PATAL KUMAR** resident of BHULI BASTI, BHULI NAGAR, PS. BANK MORE, DIST. DHANBAD .,

This deed was registered as Document No:- **2022/DHAN/2880/BK1/2613** in Book No :- **BK1**, Volume No :- 277 from Page No :- 495 to 548 at, office of **SRO - Dhanbad**

Date:- **27-Apr-2022**

  
Registering Officer

*Dhamendra Kumar*



## Pre Registration Docket

Date :- 27-04-2022 11:32 am

Office Name :- SRO - Dhanbad  
Token No:- 20220000049348

Appoinment :- 27-Apr-2022 Time:- 15:6

Article	Sale Deed
Pre Registration Date	18-Apr-2022
No. Of Pages	27
Stamp Duty	30040
Paid Stamp Duty	0
Total Fees	₹ 23,344.

Property Id: **722994**

Valuation No. : 973310 / 2022	:- 2022-2023	User Id : 3208	Date : 27-April-2022 11:41:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Pandarpala	Village/City : Pandarpala	
Pandarpala Word No 17 - Other Road			
Holding Number - 0170001450000M0			
Ward Number - 17			
Volume Number - 1 ✓			
Page Number - 1992 ✓			
Khata Number - 601 ✓			
Plot Number - 91 ✓			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2.64 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.64 x 160479=423664.56 ✓	₹4,23,665/-
A	Total		₹4,23,665/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹4,23,700/-
Total Amount in Words : Four Lakh Twenty Three Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO. 92, West: WIDE ROAD 20 FEET, South: HARE KRISHNA SINGH, North: ASHOK KUMAR
Area	Land area : 2.64 Decimal

*Dhanbad*

Other Description of the Property	Pin Code - 826001
Government/Market Value	423664.56
Transaction Amount	751000

SELLER	-Mrs. ASHA DEVI THROUGH, Address - BHULI BASTI, BHULI NAGAR, PS. BANK MORE, DIST. DHANBAD.- ,Father/Husband Name WIFE OF KANHAI KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. SANJAY KUMAR PANDIT Partner Of Ms Mega Developers , Address - BHULI BASTI, BHULI NAGAR, PS. BANK MORE, DIST. DHANBAD- ,Father/Husband Name PATAL KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****9709
PURCHASER	-Mr. DHARMENDRA KUMAR, Address - PANDARPALA BHARAT CHOUK, NEAR DURGA MANDIR, BARAMURI, DHANBAD- ,Father/Husband Name SITA RAM SAW , PAN No.- ,Permission Case No.- , Aadhaar No. *****6094

Witness Information	Mr. RAJESH KUMAR AGARWAL , Address - ADARSH NAGAR, HIRAPUR, DHANBAD-, Father/Husband Name-SITA RAM AGARWAL
---------------------	--

Identifier Details	Mr. RAJESH KUMAR AGARWAL , Address - ADARSH NAGAR, HIRAPUR, DHANBAD-, Father/Husband Name-SITARAM AGARWAL
--------------------	---

Fee Rule:Sale Deed		
1	Stamp Duty	30,040

1	SP	810
<b>Total</b>		<b>810</b>

Fee Rule:Sale Deed		
1	A1	0
2	LL	3
3	PR	1
<b>Total</b>		<b>22,004</b>

All the entries made, have been verified by me and are found same as the entries in 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 its self. The data of property's holding number has been verified by me at the time of entry through portal generated by the system. I am satisfied with the verification and hence proceeding with the registration after seeing the alert.

*Dharmendra Kumar*

*Aswath D. S.*  
Deed Writer / Advocate

*Dharmendra Kumar*  
Vendee / Claimant

*(Signature)*  
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

*Dharmendra Kumar*