

3733

3464



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ece2d0eef0ca5479c4bd

Receipt Date : 28-Jul-2021 07:19:47 am

Receipt Amount : 58480/-

Amount In Words : Fifty Eight Thousands Four Hundred And Eighty Rupees Only

Token Number : 20210000074589

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : ROLLY (Vendee)

GRN Number : 2106671198



कृपया निम्न 21 के अधीन और ध्यान दें :- For Office Use :-

संख्या 21 के अधीन और ध्यान दें :-
 नंबर 21 के अधीन और ध्यान दें :-
 नंबर 21 के अधीन और ध्यान दें :-
 नंबर 21 के अधीन और ध्यान दें :-
 नंबर 21 के अधीन और ध्यान दें :-

निकेतन

28/7/2021

राजकुमार प्रसाद सिंह
 28/7/21

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।



28/7/2021

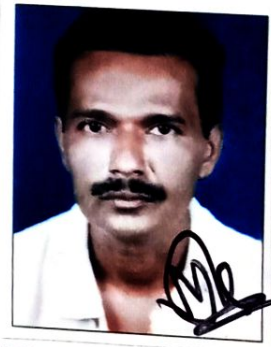
Property sale ₹ 462000 Dhanbad

FEL 44644 VIDE
GRN 206671225 dt 28.07.21

वर्णित जमीन का मूल मूल्य
अनुसार निकालित व्यक्तियों के नाम पर
28.07.21

Fee 4
43860-
2
Free 1-
43864-
28.07.21

373
1243
15174411
28.7.21



ADVOCATE, DHANBAD

ABSOLUTE DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the _____ day of July, Two Thousand Twenty One, BY & BETWEEN:- **SRI RAJ KUMAR PRASAD SINGH**, Son of Late Bhuvneshwar Prasad Singh, by faith Hindu, by caste Khatriya, by occupation Business, Resident of Raj Ranjan Kutir, Manohar Nagar Police Line, Hirapur, Police Station & 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 his heirs executors, successors, administrators, legal representatives and assignees) of the **ONE PART** .

AND IN FAVOUR OF

MISS ROLLY, Daughter of Sri Raj Kumar Prasad Singh, by faith Hindu, by caste Khatriya, by occupation Service, Resident of Raj Ranjan Kutir, Manohar Nagar Police Line, Hirapur, Police Station & District 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 her heirs, executor successors, administrators, legal representatives and assignees) of the **OTHER PART**;

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WHEREAS the survey settlement Plot No.1190, Khata No.27, measuring an area 2 Katha of Mouza Hirapur, Mouza No.7, under police station Dhanbad, chowki, sadar registry office & District Dhanbad, purchased by the vendor by virtue of Regd. Deed of sale being No.21198, dated 24/07/1974 from Bandhu Mallick & others, Registered at Sub Registry Office Dhanbad, entered in Book No.1, Volume 42, Pages 439 to 441 for the year 1974 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 Bihar vide online Mutation Case No.55 (Hira-2) 1977-78 and paying rent for the same under online rent receipt No.0748878094 and entered in Register -II volume 4, Page 1245.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 3.30 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.14,62,000/- (Rupees Fourteen lakh sixty-two thousand) only, as the highest consideration thereof, which the vendor has accepted,

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.14,62,000/- (Rupees Fourteen lakh sixty-two thousand) 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.



28/7/17

अचल अधिकारी चतुर्थाप प्राप्त सूची
अनुसार दस्तावेज में वर्णित मौजा हिरापुर
नम्बर 07 के मकका खाता नं. अतः
विहित खाते से बाहर है / सूची बन्द नहीं है।

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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 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 undertake to compensate the purchaser in every respect thereof .

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs. 2/- to the Landlord 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 vendor has set and subscribed his 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: HIRAPUR, Police Station Dhanbad, chowki, sadar sub registry and District Dhanbad.

MOUZA:HIRAPUR, Mouza No. 7, Khata No.27 (Twenty-seven), Plot No.1190, (One thousand one hundred ninety), out of which measuring an area 2 Kathas or to say 3.30 dec. (Three point three zero decimals) of land is hereby sold by this sale deed. As per plan attached herewith and shown in colour Red, Situated at Subsidiary Road. ward No.27, Holding No.0280000877000A1.

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Which is butted and bounded as follows: -

- By North: - Vendor's Niz.
- By South: - Raj Mangal Singh.
- By East: - House of P. K. Dutta.
- By West: - Road.

PHOTOGRAPHS AND FINGERPRINTS OF THE PURCHASER:-



ATTORNEY BY
[Signature]

ADVOCATE, DHANBAD

Rohy

(Signature)

WITNESSES



1. Ashok K. Singh
S. Sudee Singh
Lanabani Dhanbad
2. Rajesh. Mallik.
Kaf. Dhanbad
28/7/21

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:-

[Signature]
Advocate
E.No-999/10

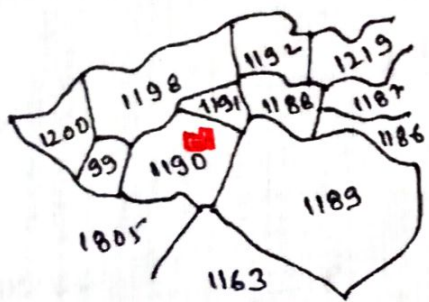
Seller:- Sri. Raj Kumar Prasad Singh s/o late Bhuvneshwar Prasad Singh of Raj Ranjan Kutir, Manohar Nagar, Police Line, Hirapur, P.S. and dist.:- Bhanbad.

Purchaser:- Miss Rolly D/o Sri. Raj Kumar Prasad Singh of Raj Ranjan Kutir, Manohar Nagar, Police Line, Hirapur, P.S. and dist.:- Bhanbad.

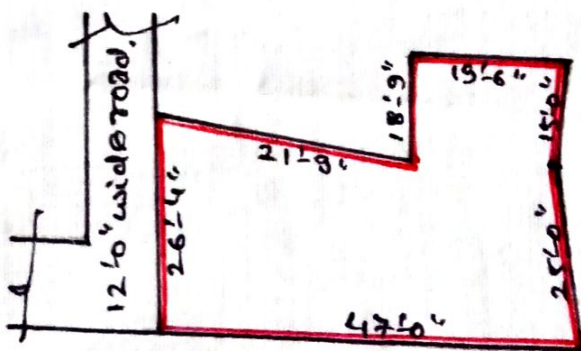
Schedule:- Mouza:- Hirapur, no.:- 07, Khata no.:- 27, Plot no.:- 1190, Area:- 2 Kathas of land or 3.30 decimals.

Boundary:- North:- Seller's wife,
South:- Raj Mangal Singh,
East:- House of P. K. Dutta,
West:- 12'0" wide road,

Shown in red



Scale:- 16" = 1 Mile



(Not to scale)

Traced By:-

Biplab Majumdar
(Amch)
R.O. Bhanbad.



IN THE COURT OF EXECUTIVE MAGISTRATE DHANBAD
AFFIDAVIT

I, **Raj Kumar Prasad Singh**, S/o- Bhuvneshwar Prasad, aged about- 56 years, by faith- Hindu, by occupation- Business, Resident of Raj Ranjan Kutir, Manohar Nagar, Police Line, Hirapur, Dhanbad, P.O., P.S. & Dist.- Dhanbad (Jharkhand), do hereby solemnly affirm on oath and declare as under:-



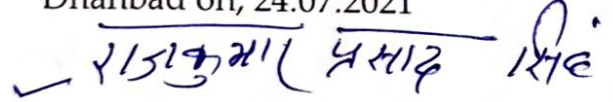
1. That, in my Aadhaar Card Vide its No.- 9455 1267 5565 and in my PAN Card Vide its no.- BZYPS9241P my name has been mentioned as "Raj Kumar Prasad Singh" but in Online Register- II record in Volume- 4, Page No.- 1245 my name has recorded as "Raj Kumar Singh".
2. That, "Raj Kumar Prasad Singh" and or "Raj Kumar Singh" both are same and one person i.e. I myself.
3. That, I am swearing this affidavit for confirmation of my above noted two names i.e. "Raj Kumar Prasad Singh" and or "Raj Kumar Singh" and to produce it before the proper authority concern to avoid future complication and for my needful purpose.

3939
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Solemnly affirmed before me by
the deponent who is identified
by D.S. Dey
Advocate, Dhanbad.

VERIFICATION


The statements made above
are true and correct to the best
of knowledge and belief. I
sign this verification here at
Dhanbad on, 24.07.2021



Signature of Deponent,
Identified by.


24.7.21
Executive Magistrate
Dhanbad




Advocate 24.7.21
Enrl. No.- 61/1990



Document Registration Summary 1

Date :- 28-Jul-2021

- Government/Market Value: ₹1461600/-
- Transaction Amount: ₹1462000 /-
- Paid Stamp Duty: ₹58480 /-

On Date 28-07-2021 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

रविशंकर प्रसाद सिंह

Receipt : 506329

Receipt Date : 28-07-2021

Presenter Name: -

PR

₹1

SP

₹780

LL

₹3

A1

₹43860

Stamp Duty

₹58480

Total


₹103124

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	58480	58480	0	GRAS	Rolly	<ul style="list-style-type: none">• GRN Number : 2106671198• DEPT Transaction Id : ece2d0eef0ca5479c4bd• Transaction Type :	58480
PR	1	1	0	GRAS	Rolly	<ul style="list-style-type: none">• GRN Number : 2106671225• DEPT Transaction Id : f69c935b9e2ad93874f2• Transaction Type :	1
SP	780	780	0	GRAS	Rolly	<ul style="list-style-type: none">• GRN Number : 2106671225• DEPT Transaction Id : f69c935b9e2ad93874f2• Transaction Type :	780
A1	43860	43860	0	GRAS	Rolly	<ul style="list-style-type: none">• GRN Number : 2106671225• DEPT Transaction Id : f69c935b9e2ad93874f2• Transaction Type :	43860

LL	3	3	0	GRAS	Rolly	<ul style="list-style-type: none"> • GRN Number : 2106671225 • DEPT Transaction Id : f69c935b9e2ad93874f2 • Transaction Type : 	3
Sub Total	103124	103124	0				

Article : Sale Deed Number of Pages : 52

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer  28/7/21



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000074589

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 58480, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 43860, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1461540/- ,Transaction Amount :- Rs.1462000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Hirapur Location :- Other Road, Hirapur Word No 27 Property Boundaries :- East: HOUSE OF P. K. DUTTA, West: ROAD, South: RAJ MANGAL SINGH, North: VENDOR'S NIZ Volume Number - 4Page Number - 1245Holding Number - 0280000877000A1Khata Number - 27Plot Number - 1190 Area Of Land :- 3.30 Decimal





Sh./Smt. RAJ KUMAR PRASAD SINGH s/o/d/o/w/o LATE BHUVNESHWAR PRASAD SINGH has presented the document for registration in this office today dated :- 28-Jul-2021 Day :- Wednesday Time :- 12:35:06 PM





RAJ KUMAR PRASAD SINGH(Individual)

Party Name	Document Type	Document Number
RAJ KUMAR PRASAD SINGH	PAN/UID	BZYPS9241P

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

<p>RAJ KIJMAR PRASAD SINGH Address1 - RAJ RANJAN KUTIR, MANOHAR NAGAR, POLICE LINE, HIRAPUR, DHANBAD, Address2 - , , , Jharkhand PAN No.: BZYPS9241P, Permission Case No.-</p>	<p>Yes</p>	<p>Raj Kumar Prasad Singh Address:- , raj ranjan kutir , manohar nagar, police line,, Dhanbad , Dhanbad, 826001, , Jharkhand, India</p>	<p>SELLER Age:56</p>		 R1515114 R1515114
<p>2 ROLLY Address1 - RAJ RANJAN KUTIR, MANOHAR NAGAR, POLICE LINE, HIRAPUR, DHANBAD, Address2 - , , , Jharkhand PAN No.: DUMPR1936P, Permission Case No.-</p>	<p>Yes</p>	<p>Rolly Address:- , raj ranjan kutir , manohar nagar, police line,, Dhanbad , Dhanbad, 826001, , Jharkhand, India</p>	<p>PURCHASER Age:25</p>		 Rolly

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>ASHOK KUMAR SINGH S/o-D/o SHEOJEE SINGH Address1 - LAHABANI, DHAIYA, DHANBAD, Address2 - , , , Jharkhand PAN No.:</p>			ASHOK K SINGH

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>ASHOK KUMAR SINGH Address1 - LAHABANI, DHAIYA, DHANBAD, Address2 - , , , Jharkhand</p>			

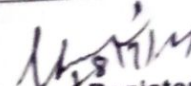
Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

above mentioned, (**RAJ KUMAR PRASAD SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**ASHOK KUMAR SINGH**) Son/Daughter/Wife of (**SHEOJEE SINGH**) resident of (**LAHABANI, DHAIYA, DHANBAD**) and by occupation (**Business**).


Signature of Registering Officer


Seal and Signature of Registering Officer

Date:- 28-Jul-2021



Government/Market Value	1461540.3
Transaction Amount	1462000

SELLER	-Mr. RAJ KUMAR PRASAD SINGH , Address - RAJ RANJAN KUTIR, MANOHAR NAGAR, POLICE LINE, HIRAPUR, DHANBAD- , Father/Husband Name LATE BHUVNESHWAR PRASAD SINGH , PAN No. - *****241P, Permission Case No. - , Aadhaar No. *****5565 .
PURCHASER	-Miss. ROLLY , Address - RAJ RANJAN KUTIR, MANOHAR NAGAR, POLICE LINE, HIRAPUR, DHANBAD- , Father/Husband Name RAJ KUMAR PRASAD SINGH , PAN No. - *****936P, Permission Case No. - , Aadhaar No. *****0157

Witness Information	Mr. ASHOK KUMAR SINGH , Address - LAHABANI, DHAIYA, DHANBAD-, Father/Husband Name -SHEOJEE SINGH
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Identifier Details	Mr. ASHOK KUMAR SINGH , Address - LAHABANI, DHAIYA, DHANBAD-, Father/Husband Name -SHEOJEE SINGH
--------------------	--


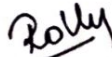
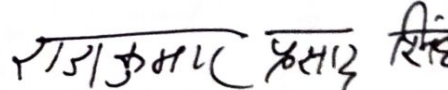
Fee Rule:Sale Deed		
1	Stamp Duty	58,480

1	SP	720
Total		720

Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	43,860
Total		43,864

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



Pre Registration Docket

Date :- 28-07-2021 07:59 am

Office Name :- SRO - Dhanbad
Token No:- 20210000074589

Appoinment :- 28-Jul-2021 Time:- 13:9

Article	Sale Deed
Pre Registration Date	25-Jul-2021
No. Of Pages	26
Stamp Duty	58480
Paid Stamp Duty	0
Total Fees	₹ 44,644.

Property Id: **555346**

Valuation No. : 741895 / 2021	:- 2021-2022	User Id : 3324	Date : 28-July-2021 07:15:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Hirapur	Village/City : Hirapur	
Hirapur Word No 27 - Other Road			
Volume Number - 4			
Page Number - 1245			
Holding Number - 0280000877000A1			
Khata Number - 27			
Plot Number - 1190			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.30 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.3 x 442891=1461540.3	₹14,61,540/-
A	Total		₹14,61,540/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,61,600/-
Total Amount in Words : Fourteen Lakhs Sixty One Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: HOUSE OF P. K. DUTTA, West: ROAD, South: RAJ MANGAL SINGH, North: VENDOR'S NIZ
Area	Land area : 3.30 Decimal
Other Description of the Property	Pin Code - 826001

Token No.: 20210000074589

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date 28-Jul-2021 by **RAJ KUMAR PRASAD SINGH, S/O, D/O, W/O LATE BHUVNESHWAR PRASAD SINGH** resident of **RAJ RANJAN KUTIR, MANOHAR NAGAR, POLICE LINE, HIRAPUR, DHANBAD ..**

This deed was registered as Document No:- 2021/DHAN/3733/BK1/3464 in Book No :- **BK1**, Volume No :- 408 from Page No :- 309 to 360 at, office of SRO - Dhanbad

Date:- 28-Jul-2021


Registering Officer