

3276

2970



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 73df5184b8ba085c1736

Receipt Date : 24-May-2023 09:06:38 am

Receipt Amount : 60090/-

Amount In Words : Sixty Thousands Ninety Rupees Only

Token Number : 202300066553

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : ARJUN BANSFOR (Vendee)

GRN Number : 2317357334



For Office Use :-

राजस्व विभाग के अधीन और अधिनियम 46 के अधीन
भारत सरकार के अधिनियम 1899 के अधीन
की प्रवृत्ति के अधीन 23 के अधीन
यथावत रूप से प्रमाणित है। अथवा त्रिक
पक्षी से विमुक्त है या स्टांप शुल्क प्रपेक्ष
रही है।

विभागीय प्रशासक

24/5/23

Arjun Banfor
24/05/23

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Rajbali Sale Dhanbad Value Stamp
150000/- 60090/-

सफलता के लिए प्रयत्न का मूल्य मांसास्य
के अनुसार निर्धारित है।
REGISTRATION NO. 4586/-
GRN. 25/7357391
DATE. 24/5/23

Rec Paid
AM 45080.00
Sel. 3.00
Pro 1.00
45084.00
24/5/23



Vandana Devi

24/05/23



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on the 24th day of May, 2023 (Two thousand Twenty three), BY AND BETWEEN : **SMT.VANDANA DEVI** Wife of Sri Rakesh Kumar and grand daughter of Late Ram Narayan Singh, by faith Hindu, by Category General, by occupation Housewife, resident of New Karmik Nagar, P.O. I.S.M., P.S. Saraidhela, District 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 : Adhar No.xxxx xxxx 0320, and PAN: CKHPD0391Q.

AND IN FAVOUR OF

SRI ARJUN BANSFOR son of Late Sadabriksh Bansfor and grand son of Late Rajbali Bansfor, by faith Hindu, by Category SC, by occupation Service, resident of J.C.Mallick Road, Preet Vihar Colony, Hirapur, Dhanbad, P.S. & District 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 his heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART: Adhar No.xxxx xxxx 1768, and PAN: ATMPB4156H.

Vandana Devi
24/05/23

WHEREAS the land which is morefully described in the schedule below, Survey Settlement Plot No.4245, appertaining to Khata No.67, in Mouza Dhaiya, Mouza No.06, under P.S. Dhanbad, District Dhanbad, purchased by Smt. Pinky Agarwal vide registered sale deed No.432 dated 25.01.2019, registered at Dhanbad registry office and since the date of purchased Smt. Pinky Agarwal is in peaceful and undisturbed possession over the same and mutated his name in the landlord Sherista i.e. State Govt. of Jharkhand, vide mutation case No.2899/R27 2018-19 and recorded in register-II, vide volume No.28 and Page No.58 in the name of Smt. Pinky Agarwal.

AND WHEREAS aforesaid Smt. Pinky Agarwal sold the same to the vendor hereto Smt. Vandana Devi, vide regd. sale deed No.3307 dated 20.06.2019, registered at Dhanbad registry office and entered in Book No.1, Volume No.307, Pages 475 to 528, for the year 2019 and since the date of purchase Smt. Vandana Devi is in peaceful and undisturbed possession over the same and Online mutated vide mutation case No.1396/R27 2019-20 and recorded in register II, vide Volume No.29 and Page No.32 in the name of Smt. Vandana Devi (Vendor's own name).

AND WHEREAS thus the vendor became the sole and exclusive rightful owner of the same and possessing the same peacefully without any hindrance or interruption from any corner or bodies.

AND WHEREAS the vendor being in urgent need of money to meet her personal expenses expressed her desire to sell the land which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs.15,02,000/- (Rupees Fifteen lacs 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.15,02,000/- (Rupees Fifteen lacs two 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

Manu Dori
24/05/23

-3-

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 houses 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 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 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 unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise 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.

उत्तराखण्ड राजपूताना अधिनियम 1956 के अन्तर्गत दस्तावेज नं. 24/15/23
नम्बर 06 सदासचिव
नियमित खाता नं. उत्तर 1/10/23 पृष्ठ नं. 1

Vandana Dahi
24/05/23

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 DHAIYA, P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA : DHAIYA, Mouza No.06,
Ward No.21, Holding No.0210000018000M0.
KHATA NO. 67 (sixtyseven),

PLOT NO.4245 (four thousand two hundred forty five), measuring an area 1340 Sqft. or to say 3.07 dec. (Three point zero seven decimals) of residential land in other Road, is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red.

BUTTED AND BOUNDED AS FOLLOWS :

- NORTH : Lot No.15.
- SOUTH : Lot No.13.
- EAST : 16 feet wide Road.
- WEST : Boundary Wall, Plot No.4228.

MEMO OF CONSIDERATION :

Mode of Payment	Dated	Bank	Amount (Rs.)
Cash	20.01.2023		11,000.00
Chq. No.249636	23.01.2023	Indian Bank	1,10,000.00
Chq. No.955659		Indian Bank	13,51,800.00
Chq. No.249638		Indian Bank	29,200.00
		Total	15,02,000.00

Mundam Devi
24/05/23

PHOTOGRAPH OF PURCHASER :



24/05/23
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.

Signature Rajkumar Chatterjee
Advocate
Dhanbad
E.No - 804/2010
24/05/23

WITNESSES :

1. Aradhna
S/o - Rameshwar Thakur
add:- Village Road, Gaurind
828109

24/05/23
2. Pankaj M. Widyarthi
S/o - Late V.K. Widyarthi
Simples-03, Surya Highland
Dhanbad.
24/05/23

seller:- Smt. Vandana Devi w/o Sri Rakesh Kumar of
New Karmik Nagar, P.O. T.S.M. P.S. Saraidhela
dist. Dhanbad.

Purchaser:- Sri Arjun Bansfor s/o Sada Briksh Bansfor
of J.C. Mallick Road, Preet Vihar Colony, Hiraipur
P.S. 2 dist Dhanbad

schedule:- mouza Dhairya No: 6. Khata No: 67
Plot No: 4245. Area: 1340 sqft. or so
Buy 3.07 DEL. Lot No: 14

Boundary:- North: Lot No: 15
South: Lot No: 13
East: Road
West: Plot No: 4228

Shown in red



Vandana Devi

Arjun Bansfor
24/05/23

T.67
D.V. Prasad
Chandrapur



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

May 24, 2023

पंजी II प्रति

भाग वर्तमान	29	पृष्ठ संख्या	32										
जिला का नाम	धनबाद	अनुमंडल प्रम	धनबाद	अंचल का नाम	धनबाद	इन्स्टा का नाम	हलका-02	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	धैया	होस्टिंग संख्या	67	तौजी संख्या		भाना नम्बर	6	खाता का प्रकार	---				
SMT. VANDANA DEVI, पति-SRI RAKESH KUMAR, जाति- भूमिहार													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस					
67	4245	0 ए 9 डि 8.23 हे	नामान्तरण मुकदमा संख्या 1396/2019 - 2020				3	0					
कुल परिमेन													
0 ए 9 डि 8.23 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

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

अवस्था देखें



यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Khata no. 67 +
Plot no 4245 +
A/H
24/5/23

Ref:- L.P.C. No. 101./Dated:- 29/01/2020

Vandana Devi
Ajay Kumar



खतियान का विवरण
खतियान उपलब्ध नहीं हैं |

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रेजिस्टर II का विवरण

भाग वर्तमान	29	पृष्ठ संख्या	32
जिला का नाम	धनबाद अनुमंडल नाम धनबाद अंचल का नाम धनबाद हलका का नाम हलका-02 इस्टेट का नाम JHARKHAND	मौजा का नाम धैया	होल्डिंग संख्या 67 तौजी संख्या थाना नम्बर 6 खाता का प्रकार ---
SMT. VANDANA DEVI, पति-SRI RAKESH KUMAR, जाति- भुमीहार			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
67	4245	0 ऐ 9 डि 8.23 हे	नामान्तरण मुकदमा संख्या 1396/2019 - 2020
	कुल परिमाण	0 ऐ 9 डि 8.23 हे	
			लगान सेस
			3 0

उपरोक्त जमाबंदी में दिए गए लगान का विवरण

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
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उपरोक्त जमाबंदी में दाखिल खारिज का विवरण

List of Mutation Cases on the above transaction in Register-II
No Data Found

न्यायालय के अधीन मामले का विवरण देखे

List of Integration of Revenue Court Case with Land Records.
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रजिस्ट्री का विवरण देखे

List of Registry Details
List of Registry Details
List of Registry Details(NGDRS)
शहरी क्षेत्र का विवरण देखे
List of Integration of Urban with Land Records.

Vandana Devi

Anjan Kumar

अंचल अधिकारी का कार्यालय, धनबाद।

ज्ञापांक 101 दिनांक 27/01/2020

प्रेषित,

श्री वन्दना देवी
पति राकेश कुमार
सा0 - न्यू कॉमिक नगर, सरायढेला, जिला - धनबाद।

श्रीमति नेहा, राजस्व कर्मचारी हल्का नं0 02 के जॉच प्रतिवेदन के आधार
प्रतिवेदित किया है कि :-

1. प्रश्नगत भूमि मौजा धैया मौजा नं0 06 खाता नं0 67, प्लॉट नं0 4245 अंश रकवा 12.25 डिसमिल खरीदगी भूमि है। जिसका दाखिल खारिज केश सं0 1396(1।)2019-20 द्वारा होकर भोलुम नं0 29 पृष्ठ सं0 32 रैयत वन्दना देवी पति राकेश कुमार के नाम से दर्ज है।
2. प्रश्नगत भूमि रैयती खाते की भूमि है।



[Signature]
28.01.2020
अंचल अधिकारी,
धनबाद।

[Handwritten mark]

[Handwritten signature]

[Handwritten signature]



शारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSI 19/16/198



जिला का नाम धनबाद अनुमंडल नाम धनबाद अंचल का नाम धनबाद हल्का-02
इस्टेट का नाम शारखण्ड भाग वर्तमान(VOL) 29 पृष्ठ संख्या वर्तमान 32 शाना नं. 6

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व शाना नं	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता नं. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता नं. प्लॉट नं. क्षेत्रफल	रजिस्ट्रार अंचल का नाम
6493	1396 /R27	शैया/ 6	शरिया	14/10/2019	By Sale Registration Decd 3307 Dated 20/06/2019	67 28 58	67	4245 12.25 डिसमील	रजिस्ट्रार अंचल का नाम

क्रेता का नाम : (SMT. VANDANA DEVI पति-SRI RAKESH KUMAR, जति-भुमीहर, पता-NEW KARMIK NAGAR) जमाबंदी रैयत का नाम : Pinky Agrawal-पती-Deepak Kumar Gang विक्रेता का नाम : SMT. PINKI AGARWAL, पति-SRI DIPAK KUMAR GARG, जति-....., पता-JHARIYA DHANBAD

राजस्व कर्मचारी हलका-02 को आवश्यक कार्रवाई एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid
Digitally signed by
PRASANT KUMAR LAYAK
अंचलाधिकारी धनबाद

4

आयकर विभाग

INCOME TAX DEPARTMENT

VANDANA DEVI

SADHU SHARAN SHARMA

09/09/1979

Permanent Account Number

CKHPD0391Q

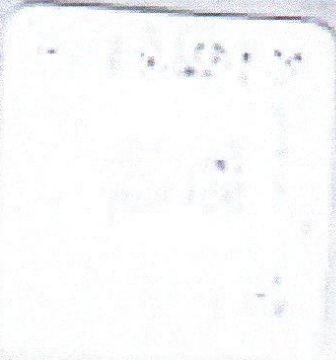
Vandana Devi

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARJUN BANSFOR
SADA BRIKSH BANSFOR

02/03/1982
Permanent Account Number
ATMPB4156H

अर्जुन बंसफोर
Signature



Arjun Bansfor

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

टोकन संख्या :- **202300066553**

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		<input checked="" type="checkbox"/>
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा	<input checked="" type="checkbox"/>	
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		<input checked="" type="checkbox"/>
	(iii) शुद्धि पत्र		<input checked="" type="checkbox"/>
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		<input checked="" type="checkbox"/>
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	<input checked="" type="checkbox"/>	
3.	पंजी-II भोलुम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	
4.	मूद्रांक शुल्क का भुगतान	<input checked="" type="checkbox"/>	
5.	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	
6.	आधार का सत्यापन	<input checked="" type="checkbox"/>	
7.	PAN सत्यापन	<input checked="" type="checkbox"/>	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	<input checked="" type="checkbox"/>	

जाँच लिपिक का हस्ताक्षर

तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	ArjunBansfor
Token No / Depositor ID	202300066553
Amount	45814
Transaction ID	55232cfb34fc0e085c68
GRN	2317357391
CIN	18186021
Time	2023-05-24 09:10:38

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

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Jharkhand

24 May 2023, 09:11:55

43 : 1

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0

Arjun Bansfor

Top

Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	ArjunBansfor
Token No / Depositor ID	202300066553
Amount	45814
Transaction ID	55232cfb34fc0e085c68
GRN	2317357391
CIN	18186021
Time	2023-05-24 09:10:38

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

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24 May 2023, 09:11:55

43 : 1

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1 . 0

Arjun Bansfor

Top



Document Registration Summary 1

Date :-24-May-2023

- Government/Market Value: ₹1495700/-
- Transaction Amount: ₹1502000 /-
- Paid Stamp Duty: ₹60090 /-

Receipt : 835105

Receipt Date : 24-05-2023

Presenter Name: -

On Date 24-05-2023 Presented at SRO - Dhanbad
Signature of Presenter

Vandana Devi

SRO - Dhanbad

PR ₹1
SP ₹750
LL ₹3
A1 ₹45060
Stamp Duty ₹60090

Total ₹105904

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	60080	60090	-10	GRAS	ArjunBansfor	<ul style="list-style-type: none">• GRN Number : 2317357334• DEPT Transaction Id : 73df5184b8ba085c1736• Transaction Type :	60090
PR	1	1	0	GRAS	ArjunBansfor	<ul style="list-style-type: none">• GRN Number : 2317357391• DEPT Transaction Id : 55232cfb34fc0e085c68• Transaction Type :	1
SP	750	750	0	GRAS	ArjunBansfor	<ul style="list-style-type: none">• GRN Number : 2317357391• DEPT Transaction Id : 55232cfb34fc0e085c68• Transaction Type :	750
A1	45060	45060	0	GRAS	ArjunBansfor	<ul style="list-style-type: none">• GRN Number : 2317357391• DEPT Transaction Id : 55232cfb34fc0e085c68• Transaction Type :	45060

LL	3	3	0	GRAS	ArjunBansfor	<ul style="list-style-type: none"> • GRN Number : 2317357391 • DEPT Transaction Id : 55232cfb34fc0e085c68 • Transaction Type : 	3
Sub Total	105894	105904	-10				

Article : Sale Deed Number of Pages : 50

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300066553

Deed Type	Sale Deed
Number of Pages	50
Fee Details	Stamp Duty :- Rs. 60080, PR :- Rs. 1, SP :- Rs. 750, A1 :- Rs. 45060, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1495643/- , Transaction Amount :- Rs.1502000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Dhaiya Location :- Other Road, Dhaiya Word No 21 Property Boundaries :- East: 16 FT WIDE ROAD, West: BOUNDARY WALL, PLOT NO 4228, South: LOT NO 13, North: LOT NO 15 Volume Number - 29Page Number - 32Holding Number - 0210000018000M0Khata Number - 67Plot Number - 4245 Area Of Land :- 3.07 Decimal

Sh./Smt.VANDANA DEVI s/o/d/o/w/o WIFE OF RAKESH KUMAR has presented the document for registration in this office

today dated :- 24-May-2023 Day :- Wednesday Time :- 12:31:59 PM






VANDANA DEVI(Individual)

Party Name	Document Type	Document Number
VANDANA DEVI	PAN/UID	CKHPD0391Q

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	VANDANA DEVI Address1 - NEW KARMIK NAGAR NEAR D.P.S. SARAIHELDA DHANBAD, Address2 - Jharkhand PAN No.: CKHPD0391Q.Permission Case No.-	Yes	Vandana Devi Address:- , NEAR D.P.S, NEW KARMIK NAGAR P.O -I.S.M, SARAIHELDA, dhanbad, , Dhanbad, 826004, , Jharkhand, India		SELLER Age:43			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	ARJUN BANSFOR Address1 - J.C MALLICK ROAD PREET VIHAR COLONY HIRAPUR DHANBAD, Address2 - Jharkhand PAN No.: ATMPB4156H, Permission Case No.-	Yes	Arjun Bansfor Address:- J.C. MALLICK ROAD,PREET VIHAR COLONY,HIRAPUR, Dhanbad, Jharkhand, 826001, India		PURCHASER Age:41			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ANAND KUMAR S/o-D/o RAMESHWAR THAKUR Address1 - VIDYAPATI NAGAR GOVINDPUR DHANBAD, Address2 - Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANAND KUMAR Address1 - VIDYAPATI NAGAR GOVINDPUR DHANBAD, Address2 - Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (VANDANA DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (ANAND KUMAR) Son/Daughter/Wife of (RAMESHWAR THAKUR) resident of (VIDYAPATI NAGAR GOVINDPUR DHANBAD) and by occupation (Business).

Signature of Registering Officer

Date:- 24-May-2023

Seal and Signature of Registering Officer



Land measurement, Sub Part and House No.	Property Boundaries East: 16 FT WIDE ROAD, West: BOUNDARY WALL, PLOT NO 4228, South: LOT NO 13, North: LOT NO 15
Area	Land area : 3.07 Decimal
Other Description of the Property	Pin Code - 826004
Government/Market Value	1495642.6
Transaction Amount	1502000

SELLER	-Mrs. VANDANA DEVI, Address - NEW KARMIK NAGAR NEAR D.P.S. SARAIHELDA DHANBAD- ,Father/Husband Name WIFE OF RAKESH KUMAR , PAN No.- *****391Q,Permission Case No.- , Aadhaar No. *****0320
PURCHASER	-Mr. ARJUN BANSFOR, Address - J.C MALLICK ROAD PREET VIHAR COLONY HIRAPUR DHANBAD- ,Father/Husband Name LATE SADABRIKSH BANSFOR , PAN No.- *****156H,Permission Case No.- , Aadhaar No. *****1768

Witness Information	Mr. ANAND KUMAR , Address - VIDYAPATI NAGAR GOVINDPUR DHANBAD-, Father/Husband Name-RAMESHWAR THAKUR
---------------------	---

Identifier Details	Mr. ANAND KUMAR , Address - VIDYAPATI NAGAR GOVINDPUR DHANBAD-, Father/Husband Name-RAMESHWAR THAKUR
--------------------	---

Fee Rule:Sale Deed		
1	Stamp Duty	60,080

1	SP	750
Total		750

Fee Rule:Sale Deed		
1	A1	45,060
2	LL	3
3	PR	1
Total		45,064

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.

Raj Kumar Chatterjee
Deed Writer / Advocate

Arjun Dasgupta

Vendee / Claimant

Varun Dasgupta

Vendor / Executant



Pre Registration Docket

Date :- 23-05-2023 10:49 pm

Office Name :- SRO - Dhanbad

Token No:- 202300066553

Appoinment :- 24-May-2023 Time:- 15:48

Article	Sale Deed
Pre Registration Date	23-May-2023
No. Of Pages	25
Stamp Duty	60080
Paid Stamp Duty	0
Total Fees	₹ 45,814.

Property Id: **978337**

Valuation No. : 1325630 / 2023	:- 2023-2024	Date : 22-May-2023 13:50:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Dhaiya	Village/City : Dhaiya	
Dhainya Word No 21 - Other Road			
Volume Number - 29			
Page Number - 32			
Holding Number - 0210000018000M0			
Khata Number - 67			
Plot Number - 4245			
Property Rates			
Residential Land (Y)			
₹487180/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.07 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.07 x 487180=1495642.6	₹14,95,643/-
A	Total		₹14,95,643/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,95,700/-
Total Amount in Words : Fourteen Lakhs Ninety Five Thousands Seven Hundred Rupees Only.			

Token No.: 202300066553

CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **24-May-2023** by **VANDANA DEVI, S/O, D/O, W/O WIFE OF RAKESH KUMAR** resident of NEW KARMIK NAGAR NEAR D.P.S. SARAIIDHELA DHANBAD ,, This deed was registered as Document No:- **2023/DHAN/3276/BK1/2970** in Book No :- **BK1**, Volume No :- **347** from Page No :- 411 to 460 at, office of **SRO - Dhanbad**

Date:- **24-May-2023**

Registering Officer

