

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 :-

46 के अधीन

का प्रावधान के अन्तर्गत प्रमाणित-1899

की दृष्टिकोण से प्रमाणित है।

शुल्क प्रपत्रिका

रही है।

24/5/23

Arjun Banis

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।

Arjun Banisfor Received 24/05/2023

Paiyati Sale Dabed Value 150000/- Stamp 60090/-

तारकील बर्ताना जमीन का मूल्य का 1% के अनुसार निम्नलिखित रूप में प्रकृत से कम नहीं है।

REGISTRATION NO. 4586/1

GRN. 23/03/2391

DATE. 24/5/23

Fee Paid  
ATN 45060.00  
3.00  
Sel. 1.00  
Pr. 45064.00  
24/5/23



Vandana Devi

24/05/23



**DEED OF SALE**

THIS DEED OF ABSOLUTE SALE is made on the 24<sup>th</sup> 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

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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

Vendor Dori  
24/05/23

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.

उत्तर मण्डल  
के अन्तर्गत रायती भू-खण्ड  
नम्बर 06 का खण्ड नम्बर 67  
निसिद्ध खाता से जम्मा 1/100 भाग खरीदी,  
24/5/23

Vendor's Date  
24/05/23

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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

Mandam 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 Raj Kumar Chatterjee  
Advocate  
Dhambad  
E.No - 804/2010  
24/05/23

WITNESSES :

1. Aradhna .  
S/o - Ramesh Chandra Thakur  
Add :- Village Road, Gamin  
828109

24/05/23  
2. Pankaj M. Widyarthi  
S/o - Late V.K. Widyarthi  
Simples-03, Surje Higher  
Dhambad.  
24/05/23

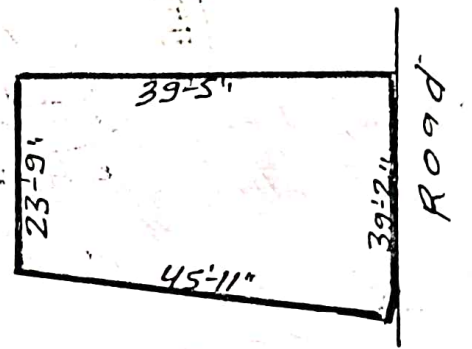
seller - Smt Vandana Devi w/o Sri Rakesh Kumar,  
New Karmik Nagar, P.O. T.S.M. P.S. Garaidhela  
dist Dhanbad.

Purchaser - Sri Arjun Bansfor s/o Gada Briksh Bansfor  
of J.C. Mallick Road, Preet Vihar Colony, Hiraipuri  
P.S. & 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

1.67  
D.S. P. M. S.  
Chand



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. SARAIHELHA 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, SARAIHELHA, 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,Permlsion Case No.-	Yes	Arjun Bansfor Address:- ... J.C. MALLICK ROAD PREET VIHAR COLONY,HIRAPUR, Dhanbad, , Dhanbad, 826001, , Jharkhand, 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.:			

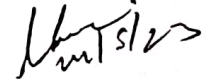
Witness:

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.	<b>Property Boundaries</b> 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. <b>VANDANA DEVI</b> , Address - NEW KARMIK NAGAR NEAR D.P.S. SARAIIDHELA DHANBAD- , <b>Father/Husband Name</b> WIFE OF RAKESH KUMAR , <b>PAN No.- *****391Q</b> , <b>Permisslon Case No.- , Aadhaar' No. *****0320</b>
PURCHASER	-Mr. <b>ARJUN BANSFOR</b> , Address - J.C MALLICK ROAD PREET VIHAR COLONY HIRAPUR DHANBAD- , <b>Father/Husband Name</b> LATE SADABRIKSH BANSFOR , <b>PAN No.- *****156H</b> , <b>Permisslon Case No.- , Aadhaar No. *****1768</b>

Witness Information	<b>Mr. ANAND KUMAR</b> , Address - VIDYAPATI NAGAR GOVINDPUR DHANBAD-, <b>Father/Husband Name</b> -RAMESHWAR THAKUR
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Identifier Details	<b>Mr. ANAND KUMAR</b> , Address - VIDYAPATI NAGAR GOVINDPUR DHANBAD-, <b>Father/Husband Name</b> -RAMESHWAR THAKUR
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Fee Rule:Sale Deed		
1	Stamp Duty	60,080

1	SP	750
<b>Total</b>		<b>750</b>

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

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.



## Pre Registration Docket

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

Office Name :- SRO - Dhanbad  
Token No:- 202300066553

Appointment :- 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 : Dhैया	Village/City : Dhैया
Dhैया 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. SARAIHELDA 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