

2679

2423



7 दिसम्बर - 7 DECEMBER
ARMED FORCES FLAG DAY

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3c439f21814a27a0d2a2

Receipt Date : 02-May-2023 01:14:57 pm

Receipt Amount : 88010/-

Amount In Words : Eighty Eight Thousands Ten Rupees Only

Token Number : 202300055382

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : AMIT DUTTA (Vendee)

GRN Number : 2316993485



न्यायन न्दित्तः 21 क अधीन थीर अडामन्वः For Office Use :-

रुपयकादो एकर की धारा 46 के अधीन
जा बाह्य है अति इति इति इति इति एकर- 1899
की अनुसूची 1 या 2 क 23 क अधीन
यथावत कम्प जमाक गक है। अथवा तिकर
बन्धी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

५७

निबन्धन पदाधिकारी

2/5/23

Lalita Singh
2/5/23

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

Rajyashela Dhanbad Value Stamp
2000/88010/

सामग्री का मूल्य निर्धारण का मुख्य मार्गदर्शिका पत्रों के अनुसार 8/23 निर्धारण मूल्य से कम नहीं है।

66784/.....V.P.
69937/10.....
DATE 21/5/23

Feedback
AM 66000.00
Sd. 2.00
Pr. 1.00
66004.00
21/5/23



Lalita Singh
21/5/23



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 2nd day of May, 2023 (Two thousand Twenty Three), BY AND BETWEEN : **SMT. LALITA SINGH (Adhar No.xxxx xxxx 3302 & PAN : BEKPS0386E)**, wife of Sri Ravindra Nath Singh, D/o Late Gobardhan Prasad Singh and granddaughter of Late Koleshwar Dayal Singh, by faith Hindu, by Category General, by occupation Housewife, resident of Kusum Vihar, Phase-II, Oriental Garden, Residency Flat No.G/10, Kolakusma, 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** :

AND IN FAVOUR OF

SRI AMIT DUTTA (Adhar No.xxxx xxxx 4479 & PAN : APAPD5667D), son of Sri Baidya Nath Dutta and grandson of Late Bhagwan Dutta, by faith Hindu, by Category OBC, by occupation Service, resident of 3 No. Lane, Poddar Para, Jharia, P.S. Jharia, 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**:

02-05-23

10-00-1-00

कत प्रमाण/अपरोहण म जिला, महर

कारांतर धनबाद मे लख्यकारा मरवार या मवर निदाक

उत मरधीनृत मुखारनामा

कोलता सिंह

शिवरु बाथ सिंह

सुभाष चाना सरायदेवा जिला धनबाद

पशा ने मरधीनृत क लता मर किये।

Handwritten signature

पशा मरधीनृत का हस्ताक्षर

मरधीनृत क लता

02-05-23



Lalita Singh

21/5/23



WHEREAS the land vide sale deed No. vide mutator's own No 14 and name of AN...

Lalita Singh
2/5/23

WHEREAS the land which is morefully described in the schedule below, purchased vide sale deed No.1994 dated 17.03.2020, from Keshab Chandra Choubey, in vendor's own name, registered at Dhanbad registry office and and Online mutated vide mutation case No.154/R27 2020-21 and recorded in Register-II, vide Volume No.14 and Page No.82 and Online rent paid vide receipt No.0151284590 in the name of Smt. Lalita Singh (vendor's own name).

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.22,00,000/- (Rupees Twenty two lacs) only, as the highest consideration thereof, which the vendor has accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in consideration of the sum of Rs.22,00,000/- (Rupees Twenty two lacs) 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 houses etc. thereon by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.
2. 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.
3. That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.4/- 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.

अज्ञात विक्रेता पुनर्वसु द्वारा प्रदत्त
के अज्ञात पत्तियों में से कालाकुसुमा
नंबर 12 का क्या भाग है
निसिद्ध पुनर्वसु के द्वारा ही जारी कर ली है।

Lalia Singh
2/5/23

-3-

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 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.

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 hereto does not comes under the reserve classes of C.N.T. Act 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 KALAKUSMA, P.S Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad.

MOUZA : KALAKUSMA, Mouza No.12,

Municipal Ward No.23, and Holding No.0230007492000M0.

NEW KHATA NO.661(Six hundred sixty one), Old Khata No.38 (Thirty eight), NEW PLOT NO.2951(Two thousand nine hundred fifty one), Old Plot No.2157 (Two thousand one hundred fifty seven), area 04 kathas or to say 6.60 dec. (Six point six zero 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 : Part of this Plot.

South : Part of this Plot.

East : Part of this Plot.

West : 20 feet wide Road.

MEMO OF CONSIDERATION

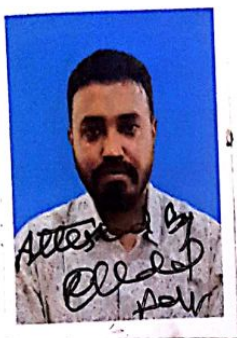
1.Rs.2,00,000/- only paid vide cheque No.000003 dt.06.02.2023 of Punjab & Sind Bank.

2.Rs.20,00,000/- only paid through D.D. No.260657 dt.27.04.2023 of Punjab & Sind Bank.

Ladha Singh
21/5/23

-4-

PHOTOGRAPH OF PURCHASER :



Amrit Ditta
21/5/23



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

R.K. Mondal

Advocate Dhanbad

21/5/23

WITNESSES :

1. मनिन्द मंडल
पिताशु अनन्त मंडल
कोलाकुशमा शशाङ्क
-धनबाद
21/5/23

2. Prakash Kumar Mondal
S/o Sri Baikunth Mondal
Addn. Damodarpur
Gurgaon Dhanbad
21/5/23
S/O Dadasaidhas Mohan Singh
Balu k chapra P.S. Nidaha
Dhanbad 21/5/23

DHANBAD MUNICIPAL CORPORATION

नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No : 212796200423045114

- Smt. Lalita Singh W/o Ravindra Nath Singh of Kusum Vihar Phase 2, Thana- Saraidhela, Oriental Garden Residency, Flat no. G/10, Kolakushma, Dhanbad, Dist- Dhanbad.

Purchaser;- Amit Dutta S/o Baidya Nath Dutta, 3 no. Lane Poddar Para, Jharia, Dhanbad, Dist- Dhanbad.

Schedule:- Mouza- Kolakushma, Ps. Dhanbad no. 12, New Khata no. 661, New Plot no. 2951, Old Khata no. 38, Old Plot no. 2157, Area- 4 Katha (6.60 Decimal).
Shown in Colour Red.

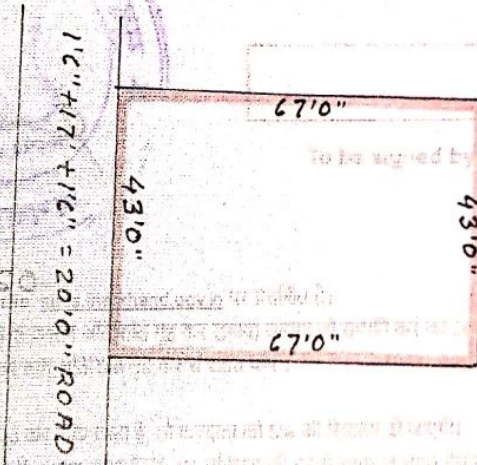
Boundary:- North- Part of this Plot

South- Part of this Plot

East- Part of this Plot

West- 1'6" + 17'0" + 1'6" = 20'0" Road

Scale:- 1"=330'0"



Lalita Singh
21/5/22

Amit Dutta
21/5/23

T.P. Mahabo

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

TOKEN NO- 202300055382

क्र. सं०	चेकलिस्ट का विषय	YES	NO
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा		✓
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		✓
	(iii) शुद्धि पत्र		✓
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		✓
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 सकें।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार का सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जांच लिपिक/हस्ताक्षर
तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

Transaction Success! Please Note Your Transaction Id.

Name	AmitDutta
Token No / Depositor ID	202300055382
Amount	66784
Transaction ID	643d09bc317626bb3c13
GRN	2316993710
CIN	10002162023050208092
Time	2023-05-02 13:20:03

Lalita Singh

Document Registration Summary 1

12-May-2023

Government/Market Value: ₹2122200/-
 Transaction Amount: ₹2200000 /-
 Paid Stamp Duty: ₹88010 /-

Lalita Singh

On Date 02-05-2023 Presented at: SRO - Dhanbad
 Signature of Presenter

SRO - Dhanbad

Receipt : 822065

Receipt Date : 02-05-2023

Presenter Name: -

PR	₹1
SP	₹780
LL	₹3
A1	₹66000
Stamp Duty	₹88010

Total ₹154794

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	88000	88010	-10	GRAS	AmitDutta	<ul style="list-style-type: none"> • GRN Number : 2316993485 • DEPT Transaction Id : 3c439f21814a27a0d2a2 • Transaction Type : 	88010
PR	1	1	0	GRAS	AmitDutta	<ul style="list-style-type: none"> • GRN Number : 2316993710 • DEPT Transaction Id : 643d09bc317626bb3c13 • Transaction Type : 	1
SP	780	780	0	GRAS	AmitDutta	<ul style="list-style-type: none"> • GRN Number : 2316993710 • DEPT Transaction Id : 643d09bc317626bb3c13 • Transaction Type : 	780
A1	66000	66000	0	GRAS	AmitDutta	<ul style="list-style-type: none"> • GRN Number : 2316993710 • DEPT Transaction Id : 643d09bc317626bb3c13 • Transaction Type : 	66000

3	3	0	GRAS	AmitDutta	<ul style="list-style-type: none"> • GRN Number : 2316993710 • DEPT Transaction Id : 643d09bc317626bb3c13 • Transaction Type : 	3
Total	154784	154794	-10			

Vehicle : Sale Deed Number of Pages : 52

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 :- 202300055382

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 88000, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 66000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2122164/- ,Transaction Amount :- Rs.2200000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: PART OF THIS PLOT, West: 20 FEET WIDE ROAD, South: PART OF THIS PLOT, North: PART OF THIS PLOT Khata Number - 661Plot Number - 2951Volume Number - 14Page Number - 82Holding Number - 0230007492000M0 Area Of Land :- 6.60 Decimal



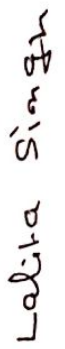



Sh./Smt. LALITA SINGH s/o/d/o/w/o WIFE OF RAVINDRA NATH SINGH has presented the document for registration in this office today dated :- 02-May-2023 Day :- Tuesday Time :- 14:21:23 PM





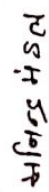
LALITA SINGH(Individual)

Party Name	Document Type	Document Number
LALITA SINGH	PAN/UID	BEKPS0386E

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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Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
LALITA SINGH Address1 - KUSUM VIHAR, PHASE-II, ORIENTAL GARDEN, RESIDENCY FLAT NO. G/10, KOLAKUSMA, P.S- SARAIIDHELA, DIST- DHANBAD, Address2 - , , , Jharkhand PAN No.: BEKPS0386E, Permission Case No.-	Yes	Lalita Singh Address:- , Oriental Garden Residency, Flat No. G/10, , Kusum Vihar, Phase 2, Thana- Saraidhela, Kalakusuma, , Dhanbad, 826005, , Jharkhand, India	SELLER Age:65	 			
2 AMIT DUTTA Address1 - 3 NO. LANE PODDAR PARA, JHARIA, P S- JHARIA, DIST- DHANBAD, Address2 - , , , Jharkhand PAN No.: APAPD5667D, Permission Case No.-	Yes	Amit Dutta Address:- 3 no Lane poddar para, , , Jharia, , Dhanbad, 828111, , Jharkhand, India	PURCHASER Age:38	 			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MANINDRA MANDAL S/o-D/o LATE ANANT MANDAL Address1 - KOLAKUSMA, P.S- SARAIIDHELA, DIST- DHANBAD, Address2 - , , , Jharkhand PAN No.:			

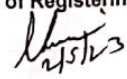
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANINDRA MANDAL Address1 - KOLAKUSMA, P.S- SARAIIDHELA, DIST- DHANBAD, Address2 - , , , Jharkhand			


Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

mentioned, (LALITA SINGH), has/have admitted the execution before me. He/ She/ They has / have been
ed by (MANINDRA MANDAL) Son/Daughter/Wife of (LATE ANANT MANDAL) resident of (KOLAKUSMA, P.S-
AIDHELA, DIST- DHANBAD) and by occupation (Business).


Signature of Registering Officer

Date:- 02-May-2023


Seal and Signature of Registering Officer



Measurement, Sub Part and House No.	Property Boundaries East: PART OF THIS PLOT, West: 20 FEET WIDE ROAD. South: PART OF THIS PLOT, North: PART OF THIS PLOT
	Land area : 6.60 Decimal
Number Description of the Property	Pin Code - 828109
Government/Market Value	2122164
Transaction Amount	2200000

SELLER	-Mrs. LALITA SINGH, Address - KUSUM VIHAR, PHASE-II, ORIENTAL GARDEN, RESIDENCY FLAT NO. G/10, KOLAKUSMA, P.S- SARAIIDHELA, DIST- DHANBAD-, Father/Husband Name WIFE OF RAVINDRA NATH SINGH , PAN No.- *****386E, Permission Case No.- , Aadhaar No. *****3302
PURCHASER	-Mrs. AMIT DUTTA, Address - 3 NO. LANE PODDAR PARA, JHARIA, P.S- JHARIA, DIST- DHANBAD-, Father/Husband Name BAIDYA NATH DUTTA , PAN No.- *****667D, Permission Case No.- , Aadhaar No. *****4479

Witness Information	Mr. MANINDRA MANDAL , Address - KOLAKUSMA, P.S- SARAIIDHELA, DIST- DHANBAD-, Father/Husband Name-LATE ANANT MANDAL
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Identifier Details	Mr. MANINDRA MANDAL , Address - KOLAKUSMA, P.S- SARAIIDHELA, DIST- DHANBAD-, Father/Husband Name-LATE ANANT MANDAL
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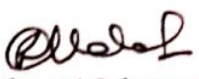
Fee Rule: Sale Deed		
1	Stamp Duty	88,000

1	SP	780
Total		780

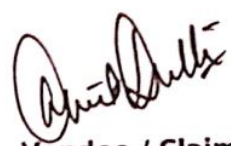
Fee Rule: Sale Deed		
1	A1	66,000
2	LL	3
3	PR	1
Total		66,004

All the entries made, have been verified by me and are found same as the entries of the document presented.

...mer : I hereby declare that all the contents of uploaded document and the original
...ent are exactly same, and all the information provided by me are true to itself. The detail
...roperty's holding number has been verified by me at the time of entry through alert
...erated by the system. I am satisfied with the verification and hence proceeding further for
...gistration after seeing the alert.



Dead-Writer / Advocate



Vendee / Claimant

Lalita Singh

Vendor / Executant



Pre Registration Docket

Date :- 01-05-2023 01:42 pm

Appointment :- 02-May-2023 Time:- 16:6

Office Name :- SRO - Dhanbad
Token No:- 202300055382

Article	Sale Deed
Pre Registration Date	29-Apr-2023
No. Of Pages	26
Stamp Duty	88000
Paid Stamp Duty	0
Total Fees	₹ 66,784.

Property Id: **961761**

Valuation No. : 1302939 / 2023	:- 2023-2024	Date : 29-April-2023 17:12:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad ✓
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma ✓
Kolakushma Word No 23 - Other Road -		
Khata Number - 661 ✓		
Plot Number - 2951 ✓		
Volume Number - 14 ✓		
Page Number - 82 ✓		
Holding Number - 0230007492000M0		

Property Rates

Residential Land (Y)

₹321540/- Decimal

Valuation Rule : Residential Land

Property Details

1 Land area 6.60 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.6 x 321540=2122164	₹21,22,164/-
A	Total		₹21,22,164/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹21,22,200/-

Total Amount in Words : Twenty One Lakhs Twenty Two Thousands Two Hundred Rupees Only.

Token No.: 202300055382

CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **02-May-2023** by **LALITA SINGH, S/O, D/O, W/O WIFE OF RAVINDRA NATH SINGH** resident of KUSUM VIHAR, PHASE-II, ORIENTAL GARDEN, RESIDENCY FLAT NO. G/10, KOLAKUSMA, P.S- SARAIHELIA, DIST- DHANBAD ..

This deed was registered as Document No:- **2023/DHAN/2679/BK1/2423** in Book No :- **BK1**, Volume No :- 284 from Page No :- 119 to 170 at, office of **SRO - Dhanbad**

Date:- **02-May-2023**


Registering Officer