

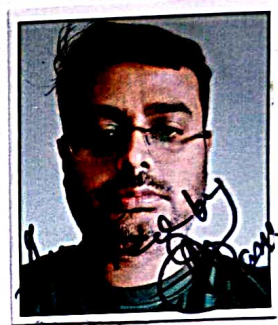
17/5/2024

10:00 to 1:00

दिनांक 17/05/2024 को मुझे पूर्वोक्त/अपराध में दिनांक अवर मुहुर
 के कार्यालय धनबाद में लेखपाल श्री. जयेश्वर राय अवर मुहुर
 द्वारा प्रेषित/पुस्तक/सामान संख्या 200/2024 में उक्त
 केन्द्र/कार्यालयों या संवत्सरे में से एक श्री अनिमेष कुमार शिबन
 पिता पति का नाम डॉ. अनिल कुमार सिंह
 पता शांती कॉलोनी, धनबाद जिला धनबाद
 पेशी पेशी न निष्पन्न के लिए पेश किया।

[Handwritten Signature]

स्थान: मुहुरावर दिनांक: 17/5/24
 स्थान: मुहुरावर दिनांक: 17/5/24



[Handwritten Signature]
 17/05/2024



17-5-24

(2)

Shivam

17/05/2024

WHEREAS the survey settlement Old Plot No. 86 (New Plot No. 157), appertaining to Old Khata No. 2 (New Khata No. 7), measuring an area 12.50 Kathas or to say 20.62 Decimals of land in Mouza Amaghata@Sugiadih, Mouza No. 09, under P.S. Saraidhela, Chowki, Sadar Registry Office & Municipal Corporation Dhanbad, District Dhanbad, was purchased by the vendor, by virtue of Registered Deed of Sale, being No. 3805 dt. 23/03/2010 from Sri Sujit Kumar Lala, Registered at Dhanbad Sub Registry Office, and entered in Book No 1, Volume No 110, Pages 199 to 226 for the year 2010.

AND WHEREAS since the date of purchase aforesaid Sri Animesh Kumar Shivam is in peaceful possession thereon by mutating his name in the sherista of the landlord the State of Jharkhand vide mutation Case No. 2074 (II) 2010-11, paying rent for the same under Thoka No. 746, and entered in Register II Volume No. 2, Page No. 206, Under Dhanbad Circle Office.

AND WHEREAS the vendor for discharging his liabilities and for various other reasons expressed his intention to sale a portion of the land measuring 1450 Sq.ft. or to say 3.32 Decimals, which is more fully described in the schedule below to a willing purchaser.

AND WHEREAS the purchaser knowing the intention of the vendor approached the vendor and shows his interest to purchase the schedule land and offered to pay sum of Rs. 12,00,000/- (Rupees Twelve lakh only), which is fair and reasonable amount so far offered.

AND WHEREAS in course and as a result of negotiation between the parties hereto the vendors have agreed to sale and purchaser has agreed to purchase the said property more fully and clearly described in the schedule below, for the reasonable and highest consideration of Rs. 12,00,000/- (Rupees Twelve lakh only).

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 12,00,000/- (Rupees Twelve lakh only), which has been paid by the purchaser to the vendor (The receipt whereof the vendor doth hereby admits and acknowledge) for the sale of the said land which is more fully 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, convey, transfer and assign unto the purchaser by way of absolute sale all its right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrance 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 the 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 purchasers likes.

अंशक विक्रीकारी एलन/१९ से प्राप्त सूची
के अनुसार दस्तावेज में वर्णित भूजा
नम्बर ०९ का नया खाता नं०- ३५८
निरिद्ध खाता से बाहर है/सूची सत्र नहीं है।

16/5/24
कमलेश दुबे पत्नी

(3)

17/05/2024

THAT THE VENDORS doth hereby covenant with the purchaser that the vendor 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 of 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 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 or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this deed.

THAT THE VENDORS 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.

IN WITNESS whereof the vendors and purchaser has set and subscribed their hands on this the day, month and year first above written.

The aforesaid land hereby conveyed by this sale deed in not prohibited by the government i.e. does not comes under Govt. Land, Govt. Settlement, Bhudan Land, Forest Land, Adiwasi Land and does not come under Govt. Acquisition Land and the Vendor and Purchasers satisfied themselves with the Contents of the sale Deed. And the vendors does not comes in S.C, S.T and Other 51 Backward Classes mentioned under section 46 (b) of C.N.T. Act 1908.

S C H E D U L E

All that piece and parcel of RAIYATI LAND situated in mouza AMAGHATA@SUGIADIH, under P.S. Saraidhela, Chowki, Sadar Registry Office, and Municipal Corporation Dhanbad, District Dhanbad, Mouza- Amaghata@Sugiadih, Mouza No. 09, under Khata No. 7 (Seven), Old Khata No. 2 (Two), Plot no. 157 (One hundred fifty seven), Old Plot No. 86(Eighty six), measuring an area 1450 Sq.ft. or to say 3.32 Decimals (One thousand four hundred fifty square feet or to say three point three two decimals) of land is hereby sold by this deed. This land is residential & situated at subsidiary road. As per plan attached herewith and shown in colour red is hereby sold by this deed, Under Municipal Corporation Ward No. 23, Holding No. 0230008303000M0, which is butted and bounded by as follows:-

North : - Part of Plot No. 157.

South : - Anamika Sahu in part of Plot No. 157.

East : - Part of Plot No. 157.

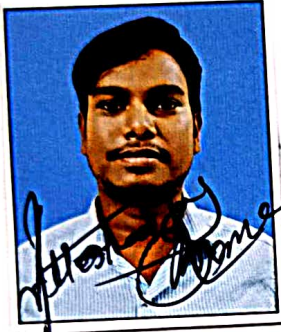
West : - 1.5+12+1.5=15 Feet wide Road.

Shivam
17/05/2024

(4)

MEMO OF CONSIDERATION

Rs. 12,00,000/- (Rupees Twelve lakh only), which has been paid by the purchaser to the vendor through RTGS.



Aravind J. Vishwakarma
17/05/2024



Certified that the fingerprints of the left hand of each person whose photograph is affixed in the document have been obtained by me or before me.

Rabindra Nath Sarkar, Deed writer, Dhanbad

LHO- 6/87

dt. 15/05/24

Witnesses:-

1. Ravindra Kumar Vishwakarma
S/o Late Jagsharan
Vishwakarma
Kusum Vihar, Dhanbad
2. Suman Kumar
S/o Anil Kumar Pandey
Surya Vihar colony Barand
Dhanbad 826001

SELLER

:- DR. ANIMESH KUMAR SHIVAM, S/o Dr. Anil Kumar Singh, resident of Shanti Colony, Behind Guru Kripa, Saraidhela, P.S Saraidhela, District Dhanbad.

PURCHASER

:- SRI ARAVIND KUMAR VISHWAKARMA, S/o Late Jagsharan Vishwakarma, resident of Qtr No.-1110B, IOCL Refinery Township, Paradip, Jagatsinghpur, Odisha, at present residing at Savitri Kunj, Kusum Vihar Phase - 2, Near Ram Mandir, P.S Saraidhela, District Dhanbad.

SCHEDULE

:- Mouza- Amaghata@Sugiadih, Mouza No.- 09, Khata No. 07 (Old Khata No. 02), Plot No. 157 (Old Plot No.- 86), Area- 1450 Sq.ft. or to say 3.32 Decimals Decimals of land.

Butted and bounded as follows:-

North :- Part of Plot No. 157.
East :- Part of Plot No. 157.

South :- Anamika Sahu in Part of Plot No. 157.
West :- 1.5+12+1.5=15 feet wide Road.

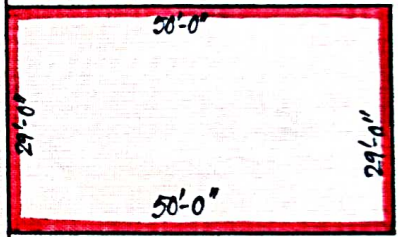
NOT TO SCALE

TRUE COPY

SHOWN IN COLOUR RED

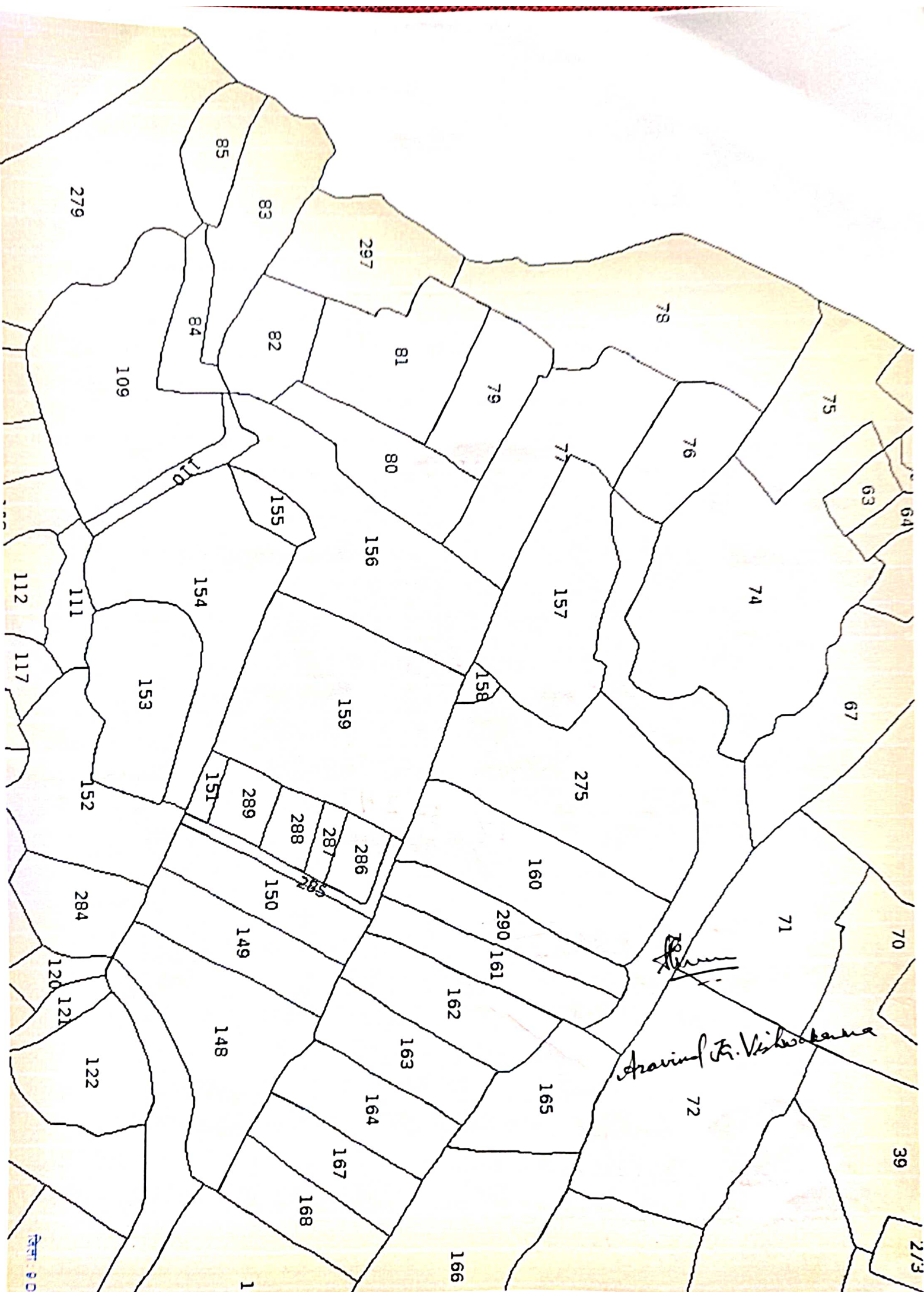


1.5+12+1.5 = 15 Ft. wide Road.



Aravind K. Vishwakarma
Aravind K. Vishwakarma
12/05/2024

Traced by
[Signature]





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

May 16, 2024

पंजी II प्रति

| | | | |
|---|----------------------|---------------------|----------------------------------|
| भाग वर्तमान | 2 | पृष्ठ संख्या | 206 |
| जिला का नाम | धनबाद | अनुमंडल नाम | धनबाद |
| मौजा का नाम | आमाघाटा | होलिंग संख्या | 206 |
| अंचल का नाम | धनबाद | तौजी संख्या | 0 |
| हलका का नाम | हलका-02 | थाना नम्बर | 9 |
| इस्टेट का नाम | खाता का प्रकार | जे.ए.के. का प्रकार | JHARKHAND |
| रेयती | | | |
| ANIMESH KUMAR SHIBAM, पिता-DR ANIL KUMAR SINGH, जाति- — | | | |
| खाता नम्बर | प्लॉट संख्या | रकबा | परिवर्तन के लिए प्राधिकार |
| 7 | 157 | 0 ऐ 17 डि 2.9 हे | Mutation Case No 2074 II 2010 11 |
| | कुल परिमाण | 0 ऐ 17 डि 2.9 हे | |
| तारीख | प्राप्ति पत्र संख्या | साल से | साल तक |
| 05-13-2022 | 0289137870 | 2010-2011 | 2022-2023 |
| लागत बकाया | लागत चालू साल | रोड सेस बकाया | रोड सेस चालू साल |
| 180 | 15 | 45 | 3.75 |
| शिक्षा सेस बकाया | शिक्षा सेस चालू साल | स्वास्थ्य सेस बकाया | स्वास्थ्य सेस चालू साल |
| 90 | 7.5 | 90 | 7.5 |
| कृषि सेस बकाया | कृषि सेस चालू साल | | |
| 36 | 3 | | |

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

Mutation Cases Not Found !!

List Of Case Status Details

अवस्था देखें



BACK

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 करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

khata no 7 +
plot no 157 +
—
—
16/5/24

—
—
Animesh K. Vishwakarma



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

| रैयत का नाम, अभिभावक का नाम, रिश्ता | | | | | | | | | | | | | |
|--|--------------|----------------------------------|--------------------------------------|-------------|--------------------|-----------------------------------|---------|----------------|---------|----------|--|--|--|
| किरु लाला, पति - जामीनी भुषण लाला, जाति- काएस्थ, निवासी- हीरापुर | | | | | | | | | | | | | |
| जिला का नाम | धनबाद | अंचल का नाम | धनबाद | हलका का नाम | हलका-02 | मौजा का नाम | आमाघाटा | खाता का प्रकार | रैयती | | | | |
| खेवट नम्बर | खाता नम्बर 7 | | | थाना का नाम | थाना नम्बर 9 | | | | | | | | |
| खाता नम्बर | खेसरा नम्बर | चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4 | किस्म जमीन | मिजान | कैफियत / अभ्युक्ति | हाकिम के तहकीकात मुताबिक लगान/सेस | लगान | | | खास शर्त | | | |
| (1) | (2) | (3) | कियारी संख्या (5) | | (8) | (9) | रौ (10) | आ (11) | पै (12) | (13) | | | |
| 162 | ? | ? | गोडा 2 0 | 0.000 एकड़ | 65.000 डिसमील | कावील लगान | | | | | | | |
| 121 | ? | ? | मोटी आर 0 | 0.000 एकड़ | 17.000 डिसमील | कावील लगान | | | | | | | |
| 122 | ? | ? | गडीया 0 | 0.000 एकड़ | 62.000 डिसमील | कावील लगान | | | | | | | |
| 146 | ? | रास्ता ? हुबलाल | गोडा 3 0 | 1.000 एकड़ | 17.000 डिसमील | कावील लगान | 0 | 0 | 0 | क | | | |
| 157 | ? | ? | गोडा 2 नई परती 0 | 1.000 एकड़ | 8.000 डिसमील | कावील लगान | | | | | | | |
| 160 | ? | ? | गोडा 3 नयी परती 0 | 1.000 एकड़ | 12.000 डिसमील | कावील लगान | | | | | | | |
| 163 | ? | ? | गोडा 3 नयी परती 0 | 0.000 एकड़ | 57.000 डिसमील | कावील लगान | | | | | | | |
| 161 | ? | ? | नयी परती 0 | 0.000 एकड़ | 50.000 डिसमील | कावील लगान | | | | | | | |
| खाता मे कुल प्लोट संख्या | | 8 | खाता का कुल मिजान (खतियान के अनुसार) | | 5.000 88.000 | खाता का कुल लगान | | | 0 0 0 | | | | |

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

5/15/2024

Shivam
Shivam K. Vishwakarma



Form 1

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

(See Rule 4)

Continous Khatian

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 9 Khata Type रेयती

| खाता नम्बर | रेयत का नाम, पिता का नाम एवम जाति | प्लॉट संख्या | चौहद्दी | ए | डे | हे | लगान | केफियत / अभ्युक्ति | भाग वर्तमान/ पृष्ठ संख्या |
|------------|--|--------------|---------|-----|-------|-----|------|--------------------|---------------------------|
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 162 | | 0 ऐ | 65 डि | 0 ऐ | 0 | | 1 / 7 |
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 121 | | 0 ऐ | 17 डि | 0 ऐ | 0 | | 1 / 7 |
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 122 | | 0 ऐ | 62 डि | 0 ऐ | 0 | | 1 / 7 |
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 146 | | 1 ऐ | 17 डि | 0 ऐ | 0 | | 1 / 7 |
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 157 | | 1 ऐ | 8 डि | 0 ऐ | 0 | | 1 / 7 |
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 160 | | 1 ऐ | 12 डि | 0 ऐ | 0 | | 1 / 7 |
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 163 | | 0 ऐ | 57 डि | 0 ऐ | 0 | | 1 / 7 |
| 7 | किरु लाला , पति-जामीनी भुषण लाला, जाति- काएस्थ | 161 | | 0 ऐ | 50 डि | 0 ऐ | 0 | | 1 / 7 |

| | | | | | | | | | |
|---|---|-----|--|-----|---------|---------|---|----------------------------------|---------|
| 7 | शिला देवी , पति-प्रदीप प्रसाद सिंह , जाति- . | 146 | | 0 ऐ | 0 डि | 0.19 हे | 4 | Vide M/c No 283(II)04-05 | 2 / 60 |
| 7 | श्यामा देवी , पति-इन्दर सिंह , जाति- . | 162 | | 0 ऐ | 8.25 डि | 0 हे | 5 | दाखिल खारिज केस न 470(II)99-200 | 2 / 113 |
| 7 | सरीता सुमन , पति-सदानन्द सुमन , जाति- . | 161 | | 0 ऐ | 0 डि | 0.1 हे | 4 | दाखिल खारिज केस न 2452(II)10-11 | 2 / 143 |
| 7 | सरीता सुमन , पति-सदानन्द सुमन , जाति- . | 162 | | 0 ऐ | 0 डि | 0 हे | 4 | दाखिल खारिज केस न 2452(II)10-11 | 2 / 143 |
| 7 | नीलम सिंह , पति-राजनीती सिंह , जाति- . | 146 | | 0 ऐ | 6.68 डि | 0 हे | 2 | vide M/c no 1213(II)2004-05 | 2 / 189 |
| 7 | बबिता देवी , पति-फुल कुमार मिश्रा , जाति- . | 146 | | 0 ऐ | 5 कठा | 0 हे | 3 | दाखिल खारिज केस न 1225(II)05-06 | 2 / 205 |
| 7 | ANIMESH KUMAR SHIBAM , पिता-DR ANIL KUMAR SINGH, जाति- — | 157 | | 0 ऐ | 17 डि | 2.9 हे | 5 | Mutation Case No 2074 II 2010 11 | 2 / 206 |
| 7 | रामानुज शर्मा , पिता-कामता शर्मा , जाति- . | 163 | | 0 ऐ | 0 कठा | 0.14 हे | 5 | दाखिल खारिज केस न 1082(II)08-09 | 2 / 217 |
| 7 | अनिल कुमार साहु , पिता-भगवान दास साहु , जाति- . | 161 | | 0 ऐ | 5 कठा | 0 हे | 5 | दाखिल खारिज केस न 1467(II)15-16 | 2 / 218 |
| 7 | अनील कुमार साहु , पिता-भगवान दास साहु , जाति- . | 161 | | 0 ऐ | 8.04 डि | 0 हे | 5 | दाखिल खारिज केस न 1466(II)15-16 | 2 / 220 |
| 7 | विनय कुमार सिंह , पिता-उपेन्द्र सिंह , जाति- . | 157 | | 0 ऐ | 2.4 कठा | 0 हे | 2 | दाखिल खारिज केस न 2225(II)10-11 | 2 / 246 |
| 7 | अरुण कु चौधरी , मनीष कुमार , पिता-हृदयानन्द चौधरी , जाति- . | 160 | | 0 ऐ | 8.04 डि | 0 हे | 4 | दाखिल खारिज केस न 2788(II)07-08 | 2 / 250 |
| 7 | बिन्देश्वर राय , पिता-जीमदार राय , जाति- . | 162 | | 0 ऐ | 2.5 कठा | 0 हे | 3 | दाखिल खारिज केस न 3(II)2009-10 | 2 / 262 |

DHANBAD MUNICIPAL CORPORATION, DHANBAD

HOLDING TAX RECEIPT

Receipt No. 30935120042024104926

Date : 20-04-2024

Department / Section : Revenue Section

Ward No : 23

Account Description : Holding Tax & Others

Holding No. : 0230008303000M0

Owner Name ANIMESH KUMAR SHIVAM S/O DR ANIL KR SINGH

Address : AMAGHATA MOUZA NO. 9 SUGIADIH ,
DHANBAD, DHANBAD Pin - 828127

MOB No : 8447312969

A Sum of Rs. 2376.00 (in words) Two Thousand Three Hundred and Seventy-Six Only

towards Holding Tax & Others vide Cash

Dated 20-04-2024 Drawn on NA

Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

| Account Description | Period | Amount |
|---------------------|----------------------------------|----------------|
| Holding Tax Arrear | | 0.00 |
| Holding Tax Current | 1 / 2024-2025 To 4 / 2024-2025 | 2504.00 |
| | Total | 2504.00 |
| | Rainwater Harvesting Tax | 0.00 |
| | Penalty / Interest Amount | 0.00 |
| | Rebate on current Demand | 125.20 |
| | Adjust amount | 3.00 |
| | Amount Received | 2376.00 |
| | Advance Amount | 0.00 |

हर वोट है जरूरी।

मतदाता के रूप में आज ही पंजीकरण करवाएं।

Every Vote matters.

Enroll Yourself as a Voter Today .



Toll Free No - 1950



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th June of the Financial Year.
- without prejudice to land right
- Urban Development Tax bill will not be valid as proof of ownership.
- इस संपत्ति कर का बिल स्वामित्व के साक्ष्य के लिए मान्य नहीं होगा।

For Details Please Visit : suda.jharkhand.gov.in
or Call us at

In Collaboration With
Dhanbad Municipal Corporation

Asarind K. Vishwakarma

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

V

फरद मलकी / फरद रेयती Page No. : 206
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 2
वो सकुनत नम्बर। Receipt No. : 0289137870

| | | |
|--|--------------|-----------------------------|
| धनबाद आमाघाटा 9 ANIMESH KUMAR SHIBAM | | |
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 7 | 157 | 0 एकड़ 17 डिसमील 2.9 हेक्टर |

| | | |
|------------|-------------|-------------------------|
| अराजी नकदी | अराजी भावली | ताफसील हिसाब लगान भावली |
|------------|-------------|-------------------------|

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

| मांग बावत | सालाना | बकाया | | | | हाल (2022-2023) |
|----------------|--------|---|--------------------------|--------------------------|--------------------------|--------------------|
| | | तीन वर्ष से ज्यादा (2010-2011) - (2018-2019) | ३ रा वर्ष (2019-2020) | २ रा वर्ष (2020-2021) | १ ला वर्ष (2021-2022) | |
| माल (नकदी) | 5.00 | 135.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| गुजारी (भावली) | 1.25 | 33.75 | 3.75 | 3.75 | 3.75 | 3.75 |
| सेस | 2.50 | 67.50 | 7.50 | 7.50 | 7.50 | 7.50 |
| सूद | 2.50 | 67.50 | 7.50 | 7.50 | 7.50 | 7.50 |
| मूतफरकात | 1.00 | 27.00 | 3.00 | 3.00 | 3.00 | 3.00 |
| मीजान | 12.25 | 330.75 | 36.75 | 36.75 | 36.75 | 36.75 |

ताफसील अदायकारी

| अदायकारी बावत | बकाया | | | | मोतालवा हाल (2022-2023) | फाजिल |
|----------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|-------|
| | तीन वर्ष से ज्यादा (2010-2011) - (2018-2019) | ३ रा वर्ष (2019-2020) | २ रा वर्ष (2020-2021) | १ ला वर्ष (2021-2022) | | |
| माल (नकदी) | 135.00 | 15.00 | 15.00 | 15.00 | 15.00 | |
| गुजारी (भावली) | 33.75 | 3.75 | 3.75 | 3.75 | 3.75 | |
| सेस | 67.50 | 7.50 | 7.50 | 7.50 | 7.50 | |
| सूद | 67.50 | 7.50 | 7.50 | 7.50 | 7.50 | |
| मूतफरकात | 27.00 | 3.00 | 3.00 | 3.00 | 3.00 | |
| मीजान अदायकारी | 330.75 | 36.75 | 36.75 | 36.75 | 36.75 | |

(१) मीजान कुल (लफजों में) : Four Hundred Seventy Seven Rupees and Seventy Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 477.75

तारीख अमला तहसील कुनिन्दा : 13-05-2022

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।

Print

Aravind K. Vishwakarma

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

टोकन संख्या :- 202400060855

| क्र०सं० | 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) अंचलाधिकारी 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 सके। | ✓ | |
| 3. | पंजी-II भोलुम संख्या तथा पृष्ठ संख्या का वर्णन | ✓ | ✓ |
| 4. | मूद्रांक 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) | | ✓ |

जाँच लिपिक 

तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

जिला अवर निबंधक

रामजी तिग्गा

Transaction Success! Please Note Your Transaction Id.

| | |
|-------------------------|-------------------------|
| Name | AravindKumarVishwakarma |
| Token No / Depositor ID | 202400060855 |
| Amount | 36784 |
| Transaction ID | 42b4e750d40157ca4df6 |
| GRN | 2402139505 |
| CIN | 59820588 |
| Time | 2024-05-17 10:19:27 |

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :- 17-May-2024

- Government/Market Value: ₹1174300/-
- Transaction Amount: ₹1200000 /-
- Paid Stamp Duty: ₹48000 /-

On Date 17-05-2024 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 1022262

Receipt Date : 17-05-2024

Presenter Name: -

| | |
|------------|--------|
| PR | ₹1 |
| SP | ₹780 |
| LL | ₹3 |
| A1 | ₹36000 |
| Stamp Duty | ₹48000 |

Total ₹84784

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|-------------------------|---|----------------|
| Stamp Duty | 48000 | 48000 | 0 | GRAS | AravindKumarVishwakarma | <ul style="list-style-type: none">• GRN Number : 2402138924• DEPT Transaction Id : d6eccc39ec9f1699bb26• Transaction Type : | 48000 |
| PR | 1 | 1 | 0 | GRAS | AravindKumarVishwakarma | <ul style="list-style-type: none">• GRN Number : 2402139505• DEPT Transaction Id : 42b4e750d40157ca4df6• Transaction Type : | 1 |
| SP | 780 | 780 | 0 | GRAS | AravindKumarVishwakarma | <ul style="list-style-type: none">• GRN Number : 2402139505• DEPT Transaction Id : 42b4e750d40157ca4df6• Transaction Type : | 780 |
| A1 | 36000 | 36000 | 0 | GRAS | AravindKumarVishwakarma | <ul style="list-style-type: none">• GRN Number : 2402139505• DEPT Transaction Id : 42b4e750d40157ca4df6• Transaction Type : | 36000 |
| LL | 3 | 3 | 0 | GRAS | AravindKumarVishwakarma | <ul style="list-style-type: none">• GRN Number : 2402139505• DEPT Transaction Id : 42b4e750d40157ca4df6• Transaction Type : | 3 |
| Sub Total | 84784 | 84784 | 0 | | | | |

Article : Sale Deed Number of Pages : 52

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

जिला अवर निबंधक

रामजी तिग्गा

H.S. J. - F.



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad
District Name :- Dhanbad
State Name :- Jharkhand

Deed Endorsement

Token No :- 202400060855

| | |
|-------------------|--|
| Deed Type | Sale Deed |
| Number of Pages | 52 |
| Fee Details | Stamp Duty :- Rs. 48000, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 36000, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.1174284/- ,Transaction Amount :- Rs.1200000/- |
| Property Details | District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Amghata @ Sugiadih Location :- Other Road, Amghata @ Sugiadih Word No 23 Property Boundaries :- East: PART OF PLOT NO. 157, West: 1.5+12+1.5=15 FT WIFE ROAD, South: ANAMIKA SAIJU IN PART OF PLOT NO. 157, North: PART OF PLOT NO. 157 Volume Number - 2Page Number - 206Holding Number - U230008303000M0Khata Number - 7Plot Number - 157Ward Number - 23 Area Of Land - 3.32 Decimal |







Sh./Smt ANIMESH KUMAR SHIVAM s/o/s/o/w/o ANIL KUMAR SINGH has presented the document for registration in this office today dated :- 17-May-2024 Day :- Friday Time :- 13:52:10 PM





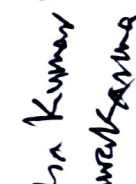
ANIMESH KUMAR SHIVAM(Individual)

| Party Name | Document Type | Document Number |
|----------------------|---------------|-----------------|
| ANIMESH KUMAR SHIVAM | PAN/UID | DAEPS9111M |

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

| Sr.NO | Party Name and Address | IS PAN Verified? | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|---|------------------|--------------------|---|-------------------|---------------------|---|---|--|
| 1 | ANIMESH KUMAR SHIVAM Address1 - Shanti Colony, Behind Guru Kripa, Saraidhela, P.O CCWO, P.S Saraidhela, District Dhanbad, Address2 - SARAIDHELA, Jharkhand PAN No.: DAEPS9111M, Permission Case No.- | Yes | Yes | Animesh Kumar Shivam Address:- Shanti Colony, Behind Guru Kripa, Steelgate, Saraidhela, Saraidhela, Nichtipur, Dhanbad, 828127, Saraidhela, Jharkhand, India | | SELLER Age:36 |  |  |  |
| 2 | ARAVIND KUMAR VISHWAKARMA Address1 - Qtr No.-1110B, IOCL Refinery Township, Paradip, Jagatsinghpur, Odisha-754141, at present residing at Savitri Kunj, Kusum Vihar Phase 2, Near Ram Mandir, P.O B.C.C.L Township, P.S Saraidhela, District Dhanbad, Address2 - SARAIDHELA, Jharkhand PAN No.: ALFPV4714Q, Permission Case No.- | Yes | Yes | Aravind Kumar Vishwakarma Address:- 1110 - B, PARADIP, IOCL REFINERY TOWNSHIP, Jhimani, Paradip, Jagatsinghapur, 754141, Jhimani, Odisha, India | | PURCHASER Age:33 |  |  |  |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|---|---|---|---|
| 1 | RAVINDRA KUMAR VISHWAKARMA S/o-D/o LATE JAGSHARAN VISHWAKARMA Address1 - KUSUM VIHAR PHASE II, SARAIDHELA, 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 |
|-------|------------------------|-------|-------|-----------|
|-------|------------------------|-------|-------|-----------|

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | RAVINDRA KUMAR VISHWAKARMA Address1 - KUSUM VIHAR PHASE II, SARAIHELTA, DHANBAD, Address2 - ... Jharkhand | | | |

Signature of Operator

Seal and Signature of Registering Officer

जिला अवर निबंधक

Above signature & thumb Impression are affixed in my presence.

रामजी सिग्गा

Above mentioned, (ANIMESH KUMAR SHIVAM), has/have admitted the execution before me. He/ She/ They has / have been identified by (RAVINDRA KUMAR VISHWAKARMA) Son/Daughter/Wife of (LATE JAGSHARAN VISHWAKARMA) resident of (KUSUM VIHAR PHASE II, SARAIHELTA, DHANBAD) and by occupation (Business).

Signature of Registering Officer

Date:- 17-May-2024

Seal and Signature of Registering Officer

जिला अवर निबंधक
 धनबाद



| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries East: PART OF PLOT NO. 157, West: 1.5+12+1.5=15 FT WIFE ROAD, South: ANAMIKA SAHU IN PART OF PLOT NO. 157, North: PART OF PLOT NO. 157 |
| Area | Land area : 3.32 Decimal |
| Other Description of the Property | Pin Code - 826004 |
| Government/Market Value | 1174284 |
| Transaction Amount | 1200000 |

| | |
|-----------|--|
| SELLER | -Dr. ANIMESH KUMAR SHIVAM, ,Father/Husband Name ANIL KUMAR SINGH,, Party Category-Individual , PAN No.- *****111M Date Of Birth-07-Jun-1987,Permission Case No.- , Aadhaar No. *****3682, Country-INDIA, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-DHANBAD, Locality-SARAIIDHELA,Address - Shanti Colony, Behind Guru Kripa, Saraidhela, P.O CCWO, P.S Saraidhela, District Dhanbad, Pin Code-828127 |
| PURCHASER | -Mr. ARAVIND KUMAR VISHWAKARMA, ,Father/Husband Name JAGSHARAN VISHWAKARMA,, Party Category-Individual , PAN No.- *****714Q Date Of Birth-12-Jan-1991,Permission Case No.- , Aadhaar No. *****5020, Country-INDIA, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-DHANBAD, Locality-SARAIIDHELA,Address - Qtr No.-1110B, IOCL Refinery Township, Paradip, Jagatsinghpur, Odisha-754141, at present residing at Savitri Kunj, Kusum Vihar Phase 2, Near Ram Mandir, P.O B.C.C.L Township, P.S Saraidhela, District Dhanbad, Pin Code-828127 |

| | |
|---------------------|---|
| Witness Information | Mr. RAVINDRA KUMAR VISHWAKARMA , Address - KUSUM VIHAR PHASE II, SARAIIDHELA, DHANBAD-, Father/Husband Name-LATE JAGSHARAN VISHWAKARMA |
|---------------------|---|

| | |
|--------------------|---|
| Identifier Details | Mr. RAVINDRA KUMAR VISHWAKARMA , Address - KUSUM VIHAR PHASE II, SARAIIDHELA, DHANBAD-, Father/Husband Name-LATE JAGSHARAN VISHWAKARMA |
|--------------------|---|

| | | |
|---------------------------|------------|--------|
| Fee Rule-Sale Deed | | |
| 1 | Stamp Duty | 48,000 |

| | | |
|--------------|----|------------|
| 1 | SP | 780 |
| Total | | 780 |

| | | |
|---------------------------|----|--------|
| Fee Rule-Sale Deed | | |
| 1 | A1 | 36,000 |
| 2 | LL | 3 |
| 3 | PR | 1 |

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

परीक्षण को हराना है सफाई को भण्डाना है



दो मज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 17-05-2024 01:50 pm

Office Name :- SRO - Dhanbad
Token No:- 202400060855

Appointment :- 17-May-2024 Time:- 13:0

| | |
|-----------------------|-------------|
| Article | Sale Deed |
| Pre Registration Date | 15-May-2024 |
| No. Of Pages | 26 |
| Stamp Duty | 48000 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 36,784. |

Property Id: **1223478**

| Valuation No. : 1664859 / 2024 | :- 2024-2025 | Date : 15-May-2024 22:12:PM | |
|---|----------------------------------|-----------------------------------|---------------------|
| State : Jharkhand | District : Dhanbad | Tahsil : Dhanbad | |
| Land Type : Urban | Corporation : Amghata @ Sugiadih | Village/City : Amghata @ Sugiadih | |
| Amghata @ Sugiadih Word No 23 - Other Road | | - | |
| Volume Number - 2 | | | |
| Page Number - 206 | | | |
| Holding Number - 0230008303000M0 | | | |
| Khata Number - 7 | | | |
| Plot Number 157 | | | |
| Ward Number - 23 | | | |
| Property Rates | | | |
| Residential Land (Y) | | | |
| ₹353700/- Decimal | | | |
| Valuation Rule : Residential Land | | | |
| Property Details | | | |
| 1 | Land area | 3.32 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 3.32 x 353700=1174284 | ₹11,74,284/- |
| A | Total | | ₹11,74,284/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹11,74,300/- |
| Total Amount in Words : Eleven Lakhs Seventy Four Thousands Three Hundred Rupees Only. | | | |

Token No.: 202400060855

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date 17-May-2024 by **ANIMESH KUMAR SHIVAM**, S/O, D/O, W/O **ANIL KUMAR SINGH** resident of Shanti Colony, Behind Guru Kripa, Saraidhela, P.O CCWO, P.S Saraidhela, District Dhanbad ,SARAIIDHELA.

This deed was registered as Document No:- 2024/DHAN/3370/BK1/2995 in Book No :- **BK1**, Volume No :- 337 from Page No :- 335 to 386 at, office of SRO - Dhanbad



Date:- 17-May-2024

Registering Officer

जिला अवर निबंधक

सप्तरी जिला

