

3934

3580



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8050f3681b22c35d61cd

Receipt Date : 14-Jun-2022 09:15:13 am

Receipt Amount : 86010/-

Amount In Words : Eighty Six Thousands Ten Rupees Only

Token Number : 20220000070439

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : KHUSHBU KUMARI SAW (Vendee)

GRN Number : 2211665552



For Office Use :-

अधिनियम 21 के अंतर्गत और अधिनियम 1899 के अंतर्गत
 कायदाकारों द्वारा की गई 46 के अंतर्गत
 जो धारण है और इण्डियन स्टाम्प एक्ट 1899
 की अनुसूची 1 या 1 के 23 के अंतर्गत
 यथावत स्टाम्प लगाया गया है। अथवा विकर
 नहीं है।

नियंत्रण पदाधिकारी

14.06.22

Suman Kumar Sinha
 14/06/22

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।



14-06-22

Right side of 86010/
₹ 21,50,000 Dhanbad

FEE PAID OF RS. 65504r
GRN. 221/655600 VIDE
DATE 14.06.22

तफशील वर्णीत जमीन का मुल्य मार्गदर्शिका पंजी
के अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है।

14.06

64500r

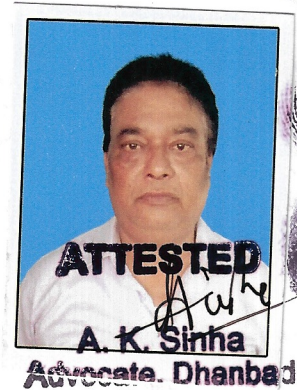
Ar 64500r

221/3

P/601-

64504r

Sumant Kumar Sinha
14/06/22



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 13th day of June Two Thousand Twenty Two , BY AND BETWEEN SUMANT KUMAR SINHA Son of Late Narain Prasad by faith Hindu , by Category General by occupation Business resident of Qr. No. JS/5/2 Near Main Hospital Central Side P.O. Ghatotand P.S. Mandu District- Ramgarh PIN- 825314, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his, heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART. Indian Citizen. Aadhar No. XXXX XXXX 3579 PAN- AIEPS1269F

AND IN FAVOUR OF

KHUSHBU KUMARI SAW wife of Sri Arbind Kumar by faith Hindu by Category OBC by occupation Housewife resident of Maa Ambey Colony behind Gopal Complex Steelgate P.S. Saraidhela District Dhanbad PIN-828127 hereinafter called and referred as the PURCHASER. (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 assignees) of the OTHER PART. Indian Citizen. Aadhar No. XXXX XXXX 2466 PAN- IRVPS0403R

WHEREAS, the survey settlement plot no.3036 appertaining to Khata no. 57 of Mouza - Dhैया Mouza No. 06 land under police station Dhanbad , District Sub- Registry office, Dhanbad District-Dhanbad originally recorded in the name of Jiyaram Mondal and others in the last survey record of Right.

14-06-22

10-00-100

200 ई० को मुद्रा प्रमाणन/अपरादन में जिला अवर

के कार्यालय धनुषा में लेख्यकार का अधिकार या अवर निबंधक

प्रश्न प्रमाणित सुरक्षारनामा अर्थात् 200 के अन्तर्गत

लेख्यकारियों या दावेदारों में से एक थी सुभांत कुमार सिन्हा

पिता/पति का नाम 2-47 बारायती प्रसाद

क्याउ नं० 85/512 थाना 9105 जिला रामगढ़

राजी पेशा न निबन्धन के लिए पेश किया।

Handwritten signature and official stamp area.

14-06-22



A. K. Sinha, Advocate, Dhansuad

Sumant Kumar Sinha
14/06/22



Sumanant Kumar Sinha
12/06/22

AND WHEREAS the schedule mentioned land has purchased by the vendor of this deed vide sale deed No. 5535 dated 16.05.2008 purchased from Sajanni Mondalani daughter of Late Jiyaram Mondal , Sanatan Mondal son of Late Bhushan Mondal and others all are resident of Dhaiya P.S. and District Dhanbad registered at Sub-registry office Dhanbad represented by their constituted Attorney Rajesh Kumar Mondal son of Prabhas Mondal vide power No. 240 dated 21.03.2003 registered at Sub-registry office Giridih .

AND WHEREAS since the date of Purchase the vendor is in peaceful and undisturbed possession thereof by mutating his name in the Sherista of the State of Jharkhand vide Mutation Case No. 50(ii) 2009-10 and paying rent for the same under Thoka no. 4210 to the Circle office Dhanbad. Also enrolled his name in Registered - II in volume No.19 page No.4210 in the Circle office, Dhanbad. The vendor obtained Jamabandi Certificate vide Memo No.450 dated 12.04.2022 issued by Circle Officer Dhanbad.

Thus the vendor of this deed by became owner of the schedule land ,and he has full right and valid title of the said land hereby conveyed.

AND WHEREAS the vendor being in urgent need of money to meet his personal and other expenses 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.21,50,000/- (Rs. Twenty one Lakh Fifty Thousand) only as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.21,50,000/- only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admit and acknowledges) for the sale of the said land which is described in the Payment 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 assigns unto the purchaser by way of absolute sale all his right, title, interest, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatever 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, structure, etc. thereon, by leaving 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 he is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof if it transpires that the vendor is not the true and lawful owner of the land .



14/6/22

अंचल अभिकारी के प्राप्त हुयी
के अनुसार दस्तावेज में बर्णित मौजा
नम्बर 06 का नाम ज्ञात नो
निसिद्ध खाता नं. गहर है नुची बद्ध नहीं है।

14.06.22

Sumanant Kumar Sinha

14/06/22

And should therefore in future if it transpires that the vendor is not true and Lawful owner of the said land have other sharer or Co- sharer or the vendor has no right and authority to transfer the said land. and if by any reasons 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. 5/- 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 sale 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 help to the purchaser's name mutated in the sherista of the Landlord the state of Jharkhand.

IN WITNESS WHERE OF the vendor has set and subscribed his hand on this the day month and year first above.

S C H E D U L E

All that piece and parcel of Raiyati land of Part C.S. Plot no. 3036, appertaining to C.S. Khata no. 57 of Mouza - Dhैया Mouza No. 06 within P.S. and District. DHANBAD, Sub-registry office Dhanbad, Municipality Dhanbad area 4 Katha out of which 02 Kathas or to say 3.30 decimals of land is hereby sold by this sale deed.

Above mentioned land is residential and situated on subsidiary road.

Ward No. 21 Holding No. 0200003625000M0

Boundary:-

North- Part of This Plot

South - 12 ft. wide Road

East - Part of This Plot

West - Part of This Plot

As per plan annexed herewith and shown in Colour Red.

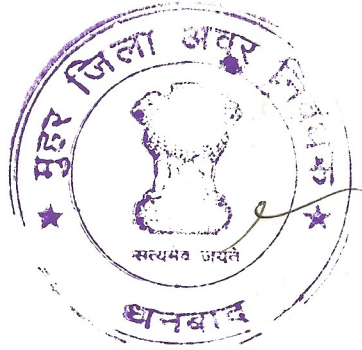
Purchaser's Photograph



Advocate, Dhanbad



Khushby Kumare Saw



14/6/22

Demand-Kumal Sinha
14/06/22

Payment Schedule

1. On dated 27.05.2022 paid by RTGS, PUNBR 52022052713003066 Rs.11,00,000/-
2. On dated 13.06.2022 paid by RTGS, PUNBR 52022061313510526 Rs.10,50,000/-

Total Rs. 21,50,000/-

Both the parties SELLER and PURCHASER hereby declared that the land/Property which is hereby sold by this sale deed does not come in the category of Govt. land, Govt. settled land which is not transferable, land obtained by Bhudan, forest land, Adivasi land, Govt. acquired land and also both parties are satisfied with the recital of the land/ property above mentioned. the vendor hereto does not comes under the reserve classes of 51 Castes of C.N.T Act. and also not members of Schedule Caste or Schedule Tribes.

Certified that the finger prints of the left hand of the vendor and purchaser whose photograph is affixed in the document have been duly obtained before me.

Drafted by me and typed in my office.

A.K.SINHA, *A. K. Sinha*
Advocate, Dhanbad.

Enrl. No. 10984/96

Witnesses:-

1. *14/06/22*
Vikesh Kumar Saha
S/o Kishori Saha
- Kendra bazar Dhanbad
14/06/22

2. *14/06/22*
Gourav Kumar
S/o Kishori Saha
Kendra bazar Dhanbad
14/06/22



14/6/22

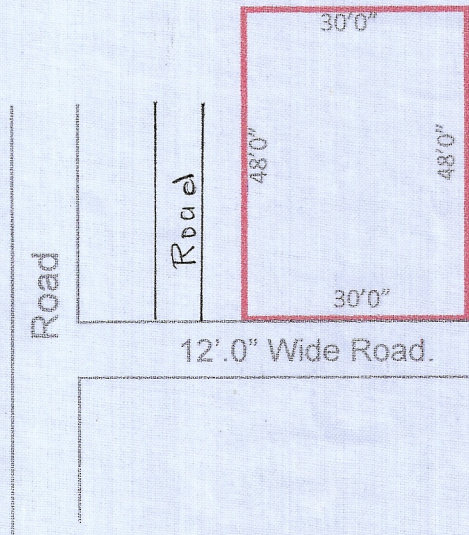
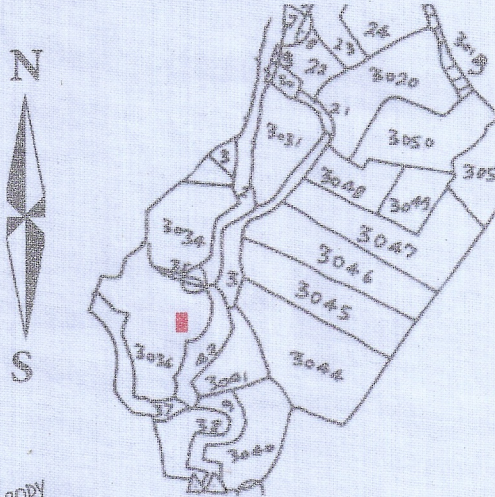


Land Owner :- Smt. Khushbu Kumari Saw W/O Arbind Kumar, R/O - Maa Ambey Colony Behind Gopal Complex Steelgate, P.S - Saraidhela, Dist - Dhanbad.

Schedule :- Mouza - Dhैया No. 6, P.S - Dhanbad, Under, Khata No.57, Plot No. 3036, Area = 2 (Two) Kattha Or To Say 3.30 Decimal Of Land.
Shown in Colour Red.

Boundary :- North - Part Of This Plot.
South - 12'.0" Wide Road.
East - Part Of This Plot.
West - Part Of This Plot.

Scale :- 1" = 330'.0"



Traced By

Gulam

Other Description of the Property	Pin Code - 826001
Government/Market Value	1607694
Transaction Amount	2150000

SELLER	-Mr. SUMANT KUMAR SINHA, Address - Q.NO. JS/5/2 NEAR MAIN HOSPITAL CENTRAL SIDE, PS. MANDU, DIST. RAMGARH.- Father/Husband Name NARAYAN PRASAD , PAN No.- *****269F, Permission Case No.- , Aadhaar No. *****3579
PURCHASER	-Mrs. KHUSHBU KUMARI SAW, Address - MAA AMBEY COLONY, BEHIND GOPAL COMPLEX, STEELGATE, PS. SARAIHELIA, DIST. DHANBAD- ,Father/Husband Name OM PRAKASH SAW , PAN No.- *****403R, Permission Case No.- , Aadhaar No. *****2466

Witness Information	Mr. VIKASH KUMAR SAW , Address - NEAR HANUMAN MANDIR, KENDUA BAZAR, KENDUADIH, DHANBAD-, Father/Husband Name-KISHORI SAW
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Identifier Details	Mr. VIKASH KUMAR SAW , Address - NEAR HANUMAN MANDIR, KENDUA BAZAR, KENDUADIH, DHANBAD-, Father/Husband Name-KISHORI SAW
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Fee Rule: Sale Deed		
1	Stamp Duty	86,000

1	SP	750
Total		750

Fee Rule: Sale Deed		
1	A1	64,500
2	LL	3
3	PR	1
Total		64,504

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 :- 14-06-2022 08:08 am

Office Name :- SRO - Dhanbad

Token No:- 20220000070439

Appoinment :- 14-Jun-2022 Time:- 13:39





Article	Sale Deed
Pre Registration Date	13-Jun-2022
No. Of Pages	25
Stamp Duty	86000
Paid Stamp Duty	0
Total Fees	₹ 65,254.

Property Id: **754287**



Valuation No. : 1015584 / 2022	:- 2022-2023	User Id : 3590	Date : 14-June-2022 08:38:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Dhaiya	Village/City : Dhaiya	
Dhainya Word No 21 - Other Road			
Volume Number - 19			
Page Number - 4210			
Khata Number - 57			
Plot Number - 3036			
Ward Number - 21			
Holding Number - 0200003625000M0			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.30 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.3 x 487180=1607694	₹16,07,694/-
A	Total		₹16,07,694/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹16,07,700/-
Total Amount in Words : Sixteen Lakhs Seven Thousand Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF THIS PLOT, West: PART OF THIS PLOT , South: 12 FT. WIDE ROAD, North: PART OF THIS PLOT
Area	Land area : 3.30 Decimal



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SUMANT KUMAR SINHA Address1 - Q.NO. JS/5/2 NEAR MAIN HOSPITAL CENTRAL SIDE, PS. MANDU, DIST. RAMGARH., Address2 - , , , Jharkhand PAN No.: AIEPS1269F, Permission Case No.-	Yes	Sumant Kumar Sinha Address:- Q No- JS/5/2, Near Main Hospital, , Central Side, Post- Ghatotand, Thana- Mandu, Banji, , Ramgarh, 825314, , Jharkhand, India		SELLER Age:60			<i>Sumant Kumar Sinha</i>
2	KHUSHBU KUMARI SAW Address1 - MAA AMBEY COLONY, BEHIND GOPAL COMPLEX, STEELGATE, PS. SARAIHELIA, DIST. DHANBAD, Address2 - , , , Jharkhand PAN No.: IRVPS0403R, Permission Case No.-	Yes	Khushbu Kumari Saw Address:- Maa Ambey Colony, Steelgate, BEHIND GOPAL COMPLEX, Steelgate, Nichtipur, , Dhanbad, 828127, , Jharkhand, India		PURCHASER Age:29			<i>Khushbu Kumari Saw</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIKASH KUMAR SAW S/o-D/o KISHORI SAW Address1 - NEAR HANUMAN MANDIR, KENDUA BAZAR, KENDUADIH, DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>V.K. Saw Vikash Kumar Saw</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIKASH KUMAR SAW Address1 - NEAR HANUMAN MANDIR, KENDUA BAZAR, KENDUADIH, DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

[Handwritten Signature]



Transaction Success! Please Note Your Transaction Id.

Name	KhushbuKumariSaw
Token No / Depositor ID	20220000070439
Amount	65254
Transaction ID	9decbef7cf0fca7eb65f
GRN	2211665609
CIN	10002162022061400988
Time	2022-06-14 09:19:51

कोरोना को हराना है साफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Somant Kumar Sinha
Khushbu Kumari Saw







OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

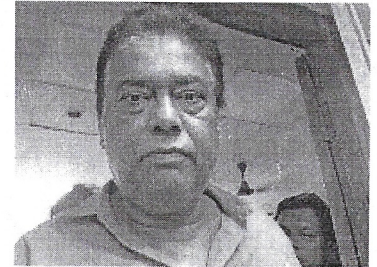
Deed Endorsement

Token No :- 2022000070439

Deed Type	Sale Deed
Number of Pages	50
Fee Details	Stamp Duty :- Rs. 86000, PR :- Rs. 1, SP :- Rs. 750, A1 :- Rs. 64500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1607694/- , Transaction Amount :- Rs.2150000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Dhaiya Location :- Other Road, Dhaiya Word No 21 Property Boundaries :- East: PART OF THIS PLOT, West: PART OF THIS PLOT , South: 12 FT. WIDE ROAD, North: PART OF THIS PLOT Volume Number - 19Page Number - 4210Khata Number - 57Plot Number - 3036Ward Number - 21Holding Number - 0200003625000M0 Area Of Land :- 3.30 Decimal

Sh./Smt.SUMANT KUMAR SINHA s/o/d/o/w/o NARAYAN PRASAD has presented the document for registration in this office

today dated :- 14-Jun-2022 Day :- Tuesday Time :- 15:23:56 PM



SUMANT KUMAR
SINHA(Individual)

Party Name	Document Type	Document Number
SUMANT KUMAR SINHA	PAN/UID	AIEPS1269F

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

