

5568

4991



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5d8d2a50cc1f72e94919

Receipt Date : 17-Aug-2024 01:15:20 pm

Receipt Amount : 60000/-

Amount In Words : Sixty Thousands Rupees Only

Token Number : 202400105524

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : DHIRAJ KUMAR SINGH (Vendee)

GRN Number : 2403706651



धारा- 21 के अधिन और अधिनियम- 1899 :- For Office Use :-

संश्लेषण एवं की धारा 46 के अधिन
के अधिन है और अधिनियम- 1899
की अनुसूची 1 या 1 के अधिन
स्थापित स्टांप लगाया गया है। अथवा टिकट
स्थी में विमुक्त है या स्टांप - शुल्क अपेक्षा
की है।

निकाल प्रमाणिका

17/8/24

17-8-24

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।

Property Value 150000/-
Stamp 60000/-

TEE PAID OF RS. 45754/- VIDE
GRN. 203706743
DATE. 17/8/24

17/8



17.8.24
45000/-
17/8

DL-171
17-8-24



DEED OF SALE

THIS DEED OF ABSOLUTE SALE made on this the 17th day of August, 2024 By & Between **DR. ANIMESH KUMAR SHIVAM**, S/o Dr. Anil Kumar Singh, Grandson of Late Brajendra Narayan Singh, by faith Hindu, Category General, by occupation Service, resident of Shanti Colony, Behind Guru Kripa, Saraidhela, P.O CCWO, P.S Saraidhela, District Dhanbad, State 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 his heirs, executors successors administrators legal representatives and assignees) of the ONE PART. (Indian Citizen) UID No. - XXXX XXXX 3682.

A N D

SRI DHIRAJ KUMAR SINGH, S/o Sri Raj Bihari Singh, Grandson of Late Birendra Singh, by faith Hindu, by Category- General, by occupation Service, resident of DL-171, Near Domgarh River, Domgarh, Sindri, P.O & P.S Sindri, District Dhanbad, State of 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 assignees) of the OTHER PART(Indian Citizens) UID No. XXXX XXXX 4493.

10:14 10/10

दिनांक 20/10/20 को राज प्रवासन/अपराहन में जिला अवर निबंधक

के कार्यालय धनबाद में लेख्यकारी, लखेटार या अवर निबंधक

द्वारा प्रमाणीकृत मुख्तारनामा संख्या 200 नं अर्थात्

लेख्यकारियों या दावदारों में से एक श्री श्री. शक्ति कृष्ण (अभिवा)

पिता/पति का नाम श्री. शक्ति कृष्ण (अभिवा)

ग्राम भयपट्टी थाना भयपट्टी जिला झारखंड

यदि पेशा न निबधन क लिए पेश किया।

[Signature]
17/8/24

समस्त अधिकार सुरक्षित



Abhishek
17/8/24



17/8/24

(2)

42-8-24
19-8-14

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. 15,00,000/- (Rupees Fifteen 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. 15,00,000/- (Rupees Fifteen lakh only).

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 15,00,000/- (Rupees Fifteen 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.

(3)

17-8-21
17-8-21

THAT THE VENDOR 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 she 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 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 PURCHASER will from this day use, hold and enjoy the said property absolutely and forever and enjoy the same by exercising diverse act of possession i.e. by constructing another and further construction thereon or by letting out the same to any person or persons together with all right, benefits, easements, title which the vendor herein before had been enjoying.

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 LAND is free from all encumbrances and charges and all rent and taxes due in respect of the same has been paid up to the date of sale deed and in the event of any encumbrances or public charges of the aforesaid found to be due in respect of the same shall be payable by the vendor.

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

अचल अधिकारी एल.बी.ए. से प्राप्त सूची
के अनुसार दस्तावेज में वर्णित भोजा अमघाटा @ सुगिआदिह
नम्बर 9 का नया खता नं- खता
निरिद्ध खता से बाहर है/सूची बंद नहीं है।

Amam
17-8-24

(4)

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 :- Vendor's own in part of this Plot.

South :- 20 Feet wide Road.

East :- Part of this Plot.

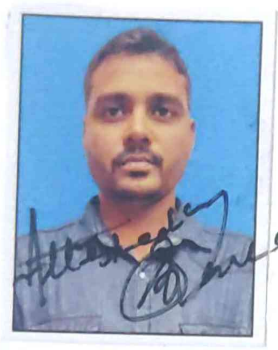
West :- 1.5+12+1.5=15 Feet wide Road.

MEMO OF CONSIDERATION

Amam
Rs. 15,00,000/- (Rupees Fifteen lakh only), which has been paid by the purchaser to the vendor through DD, Vide DD No. 002809, dt :- 17/08/2024, issued by Bank of India, Dhanbad Branch.

17-8-24

(5)



D. Dhiraj Kumar Singh
17-8-24

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.

Rabintra Nath Sarkar, Deed writer, Dhanbad.

Witnesses:-

L. No-6/87
dt- 17/08/24

1. Vicath Ojha
S/o R.K. OJHA
AR no- L-220, SINDRI
Dhanbad
2. Sumant Kumar
S/o Bipkr Pandey
Surya Vinay Colony Bortand
Dhanbad

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 DHIRAJ KUMAR SINGH, S/o Sri Raj Bihari Singh, resident of DL-171, Near Domgarh River, Domgarh, Sindri, P.S Sindri, 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:-

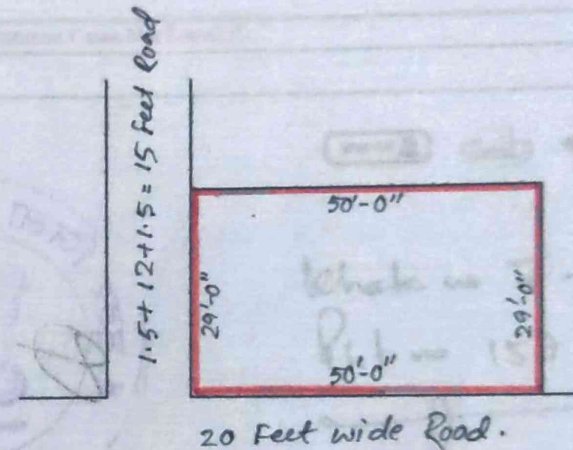
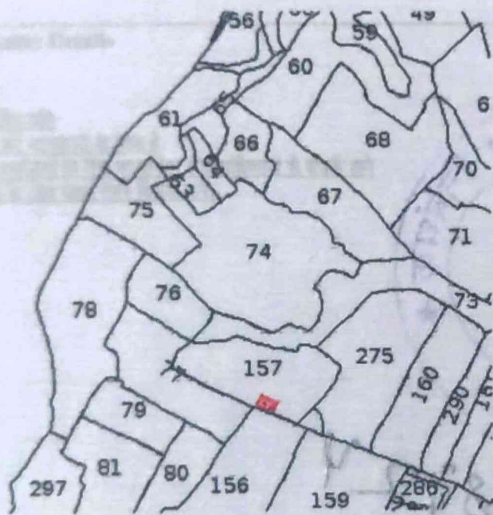
North :- Vendor's own in Part of this Plot.
East :- Part of this Plot.

South :- 20 Feet wide Road.
West :- 1.5+12+1.5=15 feet wide Road.

NOT TO SCALE

TRUE COPY

SHOWN IN COLOUR RED



A _____
D _____
(Dhiraj Kumar Singh)
17-8-24

Traced by
S.O.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

August 17, 2024

भाग वर्तमान	2	पृष्ठ संख्या	206	जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND		
मोजा का नाम	आमाघाटा	होस्टिंग संख्या	206	तौजी संख्या	0	थाना नम्बर	9	खाता का प्रकार							
ANIMESH KUMAR SHIBAM , पिता-DR ANIL KUMAR SINGH, जाति- ---															
खाता नम्बर	प्लोट संख्या	रकबा						परिवर्तन के लिए प्राधिकार				लगान	सेस		
7	157	0 ऐ 13 डि 9.48 हे						Mutation Case No 2074 II 2010 11				5	30		
		कुल परिमाण						0 ऐ 13 डि 9.48 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		
05-13-2022	0289137870	2010-2011	2022-2023	180	15	45	3.75	90	7.5	90	7.5	36	3		

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

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

Plot no 7
Plot no 157
18/8/24



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रेयत का नाम, अभिभावक का नाम, रिश्ता												
किरू 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 रेयती प्रकार
खेवट नम्बर		खाता नम्बर 7			धाना का नाम			धाना नम्बर 9			खास शर्त	
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)	री (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						
7	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

8/16/2024

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।



Form 1

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

(See Rule 4)

Continuous Khatian

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

खाता नम्बर	रैयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / 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	ए0 पि0 सिन्हा , पिता-ए0 उचित सिन्ह, जाति- . एवं लक्ष्मी सिन्हा , पति-ए0 पी0 सिन्ह, जाति- .	161,162		0 ऐ	12 कठा	0 हे	12	द0ख0केशन03184(viii) 2011-12	1 / 136
7	तारा देवी चौधरी , पति-प्रदीर कुमार चौधरी, जाति- .	163		0 ऐ	5 कठा	0 हे	5	Nide M/C Case n. 19 { ii } 2011-12	1 / 150
7	शिवाजी प्रसाद , पिता-गोमता सिंह, जाति- .	157		0 ऐ	6.6 डि	0 हे	4	द0 ख0 केश न0 11 {2} 2013-14	1 / 194

7	ANIMESH KUMAR SHIBAM , पिता-DR ANIL KUMAR SINGH, जाति- ---	157	0 ऐ	13 डि	9.48 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
7	राम बिहारी यादव , पिता-स्व नसीब लाल यादव , जाति- --	160	0 ऐ	4 कठा	0 हे	4	दाखिल खारिज केस न 37(II)2007-08	2 / 279
7	मिस मासुम यादव , पिता-श्याम सुन्दर यादव , जाति- --	160	0 ऐ	5 कठा	0 हे	10	दाखिल खारिज केस न 2438(II)2005-06	2 / 289
7	सरस्वती देवी , पति-बैध नाथ प्रसाद गुप्ता , जाति- .	121	0 ऐ	5 डि	0.19 हे	25	दाखिल खारिज केस न 503(II)1979-80	2 / 293
7	मिस मुनमुन यादव , पिता-श्याम सुन्दर यादव , जाति- --	160	0 ऐ	5 कठा	0 हे	10	दाखिल खारिज केस न 2437(II)2005-06	2 / 298
7	श्री ए पी सिन्हा , श्रीमती लक्ष्मी सिन्हा , पिता-स्व उचित सिन्हा पति ए पी सिन्हा , जाति- .	161	0 ऐ	0 डि	0.19 हे	10	दाखिल खारिज केस न 3184(II)2001-02	2 / 326
7	श्री ए पी सिन्हा , श्रीमती लक्ष्मी सिन्हा , पिता-स्व उचित सिन्हा पति ए पी सिन्हा , जाति- .	162	0 ऐ	0 डि	0 हे	10	दाखिल खारिज केस न 3184(II)2001-02	2 / 326
7	आशा चौबे , पति-ललन भगत , जाति- ---	146	0 ऐ	8.25 डि	0 हे	2	दाखिल खारिज केस न 233(II)2005-06	2 / 478
7	श्री शिव गोप , पिता-स्व भोला गोप , जाति- ---	161	0 ऐ	0 डि	0 हे	5	द० ख० मु० न० 3146(II)2010-11	2 / 563

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



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

Print



संख्या 10-11-11
 अधिष्ठाता शिक्षक - V/11-11
 शिक्षक शिक्षक - V/11-11
 दिनांक 10-01-11

सरकार में निहित इस्टेटों के अधिधारियों (रिजल्ट) का नामान्तरण (दाखिल-खाजि) दिखानेवाला शुद्धि-पत्र

क्र. संख्या	पकी संख्या 27 के नामान्तर के संख्या	श्री	पता और पता संख्या	समाप्ति और शेष अंशों की संख्या	समाप्ति पर करतारता प्रमाण और शेष की संख्या	समाप्ति दिन अलग से दी गई हैं कि, दान विशेष, उल्लेखित या संख्या 27	समाप्ति में प्रमाण प्रमाण का पूरा प्रमाण	करतारी द्वारा हस्ताक्षर की गई 7	अंश
1	2	3	4	5	6	7	8	9	10
	11-01/11-11	आधुनिक	पुस्तक	2 - 2 1 - 8 1 - 10.87 1 - 6.11	अधुनिक, 0.00	पुस्तक - 3805 दिनांक - 21-3-10	अधुनिक - 114, 48 - पुस्तक - अधुनिक अधुनिक - अधुनिक अधुनिक - अधुनिक अधुनिक - अधुनिक		

शाखा संख्या 200
 को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।

प्रतिनिधिक / टिकट

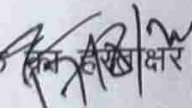


13-01-11
 प्रधान शिक्षक
 शिक्षक शिक्षक

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

टोकन संख्या :- 202400105524

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
17.8
तिथि सहित

RAMESHWAR PRASAD SINGH
D.S.R., DHANBAD

Transaction Success! Please Note Your Transaction Id.

Name	DhirajKumarSingh
Token No / Depositor ID	202400105524
Amount	45754
Transaction ID	af4263ad039383c3e90c
GRN	2403706743
CIN	10002162024081710103
Time	2024-08-17 13:18:59

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-17-Aug-2024

- Government/Market Value: ₹1174300/-
- Transaction Amount: ₹1500000 /-
- Paid Stamp Duty: ₹60000 /-

On Date 17-08-2024 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 1076791

Receipt Date : 17-08-2024

Presenter Name: -

PR	₹1
SP	₹750
LL	₹3
A1	₹45000
Stamp Duty	₹60000

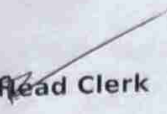
Total ₹105754

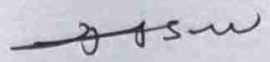
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	60000	60000	0	GRAS	DhirajKumarSingh	• GRN Number : 2403706651 • DEPT Transaction Id : 5d8d2a50cc1f72e94919 • Transaction Type :	60000
PR	1	1	0	GRAS	DhirajKumarSingh	• GRN Number : 2403706743 • DEPT Transaction Id : af4263ad039383c3e90c • Transaction Type :	1
SP	750	750	0	GRAS	DhirajKumarSingh	• GRN Number : 2403706743 • DEPT Transaction Id : af4263ad039383c3e90c • Transaction Type :	750
A1	45000	45000	0	GRAS	DhirajKumarSingh	• GRN Number : 2403706743 • DEPT Transaction Id : af4263ad039383c3e90c • Transaction Type :	45000
LL	3	3	0	GRAS	DhirajKumarSingh	• GRN Number : 2403706743 • DEPT Transaction Id : af4263ad039383c3e90c • Transaction Type :	3

Sub Total	105754	105754	0				
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Article : Sale Deed Number of Pages : 50

Signature of Operator 

Signature of Head Clerk 


Signature of Registering Officer

17.8.21
RAMESHWAR PRASAD SINGH
D.S.R., DHANBAD

17/8/21



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400105524

Deed Type	Sale Deed
Number of Pages	50
Fee Details	Stamp Duty :- Rs. 60000, PR :- Rs. 1, SP :- Rs. 750, A1 :- Rs. 45000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1174284/- ,Transaction Amount :- Rs.1500000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Amghata @ Sugiadih Location :- Other Road, Amghata @ Sugiadih Word No 23 Property Boundaries :- East: PART OF THIS PLOT, West: 1.5+12+1.5=15 FT WIFE ROAD, South: 20 FEET WIDE ROAD, North: VENDOR'S OWN IN PART OF THIS PLOT Volume Number - 2Page Number - 206Holding Number - 0230008303000MOKhata Number - 7Plot Number - 157Ward Number - 23 Area Of Land :- 3.32 Decimal





Sh./Smt.**ANIMESH KUMAR SHIVAM** s/o/d/o/w/o **DR ANIL KUMAR SINGH** has presented the document for registration in this office today dated :- **17-Aug-2024** Day :- **Saturday** Time :- **15:54:14 PM**





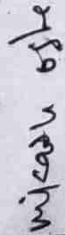
ANIMESH KUMAR SHIVAM(Individual)

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, SARAIHELTA, P.S SARAIHELTA, DIST DHANBAD, Address2 - SHANTI COLONY , , , Jharkhand PAN No.: DAEPS9111M, Permission Case No.-	Yes	Yes	Animesh Kumar Shivam Address:- Shanti Colony , Behind Guru Kripa, Steelgate, Saraidhella, Saraidhella, Nichtipur, , Dhanbad, 828127, Saraidhela, Jharkhand, India		SELLER Age:37			
2	DHIRAJ KUMAR SINGH Address1 - DL-171, NEAR DOMGARH RIVER, DOMGARH, SINDRI, P.S SINDRI, DIST DHANBAD, Address2 - DOMGARH , , , Jharkhand PAN No.: CONPS9145B, Permission Case No.-	Yes	Yes	Dhiraj Kumar Singh Address:- DL-171, Near Domgarh River, Domgarh, Domgarh Sindri, Sindri, Nirsacumchirkunda, Dhanbad, 828122, Sindri, Jharkhand, India		PURCHASER Age:35			Dhiraj Kumar Singh


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIKASH OJHA S/o-D/o R K OJHA Address1 - QTR NO. L-256, SHAHARPURA, SINDRI, 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	<p>SUMANT KUMAR Address1 - FLAT NO. 402, SANJIVNI SHRISTI, SURYA VIHAR COLONY, DHANBAD, P.S AND DIST DHANBAD, Address2 - ... Jharkhand</p>			

Signature of Operator

Seal and Signature of Registering Officer

17.8.24

RAMESHWAR PRASAD SINGH
 D.S.R., DHANBAD

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**ANIMESH KUMAR SHIVAM**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VIKASH OJHA**) Son/Daughter/Wife of (**R K OJHA**) resident of (**QTR NO. L-256, SHAHARPURA, SINDRI, DHANBAD**) and by occupation (**Business**).


 17.8.24
 Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 17-Aug-2024



Land measurement, Sub Part and House No.	Property Boundaries East: PART OF THIS PLOT, West: 1.5+12+1.5=15 FT WIFE ROAD, South: 20 FEET WIDE ROAD, North: VENDOR'S OWN IN PART OF THIS PLOT
Area	Land area : 3.32 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	1174284
Transaction Amount	1500000

SELLER	-Dr. ANIMESH KUMAR SHIVAM, ,Father/Husband Name DR 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 -SHANTI COLONY, Address - SHANTI COLONY, BEHIND GURU KRIPA, SARAIHELTA, P.S SARAIHELTA, DIST DHANBAD, Pin Code -828127
PURCHASER	-Mr. DHIRAJ KUMAR SINGH, ,Father/Husband Name RAJ BIHARI SINGH,, Party Category -Individual , PAN No. - *****145B Date Of Birth -05-Aug-1989, Permission Case No. - , Aadhaar No. *****4493, Country -INDIA, State Name -Jharkhand, District Name -DHANBAD, City/Village/Town Name -DHANBAD, Locality -DOMGARH, Address - DL-171, NEAR DOMGARH RIVER, DOMGARH, SINDRI, P.S SINDRI, DIST DHANBAD, Pin Code -828122

Witness Information	Mr. SUMANT KUMAR , Address - FLAT NO. 402, SANJIVNI SHRISTI, SURYA VIHAR COLONY, DHANBAD, P.S AND DIST DHANBAD-, Father/Husband Name -DILIP KUMAR PANDEY
---------------------	--

Identifier Details	Mr. VIKASH OJHA , Address - QTR NO. L-256, SHAHARPURA, SINDRI, DHANBAD-, Father/Husband Name -R K OJHA
--------------------	--

Fee Rule:Sale Deed		
1	Stamp Duty	60,000

1	SP	750
Total		750

Fee Rule:Sale Deed		
1	A1	45,000
2	LL	3
3	PR	1
Total		45,004

--	--	--

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.

Shiraj Kumar Singh

[Signature]

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 17-08-2024 11:08 am

Office Name :- SRO - Dhanbad
Token No:- 202400105524

Appointment :- 17-Aug-2024 Time:- 14:3

Article	Sale Deed
Pre Registration Date	16-Aug-2024
No. Of Pages	25
Stamp Duty	60000
Paid Stamp Duty	0
Total Fees	₹ 45,754.

Property Id: **1288729**

Valuation No. : 1758368 / 2024	:- 2024-2025	Date : 16-August-2024 20:11: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.: 202400105524


CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date **17-Aug-2024** by **ANIMESH KUMAR SHIVAM**, S/O, D/O, W/O **DR ANIL KUMAR SINGH** resident of SHANTI COLONY, BEHIND GURU KRIPA, SARAIIDHELA, P.S SARAIIDHELA, DIST DHANBAD, SHANTI COLONY.
This deed was registered as Document No.: **2024/DHAN/5568/BK1/4991** in Book No. :- **BK1**, Volume No :- 560 from Page No :- 337 to 386 at, office of **SRO - Dhanbad**

Date:- **17-Aug-2024**




17.8.24
Registering Officer

RAMESHWAR PRASAD SINGH
D.S.R., DHANBAD