



12/06/20

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0005309218

R. Ramesh Chandra. Dhanbad. R. 17,40,000/-

Stamp 69610/-

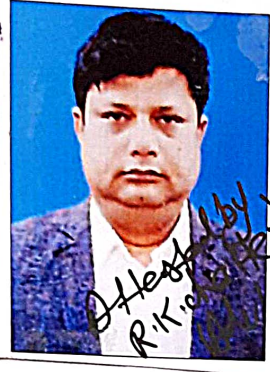
online fee paid R. 53044/- dt. 17.6.20

GRN No. 200 1189 891.

11
2
17/6

महानगर की अर्थात् अर्थात् का मुख्य प्राण कर्मिक
प्रकार निम्नलिखित प्रकार के रूप में है।

अचल अधिकारी ए. नारायण प्राप्त सूची
अनुसार दस्तावेज में वर्णित बीजा 1/2/2019
नम्बर 1/2 का नया खाता नं. 1/2/2
निविद्ध खाते से बाहर है / सूची बंद नहीं है।
17/6



Mahadev Mandal

12/06/20

R. Ramesh

DEED OF SALE

Rs 52,200.00
Rs - 3.00
Rs - 1.00
53,204.00
17/6/20

THIS DEED OF ABSOLUTE SALE is made on this the 12th day of June, 2020 (Two thousand Twenty), BY AND BETWEEN : 1.SRI GULEN CHANDRA MONDAL S/O Late Dhananjay Mondal, Adhar No.5088 8749 6128, 2.SRI SHAMBHUNATH MONDAL son of Late Jatindra Nath Mondal, Adhar No.9504 5144 9402, 3.SRI HARENDRA KUMAR MANDAL, Adhar No.5588 5777 4104, 4.SRI MANOHAR MONDAL, Adhar No.7084 1411 3193, sons of Late Sudhir Chandra Mandal, all by faith Hindu, by caste Suri, by occupation Cultivation, resident of Mairatola, Damodarpur, P.S. & District Dhanbad, Jharkhand, hereinafter called and referred to as the **VENDORS** : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART** : vendors are represented by their constituted attorney, 1.**SRI MAHADEV MANDAL** S/O Late Atul Chandra Mandal, by faith Hindu, by caste Suri, by occupation Business, Resident of New Doctor's Colony, Saraidhela, P.S. Saraidhela, District Dhanbad, Adhar No.4284 3869 5725, and 2.**SRI SUMIT KUMAR SINGH** S/O Sri Harendra Prasad Singh, by caste Rajput, by occupation Business, resident of LA 106, Rameshwar Bhawan, Main Road, Saraidhela, P.S. Saraidhela, District Dhanbad, Adhar No.4777 1529 8855, both are partners of Surya Infracture and Developers, vide Power No.IV-300, dated 21.06.2019, registered at Dhanbad registry office, and vendors are alive and this power is not revoke till to-day.

17/6/20 हा. का 10/11/20
21.06.19 यवत

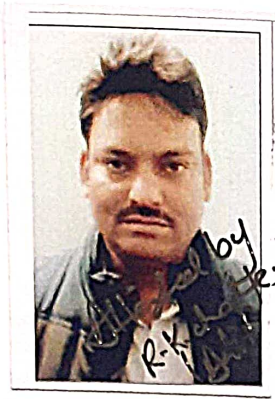
वितागदि का नाम
श्री. राम प्रसाद शर्मा
श्री. राम प्रसाद शर्मा

17/6/20



Mahadev Mandale
17/06/20





-2-

AND IN FAVOUR OF

SRI SURESH KUMAR VISHWAKARMA (Aadhar No.5805 0084 2735 & PAN : ANPPV5429C) son of Mohan Vishwakarma, by faith Hindu, by caste Lohar, by occupation Business, resident of East Bhagatdih, R.S.P. College, 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**:

WHEREAS the land which is morefully described in the schedule below, purchased vide sale deed No.2212 dated 27.03.1942, and sale deed No.939 dated 14.02.1944, from Bhairab Modak, in the name of Beni Mandal, grand father of the Vendor No.1 & 2 and great grand father of the Vendor No.3 & 4, both deeds were registered at Dhanbad registry office and mutated vide mutation case No.359(II)2007-08 and online rent paid, vide receipt No.0181285163, and recorded in Register-II, vide Volume No.02 and Page No.277.

AND WHEREAS the vendors being in urgent need of money to meet their personal expenses expressed their 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.17,40,000/- (Rupees Seventeen lacs forty thousand) only, as the highest consideration thereof, which the vendors have accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in consideration of the sum of Rs.17,40,000/- (Rupees Seventeen lacs forty thousand) only, paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) 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 vendors doth hereby absolutely and indefeasibly grant, sells, conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all their 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

Mahadev Manday

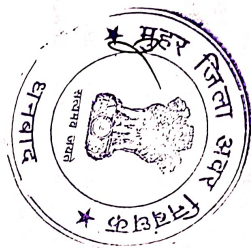
Beni Kumar Saha
12/06/20



in No.: 202000

...ere of the

12/10/20



Mahadev Mandot

Kusik Kumar Singh
12/06/20

by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendors doth hereby covenant with the purchaser that the vendors are the true and lawful owner of the land and they are in sole and exclusive possession over the said land and they have 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 vendors are not the true and lawful owner of the land or has other sharer or co-sharer or that the vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendors doth hereby unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

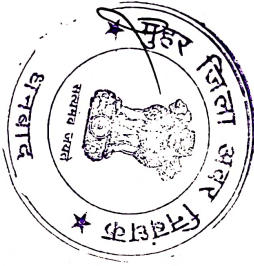
That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this deed.

That the 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 vendors' land and the vendors shall render all possible aid and assistance to the purchaser in getting the purchaser's name mutated in the sherista of the Landlord the State of Jharkhand.

That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land, Adhivasi land and does not come under Govt. Acquisition land and the vendor and purchaser satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendors have set and subscribed their hands on this the day, month and year first above written.

1/11/2020



-4-

SCHEDULE

Mahadev Mandot

Sumit Kumar Singh

12/06/20

All that piece and parcel of Raiyati land situated in Mouza Narayanpur @ Piprabera, P.S. Dhanbad, chowki, sadar registry office Dhanbad, Sub registry office Govindpur, District Dhanbad.

MOUZA : NARAYANPUR @ PIPRABERA, Mouza No.13,

NEW KHATA NO.60(Old Khata No.14), NEW PLOT NO.698 (Old Plot No.764 & 765), measuring an area 2000 Sqft. or to say 4.58 dec.(four point five eight decimals) of residential land in other Road, as per plan attached herewith and shown in colour Red and marked as lot No.19, Which is Butted and bounded as follows :-

North : Road.

South : Part of this plot.

East : Lot No.20.

West : Lot No.10 & 18.

Payment Schedule :

Rs.9,00,000/- only paid vide D.D. No.507326 dated 28.05.2020.

Rs.6,65,000/- only paid vide D.D. No.507325 dated 28.05.2020.

Rs.1,75,000/- only paid by cash on different dated.



13/06/20

-5-

Mahadev Bhandari
Bharat Kumar S/o
12/06/20

PHOTOGRAPH OF PURCHASER :



Suresh Kumar Vishwakarma
12/06/20

Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the documents have been duly obtained before me. Prepared the documents as per details supplied by the parties.

Signature Raj Kumar Chatterjee
Advocate
Dhanbad
E.No- 804/2010
12/06/20

WITNESSES :

1. Om Prakash Vishwakarma,
S/o Lt. M. P. Vishwakarma
At- Sundar Nagar Jorapokhar
Po. Jalgora Pin- 828110
Dhanbad.
12/06/20

2.
Pursattam Chatterjee
Registry officer.
Dhanbad.

PC/11/20



17/06/20

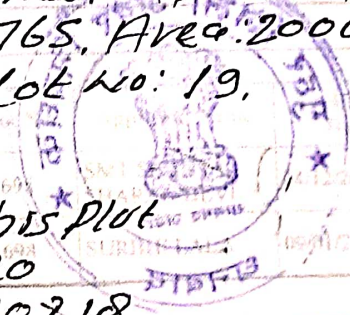


- श्री सुलेन्द्र चन्द्रा मण्डल श्री लाले धरानारायण
 मण्डल श्री शम्भुनाथ मण्डल श्री लाले
 जतिन्द्रा नाथ मण्डल (3) श्री हारेंद्रा कुमार
 मण्डल श्री मणोहर मण्डल श्री लाले सुधीर
 चन्द्रा मण्डल श्री मणोहरा. दामोदर प्रिय
 प.स. 2 डिस्ट. धरानारायण Rep. by Attorney श्री महादेव
 मण्डल श्री लाले अल्लु चन्द्रा मण्डल श्री नवी
 डॉक्टर कॉलोनी, प.स. बाराइधेला, डिस्ट. धरानारायण. श्री
 सुमित कुमार सिंह श्री हारेंद्रा प्रसाद सिंह
 श्री रामेश्वर भवान, मैन रोड, बाराइधेला, धरानारायण

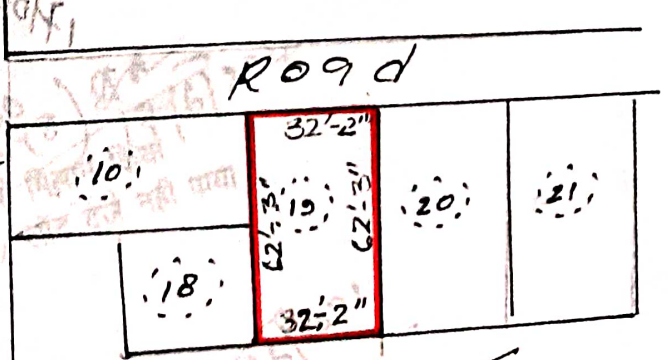
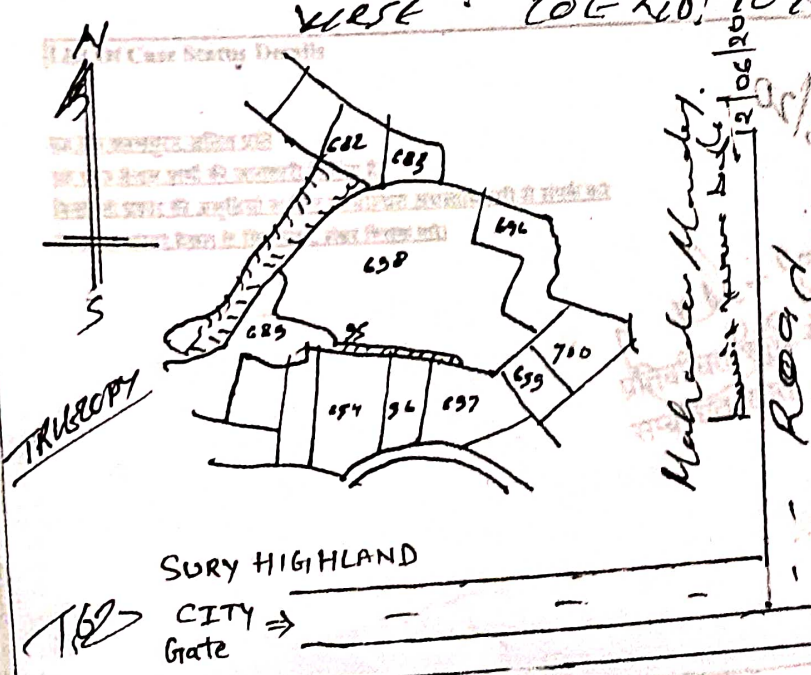
Purchaser: - श्री सुरेश कुमार विश्वकर्मा श्री मोहन
 विश्वकर्मा श्री ईस्ट भगवती, R.S.P. कॉलेज
 थरिया, प.स. थरिया, डिस्ट. धरानारायण

Schedule: - मूजा: नारायण प्रिय 2 पीप्रा बेरा नं. 13, नवी खता
 नं. 60, ओल्ड खता नं. 14, नवी प्लॉट नं. 698
 ओल्ड प्लॉट नं. 764 & 765, Area: 2000 sq ft, or so
 say 4.58 Dec. Lot no: 19.

Boundary: - North : Road
 South : Part of this plot
 East : Lot no 20
 West : Lot no: 10 & 18



shown in red



सुरेश कुमार
 विश्वकर्मा



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 2020000039132

Deed Type	Sale Deed
Number of Pages	56
Fee Details	Stamp Duty :- Rs. 69600, PR :- Rs. 1, SP :- Rs. 840, A1 :- Rs. 52200, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1338775/- ,Transaction Amount :- Rs.1740000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Narayanpur Location :- Other Road, Narayanpur Word No 23 Property Boundaries :- East: LOT NO 20, West: LOT NO 10 AND 18, South: PART OF THIS PLOT, North: ROAD Volume Number - 2Page Number - 277Khata Number - 60Plot Number - 698 Area Of Land :- 4.58 Decimal

Sh./Smt.MAHADEV MANDAL s/o/d/o/w/o LATE ATUL CHANDRA MANDAL has presented the document for registration in this office







today dated :- 17-Jun-2020 Day :- Wednesday Time :- 14:35:39 PM



MAHADEV MANDAL (Power Of Attorney)



Party Name	Document Type	Document Number
MAHADEV MANDAL	PAN/UID	AMBPM5489N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MANOHAR MANDAL THROUGH ,, , Jharkhand PAN No.: BGOPM2779R	No	Address:-	MAHADEV MANDAL ,, , Jharkhand PAN No.: AMBPM5489N	SELLER Age:49			
2	SHAMBHU NATH MONDAL THROUGH Address1 - MAIRATOLA DAMODARPUR DHANBAD, Address2 - ,, , Jharkhand PAN No.: BMBPM8591A				SELLER Age:83			

NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	HARENDRA KUMAR MANDAL THROUGH Address1 - MAIRATOLA DAMODARPUR DHANBAD, Address2 - ... Jharkhand PAN No.: BPGPM4301C				SELLER Age:38			
4	GULEN CHANDRA MONDAL THROUGH Address1 - MAIRATOLA DAMODARPUR DHANBAD, Address2 - ... Jharkhand PAN No.: BFYPM3515E				SELLER Age:54			
5	MAHADEV MANDAL Address1 - NEW DOCTORS COLONY, PS- SARAIIDHELA, DHANBAD, Address2 - ... Jharkhand PAN No.: AMBPM5489N, Permission Case No.-	Yes	Mahadev Mandal Address:- , Near Durga Mandir, New Doctors Colony, Jagjiwan Nagar, Nutandi, , Dhanbad, 826003, , Jharkhand, India		SELLER Age:41			<i>Mahadev Mandal</i>
6	SUMIT KUMAR SINGH Address1 - 106 LA RAMESHWAR BHAWAN MAIN ROAD SARAIIDHELA, PS- SARAIIDHELA, DHANBAD, Address2 - ... Jharkhand PAN No.: BHWPS9750F, Permission Case No.-	Yes	Sumit Kumar Singh Address:- Rameshwar Bhawan, In Front Of Indian Overseas Bank, Main road, Saraidhela, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:37			<i>Sumit Kumar Singh</i>
7	SURESH KUMAR VISHWAKARMA Address1 - EAST BHAGATDIH R.S.P COLLEGE JHARIA, PS- JHARIA DHANBAD, Address2 - ... Jharkhand PAN No.: ANPPV5429C, Permission Case No.-	Yes	Suresh Kumar Vishwakarma Address:- NEAR R S P COLLEGE, , JAHRIA, , Jharia, , Dhanbad, 828111, , Jharkhand, India		PURCHASER Age:39			<i>Suresh Kumar Vishwakarma</i>

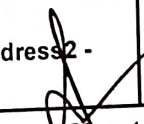

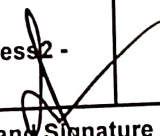
17-06-2020, 02:35 pm

Identification:

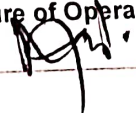
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	OM PRAKASH VISHWAKARMA S/o-D/o LATE MUNESHWAR PRASAD VISHWAKARMA Address1 - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD, Address2 - , , , Jharkhand PAN No.:			Om Prakash Vishwakarma

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	OM PRAKASH VISHWAKARMA Address1 - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SUMIT KUMAR SINGH , MAHADEV MANDAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (OM PRAKASH VISHWAKARMA) Son/Daughter/Wife of (LATE MUNESHWAR PRASAD VISHWAKARMA) resident of (SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD) and by occupation (Service).

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 17-Jun-2020



Transaction Success! Please Note Your Transaction Id

Name	MahadevMandal
Token No	20200000039132
Amount	53044
Transaction ID	b417794d0a7062e9149c
GRN	2001189891
CIN	10002162020061701620
Time	2020-06-17

Mahadev Mandal

Document Registration Summary 1

Date :-17-Jun-2020

- Government/Market Value: ₹1338800/-
- Transaction Amount: ₹1740000 /-
- Paid Stamp Duty: ₹69610 /-

Receipt : 322683

Receipt Date : 17-06-2020

Presenter Name: MAHADEV MANDAL

On Date 17-06-2020 Presented at SRO - Dhanbad
Signature of Presenter

Mahadev Mandal
SRO - Dhanbad

PR ₹1
SP ₹840
LL ₹3
A1 ₹52200
Stamp Duty ₹69610

Total**₹122654**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	69600	69610	-10	E-STAMP	SURESHKUMAR VISHWAKARMA	• Certificate Number : IN-JH28681992087218S	69610
PR	1	1	0	GRAS	MahadevMandal	• GRN Number : 2001189891 • DEPT Transaction Id : b417794d0a7062e9149c • Transaction Type :	1
SP	840	840	0	GRAS	MahadevMandal	• GRN Number : 2001189891 • DEPT Transaction Id : b417794d0a7062e9149c • Transaction Type :	840
A1	52200	52200	0	GRAS	MahadevMandal	• GRN Number : 2001189891 • DEPT Transaction Id : b417794d0a7062e9149c • Transaction Type :	52200
LL	3	3	0	GRAS	MahadevMandal	• GRN Number : 2001189891 • DEPT Transaction Id : b417794d0a7062e9149c • Transaction Type :	3
Sub Total	122644	122654	-10				

Article : Sale Deed Number of Pages : 56

1/2

Code - 826001

1/3

Market Value	1338775.22
Amount	1740000

SELLER	-Mr. HARENDRA KUMAR MANDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE SUDHIR CHANDRA MANDAL , PAN No.- *****301C,Permission Case No.- , Aadhaar No.
	-Mr. GULEN CHANDRA MONDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE DHANANJAY MONDAL , PAN No.- *****515E,Permission Case No.- , Aadhaar No.
	-Mr. SHAMBHU NATH MONDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE JITENDRA NATH MONDAL , PAN No.- *****591A,Permission Case No.- , Aadhaar No.
	-Mr. MAHADEV MANDAL , Address - NEW DOCTORS COLONY, PS- SARAIHELHA, DHANBAD- ,Father/Husband Name LATE ATUL CHANDRA MANDAL , PAN No.- *****489N,Permission Case No.- , Aadhaar No. *****5725
	-Mr. MANOHAR MANDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE SUDHIR CHANDRA MANDAL , PAN No.- *****779R,Permission Case No.- , Aadhaar No.
	-Mr. SUMIT KUMAR SINGH , Address - 106 LA RAMESHWAR BHAWAN MAIN ROAD SARAIHELHA, PS- SARAIHELHA, DHANBAD- ,Father/Husband Name HARENDRA PRASAD SINGH , PAN No.- *****750F,Permission Case No.- , Aadhaar No. *****8855
PURCHASER	-Mr. SURESH KUMAR VISHWAKARMA, Address - EAST BHAGATDIH R.S.P COLLEGE JHARIA, PS- JHARIA DHANBAD- ,Father/Husband Name MOHAN VISHWAKARMA , PAN No.- *****429C,Permission Case No.- , Aadhaar No. *****2735

Witness Information	Mr. OM PRAKASH VISHWAKARMA , Address - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD-, Father/Husband Name-LATE MUNESHWAR PRASAD VISHWAKARMA
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Identifier Details	Mr. OM PRAKASH VISHWAKARMA , Address - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD-, Father/Husband Name-LATE MUNESHWAR PRASAD VISHWAKARMA
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Property Id:334777	
Fee Rule:Sale Deed	
1	Stamp Duty 69,600

1	SP	840
Total		840

334777

Sale Deed

1	PR	1
2	LL	3
3	A1	52,200
Total		52,204

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.

Raj Kumar Chatterjee
Deed Writer / Advocate

Suresh Kumar
Vishwaleela
Vendee / Claimant

Mahadev Mendy
Vendor / Executant



Pre Registration Docket

Date :- 17-06-2020 10:27 am

Office Name :- SRO - Dhanbad
Token No:- 20200000039132

Appoinment :- 17-Jun-2020 Time:- 12:24

Article	Sale Deed
Pre Registration Date	12-Jun-2020
No. Of Pages	28
Stamp Duty	69600
Paid Stamp Duty	0
Total Fees	₹ 53,044.

Property Id: 334777

Valuation No. : 440878 / 2020	:- 2020-2021	User Id : 3531	Date : 17-June-2020 10:49:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Narayanpur	Village/City : Narayanpur	
Narayanpur Word No 23 - Other Road			-
Volume Number - 2			
Page Number - 277			
Khata Number - 60 ✓			
Plot Number - 698 ✓			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	4.58 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.58 x 292309=1338775.22	₹13,38,775/-
A	Total		₹13,38,775/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹13,38,800/-
Total Amount in Words : Thirteen Lakhs Thirty Eight Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: LOT NO 20, West: LOT NO 10 AND 18, South: PART OF THIS PLOT, North: ROAD
Area	Land area : 4.58 Decimal
Other Description of the Property	Pin Code - 826001

Token No.: 20200000039132

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date **17-Jun-2020** by **MAHADEV MANDAL**, S/O, D/O, W/O **LATE ATUL CHANDRA MANDAL** resident of NEW DOCTORS COLONY, PS- SARAIDHELA, DHANBAD .,

This deed was registered as Document No:- **2020/DHAN/2539/BK1/2372** in Book No :- **BK1**, Volume No :- 270 from Page No :- 113 to 168 at, office of **SRO - Dhanbad**

Date:- **17-Jun-2020**


Registering Officer