

1262

1139



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : bf0ebbd05b3c3351c6c3

Receipt Date : 26-Feb-2022 05:52:51 pm

Receipt Amount : 36000/- ✓

Amount In Words : Thirty Six Thousands Rupees Only

Token Number : 20220000021547

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : SUMIT KUAMR SINGH ( Vendor )

GRN Number : 2210042281



नियम 21 के अधीन और छाटानागपुर

कार्यकारी एक्ट की धारा 71A के अधीन  
ज प्रारंभ है और इण्डियन स्टाम्प एक्ट 1899  
की अनुसूची 1 या 1 के 25 के अधीन  
अथवा स्टाम्प एक्ट के अधीन अथवा टिकट  
नथी से विमुक्त है या स्टाम्प के अपेक्षा  
नहीं है।

ता 26/2/22

निर्वाहक अधिकारी  
A.B. S.S.R.

For Office Use :-

दस्तावेज जाँच किया

फॉर्म 4 जाँच किया

Sumit Kumar Singh

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।

Price sale nandede value 9,00,000/- B. 3/10/22

Handwritten notes in Hindi, including 'Sri Sumit', 'An...', 'Sh.', 'Pan', and '50000/-'.

तपशील बर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है !

Payment is done of Rs. 1,12,000/-  
By GRN NO. 18107931 Dt. 1/12/22



Handwritten signature and date '28/2/22'.



**DEED OF SALE**

**THIS DEED OF ABSOLUTE SALE** is made on this the 28th day of Feb, 2022 (Two thousand Twenty Two), BY AND BETWEEN: 1. **SRI HIRA LAL VISHWAKARMA**, 2. **SRI BHUDEV VISHWAKARMA**, 3. **SRI PRABHU PRASAD VISHWAKARMA**, all sons of Late Guhram Mistry, 4., **SMT. PUNAM VISHWAKARMA**, W/O Dilip Kumar Vishwakarma, 5. **SMT SARITA DEVI**, W/O PRADIP VISHWAKARMA. 6. **SRI SANDEEP KUMAR BISHWAKARMA**, S/O Late BISHWAMBHAR BISHWAKARMA, by faith Hindu, by caste OBC by occupation Cultivation and House wife etc., resident of Upper Bazar Gobindpur, P.O. & P.S. Gobindpur, 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, **SRI SUMIT KUMAR SINGH (PAN: ADCFS6469G)** S/O Sri Harendra Prasad Singh, by caste GENERAL, by occupation Business, resident of LA 106, Rameshwar Bhawan, Main Road, Saraidhela, P.S. Saraidhela, District Dhanbad, Jharkhand, One of the Partner of S.K.Traders, vide Power No.IV-051300889/2021, dated **01.10.2021**, registered at District Sub- Registrar II office Howrah(Kolkata), and vendors are alive and this power is not revoke till to-day.

*Handwritten signature*  
28/1/22

AND IN FAVOUR OF

SMT DIPALI (PAN: CXUPP1077P), D/O of Late NAND LAL PANJIARA, wife of ASHOK KUMAR MAJI, by faith Hindu, by caste OBC, by occupation House Wife, resident of C 32 C.C.L. OFFICERS COLONY KATHARA BOKARO, P.O-KATHARA P.S.- BOKARO THERMAL, District – BOKARO, 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:

*Handwritten note on left margin:*  
Smt Dipali  
28/1/22

WHEREAS the land which is morefully described in the schedule below, originally purchased by the Grandmother of vendors Devi Barain wife of Late Mohan Mistry, from Raj Bahadur Rashbihari Singh, son of Late Thakur Chandra Mohan Singh of Nagarkiyari Raj Estate vide Hukumnama in the year of 1932/1933 and thereafter permanent Confirm Settlement Deed made in favour of said Devi Barain, vide Deed No.475 dated 24.01.1953, registered at Dhanbad registry office, and after the death of said Devi Barain, her son namely Guhiram Mistry is in peaceful possession thereof and mutated his name in the landlord sherista, and paying rent for the same under Thoka No.116, and also after the death of said Guhiram Mistry his four sons namely 1. SRI BHUDEV VISHWAKARMA 2 .SRI HIRA LAL VISHWAKARMA 3. SRI PRABHU PRASAD VISHWAKARMA, 4.LATE BISHAMBHAR BISHWAKARMA. After the death of Bishambhar Bishwakarma his three descendants 1.SMT. PUNAM VISHWAKARMA, 2. SMT SARITA DEVI, 3.SRI SANDEEP KUMAR BISHWAKARMA. Are in peaceful possession thereof, and also new survey settlement record and Register II, in the name of 1.SRI BHUDEV VISHWAKARMA 2.SRI HIRA LAL VISHWAKARMA 3.SRI PRABHU PRASAD VISHWAKARMA, sons of Late Guhiram Mistry, and 4.LATE BISHAMBHAR BISHWAKARMA Fathers in-law of SMT.PUNAM VISHWAKARMA, and SMT SARITA DEVI and father of SRI SANDEEP KUMAR BISHWAKARMA Volume No.01 and Page No.133, in New Khata No.133, New Plot No.1446, Area 381 dec. of land. *And Hukumnama settlement approved in the court of Additional Deputy Commissioner Dhanbad by case No-182/1932/33*

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. 9, 00,000/- (Rupees Nine Lakh) only, as the highest consideration thereof, which the vendors have accepted.

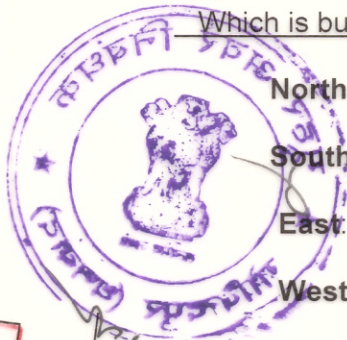
*Handwritten signature*

**Vender) 1. SRI HIRA LAL VISHWAKARMA 2. SRI BHUDEV VISHWAKARMA 3. SRI PRABHU PRASAD VISHWAKARMA** all sons of Late Guhiram Mistry, **4., SMT. PUNAM VISHWAKARMA**, W/O Dilip Kumar Vishwakarma, **5. SMT SARITA DEVI**, W/O PRADIP VISHWAKARMA. **6. SRI SANDEEP KUMAR BISHWAKARMA**, S/O SRI BISHWAMBHAR BISHWAKARMA, by faith Hindu, by caste OBC by occupation Cultivation and House wife etc., resident of Upper Bazar Gobindpur, P.O. & P.S. Gobindpur, District Dhanbad, Jharkhand,

**SMT DIPALI (PAN: CXUPP1077P)**, D/O of Late NAND LAL PANJIARA, wife of ASHOK KUMAR MAJI, by faith Hindu, by caste OBC, by occupation House Wife, resident of C 32 C.C.L. OFFICERS COLONY KATHARA BOKARO, P.O-KATHARA ,P.S.- BOKARO THERMAL, District – BOKARO, Jharkhand, hereinafter called and referred to as the **PURCHASER**:

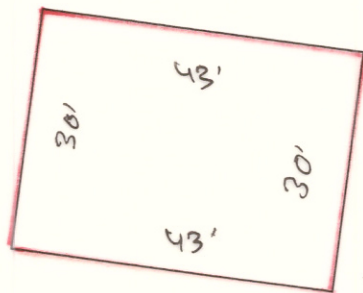
**SCHEDULE - MOUZA : JEALGORA, Mouza No.129,**

NEW KHATA NO.133(Old Khata No.10), NEW PLOT NO.1446 (Old Plot No.502), area 2.96 dec.(Two point Nine Six decimals) Or 1290 Sq. feet of land.



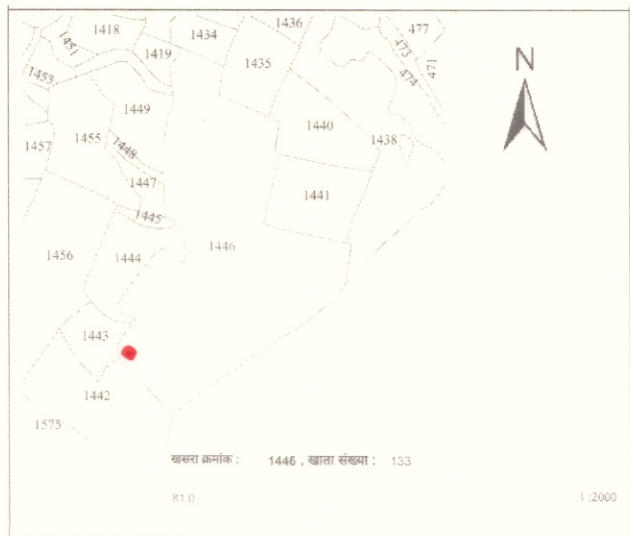
Which is butted and bounded as flows:-

- North:** Part of this plot
- South:** Part of this plot
- East:** Proposed Road
- West:** Part of this plot



*Proposed Road*  
*Handwritten notes and signatures*

Which is shown in colour red.



*Handwritten signature and date: 28/10/20*



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

February 26, 2022

भाग वर्तमान	1	पृष्ठ संख्या	133												
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	जियलगोरडा	होलिंग संख्या	133	तौजी संख्या	1	धाना नम्बर	129	खाता का प्रकार	रैयती						
विश्वभर मिस्त्री वो हीरालाल मिस्त्री वो , पिता-गुही मिस्त्री , जाति- बढई एवं प्रभु प्रसाद मिस्त्री वो भूदेव मिस्त्री , पिता-अंश समान , जाति- बढई															
खाता नम्बर	प्लोट संख्या		रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस			
133	1446		0 ऐ 67.12 डि 1 हे								1	0			
		कुल परिमान		0 ऐ 67.12 डि 1 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		
2021-03-20 23:50:23	0655173719	2010-2011	2020-2021	1500	150	375	37.5	750	75	750	75	300	30		

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

Mutation Cases Not Found !!

List Of Case Status Details

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

नक्शा देखें



BACK

*Handwritten signature*



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
-----				विशवम्भर मिस्त्री वो टीरालाल मिस्त्री वो प्रभुरूप मिस्त्री वो भुदेव मिस्त्री, पिता-भुटी मिस्त्री अंश समान, जाति-वढाइ, निवासी-निज ग्राम						
जिला का नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	मौजा का नाम	जियलगोरडा	खाता का प्रकार	रैयती	
खेवट नम्बर	खाता नम्बर 133			थाना का नाम	थाना नम्बर 129					
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)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
133	1446	निज निज	गोडा 3 0	0.000 (एकड़) 81.000 (डिसमील) 1.54290 (हेक्टर)		चार रु० उन्नीस पैसा अलावे सेस	4	0	19	क
खाता मे कुल प्लोट संख्या	1	खाता का कुल मिजान	0.000 (एकड़) 81.000 (डिसमील) 1.54190 (हेक्टर)		खाता का कुल	4 0 19				

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

*Handwritten signature*

2/26/2022  
3:47:45  
PM

जिला का नाम महाराष्ट्र  
 अनुमण्डल का नाम महाराष्ट्र  
 अंचल का नाम महाराष्ट्र  
 नाम सर्कल नाम मौजा मय  
 थाना वो थाना नम्बर 2000005 5/129

रसीद मालगुजारी  
 फरद मालकी / फरद रैयती  
 नाम रैयत मय वलदियत जमाबन्दी  
 वो सकुनत नम्बर JB 6070014

116

खाता संख्या	खेसरा संख्या
<u>10</u>	<u>5000 1.66 40</u>
अराजी नकदी	अराजी भावली
	तफसील हिसाब लगान भावली

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

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी } (नकदी)	3.60				<del>3.60</del>	<del>3.60</del>
सेस } (भावली)	0.90				3.60	3.60
*सूद	1.80				0.90	0.90
मुतफरकात	1.80				1.80	1.80
मीजान	0.80				1.80	0.80

WP 8.90 तफसील अदायकारी 8.90 8.90

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल गुजारी } (नकदी)				<del>3.60</del>		
सेस } (भावली)				3.60		
*सूद				0.90		
मुतफरकात				1.80		
मीजान अदायकारी				1.80		

- (1) मीजान कुल (लफजों में)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

17.80 8.90 8.90

दस्तेखत वो तारीख जमला देहिन्दा

\* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर नि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIPALI PANGIARA

NAND LAL PANGIARA

13/01/1973  
Permanent Account Number  
CXUPP1077P

*Dipali Pangiara*  
Signature



15102015

द्विपाली



**Transaction Success!** Please Note Your Transaction Id.

Name	SumitKuamrSingh
Token No / Depositor ID	20220000021547
Amount	27694
Transaction ID	97c4fe20257b256def97
GRN	2210042311
CIN	10002162022022614047
Time	2022-02-26 17:55:14

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



## Pre Registration Docket

Date :- 26-02-2022 09:13 am

Office Name :- SRO - Govindpur  
Token No:- 20220000021547

Apoinment :- 28-Feb-2022 Time:- 14:55

Article	Sale Deed
Pre Registration Date	19-Feb-2022
No. Of Pages	23
Stamp Duty	36000
Paid Stamp Duty	0
Total Fees	₹ 27,694.

Property Id: **683198**

Valuation No. : 918914 / 2022	:- 2021-2022	User Id : 4221	Date : 26-February-2022 09:49:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Urban	Corporation : Jealgora	Village/City : Jealgora	
Jealgora Word No 0 - Other Road	-		
Volume Number - 1			
Page Number - 133			
Khata Number - 133			
Plot Number - 1446			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.96 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.96 x 196526=581716.96	₹5,81,717/-
A	Total		₹5,81,717/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,81,800/-
Total Amount in Words : Five Lakh Eighty One Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PROPOSED ROAD, West: PART OF THIS PLOT, South: PART OF THIS PLOT, North: PART OF THIS PLOT
Area	Land area : 2.96 Decimal
Other Description of the Property	Pin Code - 826109
Government/Market Value	581716.96

Transaction Amount	900000
--------------------	--------

SELLER	- <b>Mr. HIRA LAL VISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD- ,Father/Husband Name LATE GUHI RAM MISTRI , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	- <b>Mr. BHUDEV VISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD- ,Father/Husband Name LATE GUHI RAM MISTRI , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	- <b>Mr. PRABHU PRASAD VISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD- ,Father/Husband Name LATE GUHI RAM MISTRI , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	- <b>Mrs. PUNAM VISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD- ,Father/Husband Name LATE BODHAN RANA , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	- <b>Mrs. SARITA DEVI THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD- ,Father/Husband Name LATE GULAB SHARMA , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	- <b>Mr. SANDEEP KUMAR BISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD- ,Father/Husband Name LATE BISHAMBHAR BISHWAKARMA , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	- <b>Mr. SUMIT KUAMR SINGH , Address - 106 LA RAMESHWAR BHAWAN MAIN ROAD SARAIHELDA DHANBAD- ,Father/Husband Name HARENDRA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8855</b>
PURCHASER	- <b>Mrs. DIPALI, Address - C 32 CCL OFFICE COLONY KATHARA BOKARO JHARKHAND- ,Father/Husband Name LATE NAND LAL PANJIARA , PAN No.- ,Permission Case No.- , Aadhaar No. *****6361</b>

Witness Information	<b>Ms. NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR , Address - RAMAJEE COMPLEX GROUND FLOOR MEMKO MORE BARWADDA DHANBAD-, Father/Husband Name-LATE BHARAT MODI</b>
---------------------	---

Identifier Details	<b>Ms. NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR , Address - RAMAJEE COMPLEX GROUND FLOOR MEMKO MORE BARWADDA DHANBAD-, Father/Husband Name-LATE BHARAT MODI</b>
--------------------	---

<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	36,000

1	SP	690
<b>Total</b>		<b>690</b>

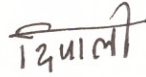
Fee Rule: Sale Deed		
1	A1	27,000
2	LL	3
3	PR	1
<b>Total</b>		<b>27,004</b>

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**

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-28-Feb-2022

- Government/Market Value: ₹581800/-
- Transaction Amount: ₹900000 /-
- Paid Stamp Duty: ₹36000 /-

On Date 28-02-2022 Presented at SRO -  
Govindpur  
Signature of Presenter

SRO - Govindpur

Receipt : 610427

Receipt Date : 28-02-2022

Presenter Name: SUMIT KUAMR SINGH

PR ₹1  
SP ₹690  
LL ₹3  
A1 ₹27000  
Stamp Duty ₹36000

Total ₹63694

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	36000	36000	0	GRAS	SumitKuamrSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210042281</li><li>• DEPT Transaction Id : bf0ebbd05b3c3351c6c3</li><li>• Transaction Type :</li></ul>	36000
PR	1	1	0	GRAS	SumitKuamrSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210042311</li><li>• DEPT Transaction Id : 97c4fe20257b256def97</li><li>• Transaction Type :</li></ul>	1
SP	690	690	0	GRAS	SumitKuamrSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210042311</li><li>• DEPT Transaction Id : 97c4fe20257b256def97</li><li>• Transaction Type :</li></ul>	690
A1	27000	27000	0	GRAS	SumitKuamrSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210042311</li><li>• DEPT Transaction Id : 97c4fe20257b256def97</li><li>• Transaction Type :</li></ul>	27000
LL	3	3	0	GRAS	SumitKuamrSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210042311</li><li>• DEPT Transaction Id : 97c4fe20257b256def97</li><li>• Transaction Type :</li></ul>	3

Sub Total	63694	63694	0				
-----------	-------	-------	---	--	--	--	--

**Article : Sale Deed Number of Pages : 46**

*Tam*  
**Signature of Operator**  
28/02/2022

*[Handwritten Signature]*  
**Signature of Head Clerk**

*[Handwritten Signature]*  
**Signature of Registering Officer**





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000021547

Deed Type	Sale Deed
Number of Pages	46
Fee Details	Stamp Duty :- Rs. 36000, PR :- Rs. 1, SP :- Rs. 690, A1 :- Rs. 27000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.581717/- ,Transaction Amount :- Rs.900000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Jealgora Location :- Other Road, Jealgora Word No 0 Property Boundaries :- East: PROPOSED ROAD, West: PART OF THIS PLOT, South: PART OF THIS PLOT, North: PART OF THIS PLOT Volume Number - 1Page Number - 133Khata Number - 133Plot Number - 1446 Area Of Land :- 2.96 Decimal

Sh./Smt. **SUMIT KUAMR SINGH** s/o/d/o/w/o **HARENDRA PRASAD SINGH**  
has presented the document for registration in this office  
today dated :- **28-Feb-2022** Day :- **Monday** Time :- **16:43:27 PM**



SUMIT KUAMR SINGH (Power Of Attorney)

Party Name	Document Type	Document Number
SUMIT KUAMR SINGH	PAN/UID	477715298855

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANDEEP KUMAR BISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD,				SELLER Age:45			

	<b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>							
2	<b>HIRA LAL VISHWAKARMA THROUGH</b>  , , , Jharkhand <b>PAN No.:</b>	No	Address:-	<b>SUMIT KUAMR SINGH</b>  , , , Jharkhand <b>PAN No.:</b>	<b>SELLER Age:71</b>			
3	<b>BHUDEV VISHWAKARMA THROUGH</b> <b>Address1 -</b> UPPER BAZAR GOVINDPUR DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>				<b>SELLER Age:66</b>			
4	<b>PRABHU PRASAD VISHWAKARMA THROUGH</b> <b>Address1 -</b> UPPER BAZAR GOVINDPUR DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>				<b>SELLER Age:63</b>			
5	<b>SARITA DEVI THROUGH</b> <b>Address1 -</b> UPPER BAZAR GOVINDPUR DHANBAD, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>				<b>SELLER Age:49</b>			
6	<b>PUNAM VISHWAKARMA THROUGH</b> <b>Address1 -</b> UPPER BAZAR GOVINDPUR DHANBAD, <b>Address2 -</b> , , , Jharkhand				<b>SELLER Age:45</b>			



1	<b>NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR</b> <b>Address1 - RAMAJEE COMPLEX GROUND FLOOR MEMKO MORE</b> <b>BARWADDA DHANBAD, Address2 -</b> <b>, , , Jharkhand</b>			
---	---	--	--	--

*Sumit*  
Signature of Operator  
28/02/2022

Seal and Signature of Registering Officer  


Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **SUMIT KUAMR SINGH** ), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR** ) Son/Daughter/Wife of ( **LATE BHARAT MODI** ) resident of ( **RAMAJEE COMPLEX GROUND FLOOR MEMKO MORE BARWADDA DHANBAD** ) and by occupation ( **Business** ).

*Sumit*  
Signature of Registering Officer

Date:- 28-Feb-2022

Seal and Signature of Registering Officer  


Token No.: 20220000021547

## CERTIFICATE

### Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **28-Feb-2022** by **SUMIT KUAMR SINGH**, S/O, D/O, W/O **HARENDRA PRASAD SINGH** resident of 106 LA RAMESHWAR BHAWAN MAIN ROAD SARAIIDHELA DHANBAD ..

This deed was registered as Document No.:- **2022/GOV/1262/BK1/1139** in Book No :- **BK1**, Volume No :- 95 from Page No :- 235 to 280 at, office of **SRO - Govindpur**

Date:- **28-Feb-2022**

Registering Officer



Handwritten signature and date: 28/2/20

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :**

That in consideration of the sum of Rs. 9,00,000/- (Rupees Nine Lakh) only, paid by the purchaser to the vendors (the receipt whereof the vendors both 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 by living thereon or by letting out the same to any person or persons or otherwise as the purchasers like.

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.

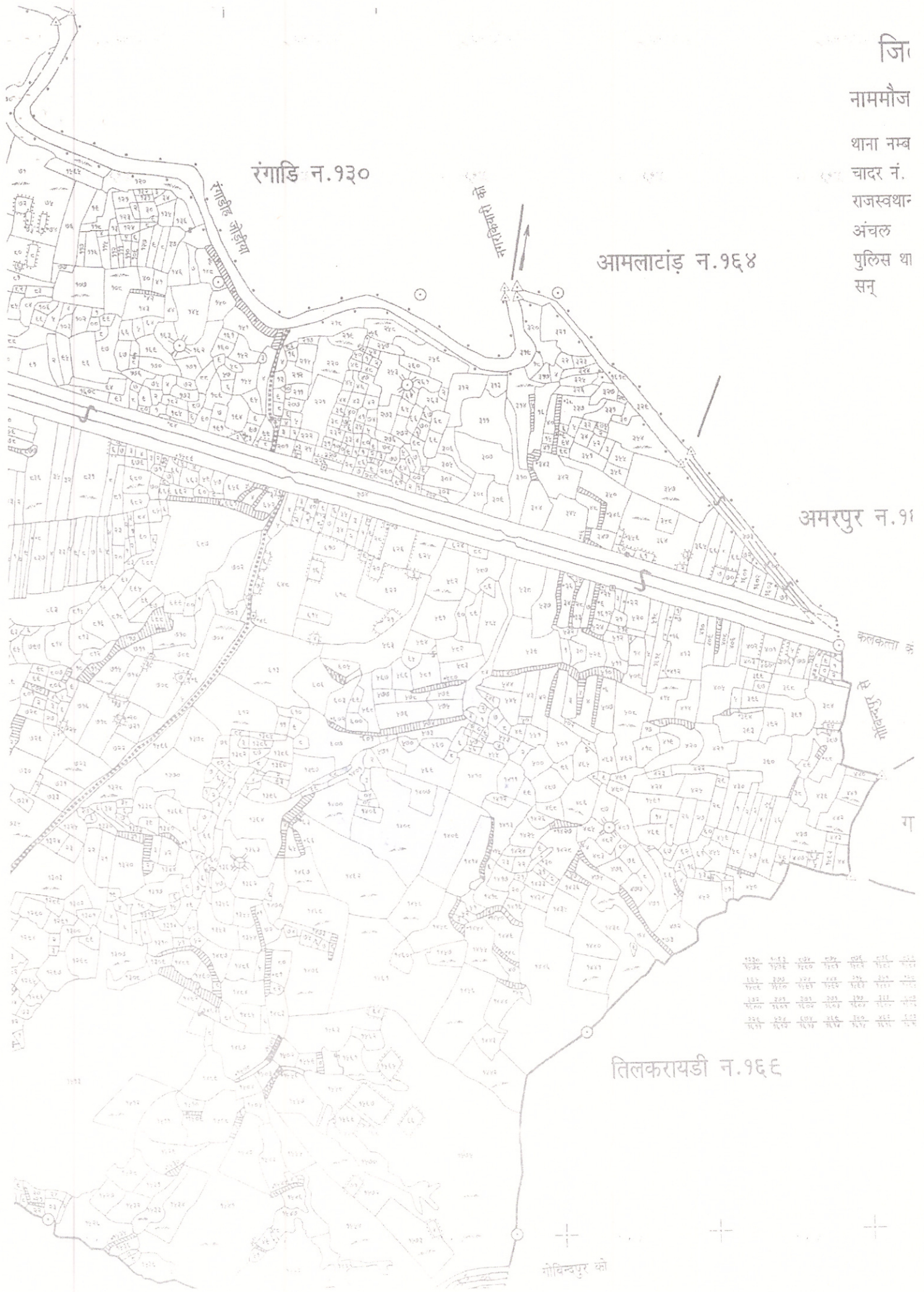
That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land, Adhivasi land and does not come under Govt. Acquisition land and not under CNT ACT Jharkhand and the vendor and purchaser satisfied with the contents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

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

Handwritten signature









जि  
 नाममौज  
 थाना नम्ब  
 चादर नं.  
 राजस्वथान  
 अंचल  
 पुलिस था  
 सन्






१३३०	१३३१	१३३२	१३३३	१३३४	१३३५	१३३६
१३३७	१३३८	१३३९	१३४०	१३४१	१३४२	१३४३
१३४४	१३४५	१३४६	१३४७	१३४८	१३४९	१३५०
१३५१	१३५२	१३५३	१३५४	१३५५	१३५६	१३५७

गोविन्दपुर को

PAN No.:								
7	<b>SUMIT KUAMR SINGH</b> <b>Address1 - 106 LA RAMESHWAR BHAWAN MAIN ROAD SARAIHELDA DHANBAD, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-</b>	Yes	Sumit Kumar Singh <b>Address:-</b> Rameshwar Bhawan, In Front Of Indian Overseas Bank, Main road, Saraidhela, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		<b>SELLER</b> <b>Age:38</b>			
8	<b>DIPALI</b> <b>Address1 - C 32 CCL OFFICE COLONY KATHARA BOKARO JHARKHAND, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-</b>	Yes	Dipali <b>Address:-</b> QTR. No. - 3218, , D-Type, Sector - 11/C, Bokaro steel city, , Bokaro, 827009, , Jharkhand, India		<b>PURCHASER</b> <b>Age:49</b>			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR</b> <b>S/o-D/o LATE BHARAT MODI</b> <b>Address1 - RAMAJEE COMPLEX GROUND FLOOR MEMKO MORE BARWADDA DHANBAD, Address2 - , , , Jharkhand PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

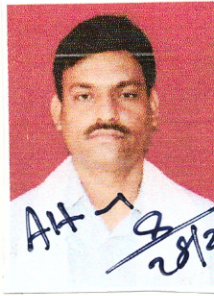
28/2/2022

10/2/22

गोविन्दपुर में लेख्याकारी दावेदार या अवर निबंधक  
 कृत मुख्यालय 16 संख्या 20  
 दावेदारों का नाम शुभेन्द्र कुमार सिंह  
हरजत प्रसाद सिंह  
सुरभिका सिंह  
 पंजीयन के लिए पेश किया।

[Signature]  
 अधिकारी का हस्ताक्षर  
 28/2/2022

अस्थापक का हस्ताक्षर



28/2/22

[Signature]  
 28/2/22



बस्ता  
पु  
मुक्त  
लिपिक  
28/10/22

28/10/22

SCHEDULE

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

MOUZA : JEALGORA, Mouza No.129,

NEW KHATA NO.133(Old Khata No.10), NEW PLOT NO.1446 (Old Plot No.502), area 2.96 dec.(Two point Nine Six decimals) Or 1290 Sq. feet of residential land in other Road, as per plan attached herewith and shown in colour Red, and marked as Lot No.V-11, Which is Butted and bounded as follows :-

North : Part of this Plot.

South : Part of this Plot.

East : Proposed Road.

West : Part of this Plot

PHOTOGRAPH OF PURCHASER



पुत्री

WITNESSES :

1. Mahesh Kumar  
S/o- Late Bharat Modi  
Housing Colony  
Dhanbad
2. Shailendra Sharma  
S/o S.S. Mishra  
Bhuli Dhanbad



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

Sita Ram  
(Adv)  
ENo - 4530/2005