

1985

1804

37986  
25/03/22

37  
25/3



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 612b8a0e00429ae6fda1  
**Receipt Date :** 25-Mar-2022 11:16:09 am  
**Receipt Amount :** 70574/-  
**Amount In Words :** Seventy Thousands Five Hundred And Seventy Four Rupees Only  
**Token Number :** 20220000037986  
**Office Name :** SRO - Govindpur  
**Document Type :** Sale Deed  
**Payee Name :** LAXMI NARAYAN SINGH ( Vendee )  
**GRN Number :** 2210484965



-: For Office Use :-

निम्नलिखित विधाम 21 के अधीन और छातानामागपु  
क अर्थात् एक्ट की द्वारा 1979 के अधिन  
क अर्थात् है और एक्टिंग एक्ट 1899  
क अनुसार 1979 के अधिन  
क अर्थात् है अथवा टिकट  
क अर्थात् है - शुल्क अपेक्षित  
नहीं है।  
25/3/22

दस्तावेज जांच किया  
फार्म 4 जांच किया

25/03/2022

निबन्धन पदाधिकारी  
25/3/22

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

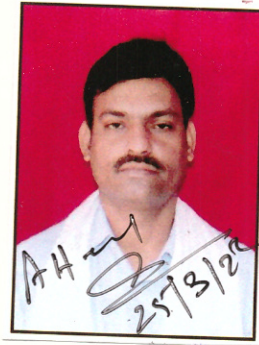


Riv-side Harindpur VMC 17, 64, 349 / G. 705 MF

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है।

Payment is done of Rs. 53685/-  
8210985067 Dt. 853/22

Freehold  
APN 58931/10  
SA 3/22  
PA 1/22  
58937/10  
8/1/22



Sumit Kumar Singh  
25/3/22



### DEED OF SALE

**THIS DEED OF ABSOLUTE SALE** is made on this the \_\_\_\_\_ day of \_\_\_\_\_, 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: BHWPS9750F)** S/O Sri Harendra Prasad Singh, by caste GENARAL, by occupation Business, resident of LA 106, Rameshwar Bhawan, Main Road, Saraidhela, P.S. Saraidhela, District Dhanbad, Jharkhand, 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.



Sanit Kumar Singh  
25/3/22

AND IN FAVOUR OF

SRI LAXMI NARAYAN SINGH(PAN: CSJPS2502J), S/O of SHIV SINGH, by faith Hindu, by caste General, by occupation Scervice, resident of Tetulmari Township BL-23 Q No- 264 P.O. + P.S.- Tetulmari, 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, 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 Setttlement approved in the Court & Additional Deputy Commissionour Dhanbad by case no. 182- 1932/1933

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, 64,349/- (Rupees Seventeen Lakh Sisty Four Thousand Three Hundread Fourty nine) only, through Union Bank Of India DD No – 804870 Dated 24/03/2022 as the highest consideration thereof, which the vendors have accepted.



21/5/19  
21/5/19

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

That in consideration of the sum of Rs. 17, 64,349/- (Rupees Seventeen Lakh Sixty Four Thousand Three Hundred Forty nine) 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.



Handwritten notes and signatures in the top left corner, including a date '25/3/22' and a signature.

Handwritten notes in the top right corner, including a signature 'Ravi Kumar Singh' and a date '25/3/22'.

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

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 Ninety Six decimals) of residential land in other Road, as per plan attached herewith and shown in colour Red, and marked as Lot No.V-8, Which is Butted and bounded as follows :-

North: Sub Plot No -V7

South: Sub Plot No -V9

East: Proposed Road

West: Sub Plot No -V16 &v- 17

PHOTOGRAPH OF PURCHASER



Handwritten signature 'Rajni Narayan Singh' and date '25/03/2022' below the photograph.

WITNESSES:

- 1. Mahesh Kumar. s/o Lt. Bharat Madi R/o Ramjee Complex near to Meer Barwadda Dhanbad
- 2. Amandeep Pandey s/o Sgt. Anandhesh Pandey Ad- Harapure Ajantapara 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 Malhotra S.No. 4530/2005 (Ady)

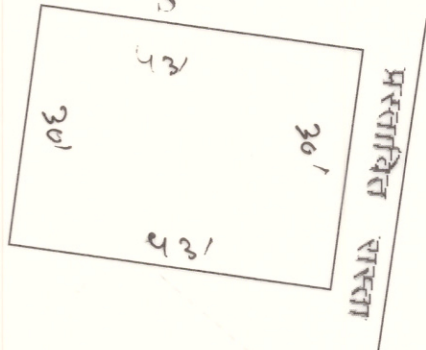


Vender) 1. SRI HIRA LAL VISHWAKARMA 2. SRI BHUDEV VISHWAKARMA  
 3. SRI PRABHU PRASAD VISHWAKARMA all sons of Late Guhram Mistry, 4.,  
 SMT. PUNAM VISHWAKARMA, W/O Dilip Kumar Vishwakarma, 5. SMT SARITA  
 DEVI, W/O PRADIP VISHWAKARMA. 6. SRI SANDEEP KUMAR BISHWAKARMA,  
 S/O Late BISHWAMBHAR BISHWAKARMA,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

SRI LAXMI NARAYAN SINGH(PAN: CSJPS2502J), S/O of SHIV SINGH, by faith  
 Hindu, by caste Genaral, by occupation Scervice, resident of Tetulmari Township  
 BL-23 Q No- 264 P.O. + P.S.- Tetulmari, District Dhanbad, 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 Ninety Six decimals) of residential land.

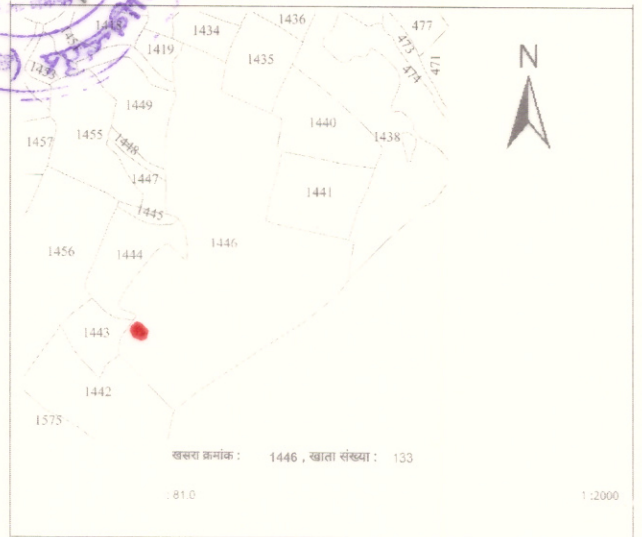
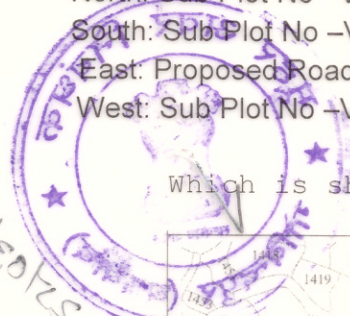


Which is butted and bounded as flows:-

- North: Sub Plot No -V7
- South: Sub Plot No -V9
- East: Proposed Road
- West: Sub Plot No -V16 &v- 17

Which is shown in colour red.

*Handwritten notes in purple ink:*  
 25/03/2022  
 K. M. Singh  
 K. M. Singh







झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

March 24, 2022

पंजी II प्रति

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	थाना नम्बर	129	खाता का प्रकार	रेयती					
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 परिमाण		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

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

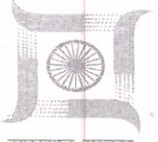
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

*Handwritten signature and date 25/03/22*





झारखण्ड सरकार

झारखण्ड 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)		चप्र रु० उसीस पस अलतिसेस	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

3/24/2022  
4:12:38  
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।





NOTARY  
DHANBAD

हमलोग 1. श्री विश्वम्बर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा, 3. श्री प्रभु प्रसाद विश्वकर्मा, 4. श्री भूदेव विश्वकर्मा, पिता- स्व0 गुहिराम मिस्त्री, जाति- बड़ई, पेशा- खेती आदि, साविन- अपर बाजार, गोविन्दपुर, पो0 व थापा- गोविन्दपुर, जिला- धनबाद (झारखण्ड) भारतीय

1. यह कि मेरा वास्तविक नाम 1. श्री विश्वम्बर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा, 3. श्री प्रभु प्रसाद विश्वकर्मा 4. श्री भूदेव विश्वकर्मा, पिता- स्व0 गुहिराम मिस्त्री है, जो पंजी में मुलवश 1. विश्वम्बर मिस्त्री 2. टीरालाल मिस्त्री 3. प्रमुरूप मिस्त्री 4. भूदेव मिस्त्री, पिता- स्व0 भुटी मिस्त्री हो गया है।

2. यह कि हमलोगो के आधार मे 1. श्री विश्वम्बर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा, 3. श्री प्रभु प्रसाद विश्वकर्मा 4. श्री भूदेव विश्वकर्मा, पिता- स्व0 गुहिराम मिस्त्री है जो सही है।

3. यह कि उपरोक्त लिखित सारी बातें हमलोगो के जानकारी मे सही एवं सत्य है।

4. यह कि यह शपथ-पत्र हमलोग सक्षम पदाधिकारी के समक्ष प्रस्तुत करने हेतु बना रहा हूँ जो समय पर काम आवे।

सत्यापन

शपथकर्ता की पहचानकर्ता  
अधिवक्ता

एतद् द्वारा घोषणा करता हूँ, कि उपरोक्त सारी बातें मेरी जानकारी में सही एवं सत्य है, जिसे आज दिनांक 01 MAR 2021 सत्यापित किया।

धनबाद के समक्ष किया।

NOTARY  
DHANBAD



Section 10  
(6) of the Cr.P.C. 1973  
(1) of 1974 & (8) (1)  
Act No 23 of 1952

Bishwanath or Bishwdeka  
हिरालाल विश्वकर्मा  
प्रभु प्रसाद विश्वकर्मा  
Bhudev Vishwakarma  
शपथकर्ता

SL No. 59 Date: 01 MAR 2021



### **शपथ-पत्र**

हमलोग 1. श्री विश्वम्भर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा, पिता- स्व० गुहीराम मिस्त्री, जाति- बढई पेशा- खेती आदि, साकिन- अपर बाजार, गोविन्दपुर, पो० व थाना- गोविन्दपुर, जिला- धनबाद (झारखण्ड) भारतीय।

1. यह कि मेरा वास्तविक नाम 1. श्री विश्वम्भर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा पिता- स्व० गुहीराम मिस्त्री है, जो पंजी ii में भुलवश विश्वम्भर मिस्त्री एवं हिरालाल मिस्त्री हो गया है।

2. यह कि मेरे आधार मे श्री विश्वम्भर, 2. श्री हिरा लाल विश्वकर्मा है।

3. यह कि उपरोक्त लिखित सारी बातें मेरे जानकारी मे सही एवं सत्य है।

4. यह कि यह शपथ-पत्र में सक्षम पदाधिकारी के समक्ष प्रस्तुत करने हेतु बना रहा हूँ, जो समय पर काम आवे।

SL 34, Date 15 JAN 2021



Sch. XIV.—F. No. 180V

रसीद मालगुजारी  
 नाम सर्कल। नाम मौजा मय  
 थाना वो थाना नम्बर

V

फरद मालकी / फरद रैयती  
 नाम रैयत मय वलदियत जमाबन्दी  
 वो सकुनत नम्बर।

JN  
 39 1991908

अराजी नकदी - अराजी भावली - तफसील हिसाब लगान भावली

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

मांग बाबद	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१रा वर्ष	
माल- (नकदी)	२.००	/	/	/	/	२.००
गुजारी (भावली)	१.५०					२.००
सेस	१.००					१.५०
*सूद	१.००					१.००
मुतफरकात	१.५०					१.५०
मीजान	८.५०					८.५०

तफसील अदायकारी

अदायकारी बाबद	बकाया				मीतलबा	फाजिल	
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१रा वर्ष			
माल- (नकदी)	/	/	/	/	/	/	
गुजारी (भावली)							२.००
सेस							१.५०
*सूद							१.००
मुतफरकात							१.००
मीजान अदायकारी						८.५०	

- (१) मीजान कुल (लिपजों में)
- (२) नाम देहन्दा—
- (३) कुल बकाया—

दस्तखत वी. नारायण अमला तहसील कुनिन्दा

\*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूब नहीं लिया जाता है।









आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAXMI NARAYAN SINGH

SHIV SINGH

21/05/1983

Permanent Account Number

CSJPS2502J

Signature



05052010





## Pre Registration Docket

Date :- 24-03-2022 04:34 pm

Office Name :- SRO - Govindpur  
Token No:- 20220000037986

Appointment :- 25-Mar-2022 Time:- 15:20

Article	Sale Deed
Pre Registration Date	24-Mar-2022
No. Of Pages	23
Stamp Duty	70574
Paid Stamp Duty	0
Total Fees	₹ 53,625.

Property Id: **706435**

Valuation No. : 951131 / 2022	:- 2021-2022	User Id : 4221	Date : 24-March-2022 16:37:PM
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: SUB PLOT NO V 16 AND V 17, South: SUB PLOT NO V 9, North: SUB PLOT NO V 7
Area	Land area : 2.96 Decimal
Other Description of the Property	Pin Code - 826004
Government/Market Value	581716.96



Transaction Amount	1764349
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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 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 BISHWAMBHAR BISHWAKARMA , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	- <b>Mr. SUMIT KUMAR SINGH , Address - RAMESHWAR BHAWAN MAIN ROAD SARAIHELDA DHANBAD- ,Father/Husband Name KARENDRA PRASAD SINGH , PAN No.- *****750F,Permission Case No.- , Aadhaar No. *****8855</b>
PURCHASER	- <b>Mr. LAXMI NARAYAN SINGH, Address - TETULMARI TOWNSHIP BL- 23 Q NO 264 TETULMARI DHANBAD- ,Father/Husband Name SHIV SINGH , PAN No.- *****502J,Permission Case No.- , Aadhaar No. *****1932</b>

Witness Information	<b>Ms. NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR , Address - RAMAJEE COMPLEX MEMKO MORE BARWADDA DHANBAD-, Father/Husband Name-LATE BHARAT MODI</b>
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Identifier Details	<b>Mrs. NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR , Address - RAMAJEE COMPLEX MEMKO MORE BARWADDA DHANBAD-, Father/Husband Name-LATE BHARAT MODI</b>
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Fee Rule:Sale Deed		
1	Stamp Duty	70,574

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

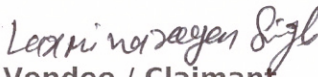


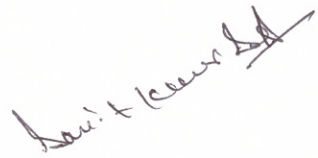
Fee Rule: Sale Deed		
1	A1	52,931
2	LL	3
3	PR	1
<b>Total</b>		<b>52,935</b>

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  
25/03/2022

  
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-25-Mar-2022

- Government/Market Value: ₹581800/-
- Transaction Amount: ₹1764349 /-
- Paid Stamp Duty: ₹70574 /-

**Receipt : 626341**

**Receipt Date : 25-03-2022**

**Presenter Name: SUMIT KUMAR SINGH**

**PR** ₹1

**SP** ₹690

**LL** ₹3

**A1** ₹52931

**Stamp Duty** ₹70574

On Date 25-03-2022 Presented at SRO - Govindpur

Signature of Presenter

SRO - Govindpur

*Sumit Kumar Singh*  
25/03/2022

**Total**


₹124199

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	70574	70574	0	GRAS	LaxmiNarayanSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210484965</li><li>• DEPT Transaction Id : 612b8a0e00429ae6fda1</li><li>• Transaction Type :</li></ul>	70574
PR	1	1	0	GRAS	LaxmiNarayanSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210485067</li><li>• DEPT Transaction Id : 0bea30b4fb1aabf23e57</li><li>• Transaction Type :</li></ul>	1
SP	690	690	0	GRAS	LaxmiNarayanSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210485067</li><li>• DEPT Transaction Id : 0bea30b4fb1aabf23e57</li><li>• Transaction Type :</li></ul>	690
A1	52931	52931	0	GRAS	LaxmiNarayanSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210485067</li><li>• DEPT Transaction Id : 0bea30b4fb1aabf23e57</li><li>• Transaction Type :</li></ul>	52931
LL	3	3	0	GRAS	LaxmiNarayanSingh	<ul style="list-style-type: none"><li>• GRN Number : 2210485067</li><li>• DEPT Transaction Id : 0bea30b4fb1aabf23e57</li><li>• Transaction Type :</li></ul>	3



Sub Total	124199	124199	0				
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**Article : Sale Deed Number of Pages : 46**

  
**Signature of Operator**  
25/03/2022

  
**Signature of Head Clerk**

  
**Signature of Registering Officer**



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000037986

Deed Type	Sale Deed
Number of Pages	46
Fee Details	Stamp Duty :- Rs. 70574, PR :- Rs. 1, SP :- Rs. 690, A1 :- Rs. 52931, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.581717/- ,Transaction Amount :- Rs.1764349/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Jealgora Location :- Other Road, Jealgora Word No 0 Property Boundaries :- East: PROPOSED ROAD, West: SUB PLOT NO V 16 AND V 17, South: SUB PLOT NO V 9, North: SUB PLOT NO V 7 Volume Number - 1Page Number - 133Khata Number - 133Plot Number - 1446 Area Of Land :- 2.96 Decimal

Sh./Smt.SUMIT KUMAR SINGH s/o/d/o/w/o KARENDRA PRASAD SINGH has presented the document for registration in this office today dated :- 25-Mar-2022 Day :- Friday Time :- 16:29:08 PM







SUMIT KUMAR SINGH (Power Of Attorney)

Party Name	Document Type	Document Number
SUMIT KUMAR SINGH	PAN/UID	BHWPS9750F

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PUNAM VISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:				SELLER Age:45			
2	HIRA LAL VISHWAKARMA THROUGH , , , Jharkhand PAN No.:	No	Address:-	SUMIT KUMAR SINGH , , , Jharkhand PAN No.: BHWPS9750F	SELLER Age:71			



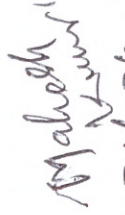


3	<b>BHUDEV VISHWAKARMA THROUGH</b> <b>Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand</b> <b>PAN No.:</b>				SELLER Age:66		
4	<b>PRABHU PRASAD VISHWAKARMA THROUGH</b> <b>Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand</b> <b>PAN No.:</b>				SELLER Age:63		
5	<b>SARITA DEVI THROUGH</b> <b>Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand</b> <b>PAN No.:</b>				SELLER Age:46		
6	<b>SANDEEP KUMAR BISHWAKARMA THROUGH</b> <b>Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand</b> <b>PAN No.:</b>				SELLER Age:45		
7	<b>SUMIT KUMAR SINGH</b> <b>Address1 - RAMESHWAR BHAWAN MAIN ROAD SARAIHELHA DHANBAD, Address2 - , , , Jharkhand</b> <b>PAN No.:</b> BHWPS9750F,Permission Case No.-	Yes	Sumit Kumar Singh <b>Address:-</b> Rameshwar Bhawan, In Front Of Indian Overseas Bank, Main road, Saraidhela, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:39	 	<i>Sumit Kumar Singh</i> 25/03/2022
8	<b>LAXMI NARAYAN SINGH</b> <b>Address1 - TETULMARI TOWNSHIP BL- 23 Q NO 264 TETULMARI DHANBAD, Address2 - , , , Jharkhand</b> <b>PAN No.:</b> CSJPS2502J,Permission Case No.-	Yes	Laxmi Narayan Singh <b>Address:-</b> Plot No - 505, , Hari Nagar Extn Jaitpur Badarpur		PURCHASER Age:38	 	<i>Laxmi Narayan Singh</i> 25/03/2022



New Delhi,  
JaitPur, ,  
South  
Delhi,  
110044, ,  
Delhi, India

**Identification:**

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

**Witness:**

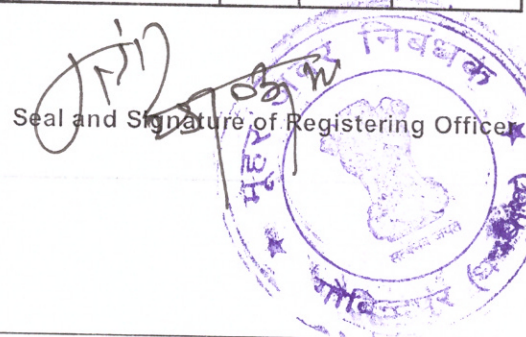
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR</b> Address1 - RAMAJEE COMPLEX MEMKO MORE BARWADDA DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

*Jain*  
25/03/2022

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **SUMIT KUMAR 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 MEMKO MORE BARWADDA DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer

*Jain*  
25/03/22

Seal and Signature of Registering Officer



Date:- 25-Mar-2022



Token No.: 20220000037986


# CERTIFICATE

## Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **25-Mar-2022** by **SUMIT KUMAR SINGH**, S/O, D/O, W/O **KARENDRA PRASAD SINGH** resident of RAMESHWAR BHAWAN MAIN ROAD SARAIHELIA DHANBAD .,

This deed was registered as Document No:- **2022/GOV/1985/BK1/1804** in Book No :- **BK1**, Volume No :- 149 from Page No :- 221 to 266 at, office of **SRO - Govindpur**

Date:- **25-Mar-2022**

  
Registering Officer  
