

2586

2357

49890

20.04.2022



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b0a98276ae6b76b1f287

Receipt Date : 20-Apr-2022 10:04:30 am

Receipt Amount : 36000/- ✓

Amount In Words : Thirty Six Thousands Rupees Only

Token Number : 20220000049890

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : AMIT KUMAR SHARMA (Vendee)

GRN Number : 2210917714



-: For Office Use :-

नियम 21 के अन्तर्गत
किसी भी प्रकार के
नियम 21 के अन्तर्गत
की जायगी।
यदि कोई भी व्यक्ति
नहीं है।

दिनांक 20.04.22

निबंधन पदाधिकारी

दस्तावेज जाँच किया ✓

फॉर्म 4 जाँच किया ✓

20/4/22

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

मूल्य का न्यूनतम मूल्य गारंटी (G. & B. 100)

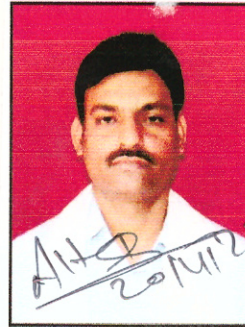
वेतन

87000 = 10
3 = 10
1 = 10
87000 = 10

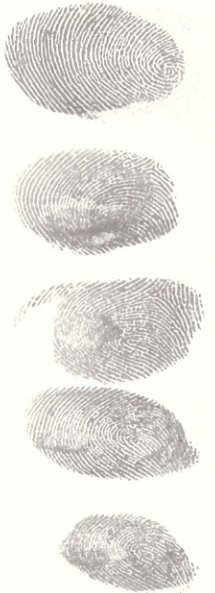
वेतन

समाप्त वर्धित जमीन का मूल्य मार्ग परिक्रमा पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है !

By GKN No. 2210915839 Dt. 21.11.22



Sumit Kumar Singh
20/11/22



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 20 day of April, 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 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 Category 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, vendors are represented by their constituted attorney, **SRI SUMIT KUMAR SINGH** (ADHAR **** * 8855, PAN: ADCFS6469G) S/O Sri Harendra Prasad Singh, by Category 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-051300889/21, dated 01.10.2021, registered at Assurance office HOWRAH (Kolkata), and vendors are alive and this power is not revoke till to-day.

Amrit Kumbh
20/4/22

AND IN FAVOUR OF

AMIT KUMAR SHARMA, ADHAR : **** * 7114, PAN: EEJPS7358N, S/O of Satyendra Sharma, by occupation Service by faith Hindu, by Category OBC, resident of Balbari School Bhavtarni Path, P.O- Purana Bazar, PS- Dhansar, Dist- 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., SMT. PUNAM VISHWAKARMA, 5. SMT SARITA DEVI, 6.SRI SANDEEP KUMAR BISHWAKARMA, S/O Late Bishwambhar abishwakarma 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 LATE BISHAMBHAR BISHWAKARMA Fathers in-law of vendors no 4 and 5 and sons of 6, vide Volume No.01 and Page No.133, in New Khata No.133, New Plot No.1446, Area 381 dec. of land. And Hukumnama Settlement Appiled in The Court Of Addl DC Dhanbad Vied Case No 1828 Of 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.

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

Handwritten signature and date: 20/11/20

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.

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.

दस्तावेज
भू संपत्ति
भूमि की पुस्तिका
मुक्त
लिखिक

Amit Kumar
20/4/22

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) 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-13, Which is Butted and bounded as follows :-

- North : Part of this Plot.
- South : Part of this Plot.
- East : Part of this Plot.
- West : Proposed Road

PHOTOGRAPH OF PURCHASER



Amit Kumar Sharma



WITNESSES :

- Bhawan Prateep Soni
S/O. Sri Raneshwar Pat. Samkera.
Hirapur, Dhantrol
- Santosh Chakrabarty
S/O Baidyanath Chakrabarty
Kushanagar Dhantrol.

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 Mahla
(Achar)
F.No. 4530/2005

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 Category OBC, by occupation Cultivation and House wife etc.,resident of Upper Bazar Gobindpur, P.O. & P.S. Gobindpur, District Dhanbad, Jharkhand,

Vendee) AMIT KUMAR SHARMA, S/O of Satyendra Sharma, by occupation Service by faith Hindu, by Category OBC, resident of Balbari School Bhavtarni Path, P.O- Purana Bazar, PS- Dhansar, Dist- 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) Or 1290 Sq. feet of residential.

Which is butted and bounded as flows:-



North: Part of this Plot.

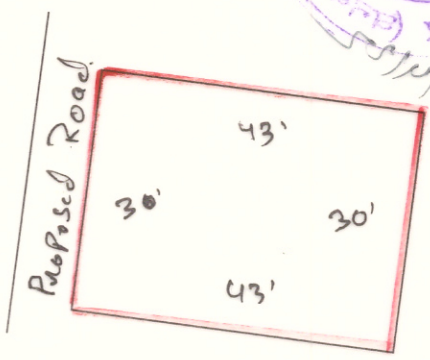
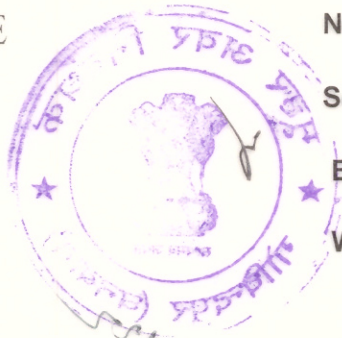
South: Part of this Plot.

East: Part of this Plot.

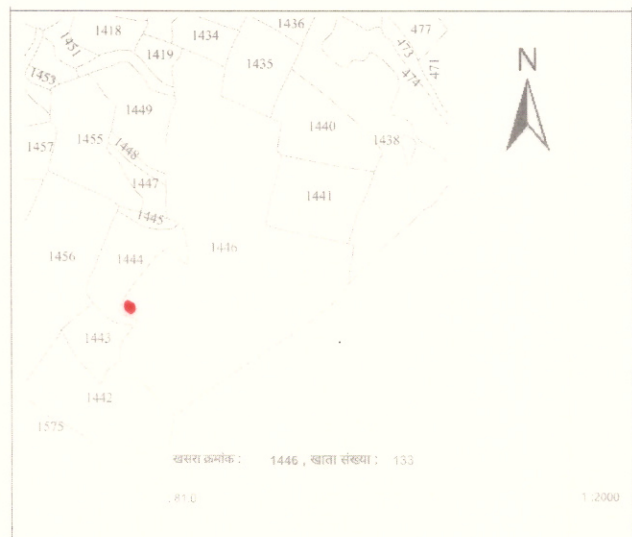
West: Proposed Road

Which is shown in colour red.

Handwritten signature and date: 20/4/22



Handwritten signature and date: 20/4/22





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

April 20, 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					
मोजा का नाम	जियलगोरडा	होलिग संख्या	133	तौजी संख्या	1	थाना नम्बर	129	खाता का प्रकार	रैयती					
विश्वभर मिस्ती वो हीरालाल मिस्ती वो , पिता-गुही मिस्ती , जाति- बढई एवं प्रभु प्रसाद मिस्ती वो भूदेव मिस्ती , पिता-अंश समान , जाति- बढई														
खाता नम्बर	प्लोट संख्या		रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस		
133	1446		0 ऐ 57.02 डि 1 हे				-				0	0		
कुल परिमाण			0 ऐ 57.02 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 कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्राप्ति 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।

Venkat
20/04/22

Sanit Kumar



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-वढाड़, 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)						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

4/20/2022

9:54:43

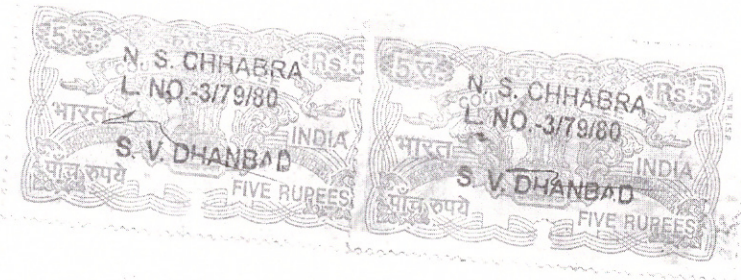
AM

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।

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समक्ष कार्यपालक दण्डाधिकारी, धनबाद

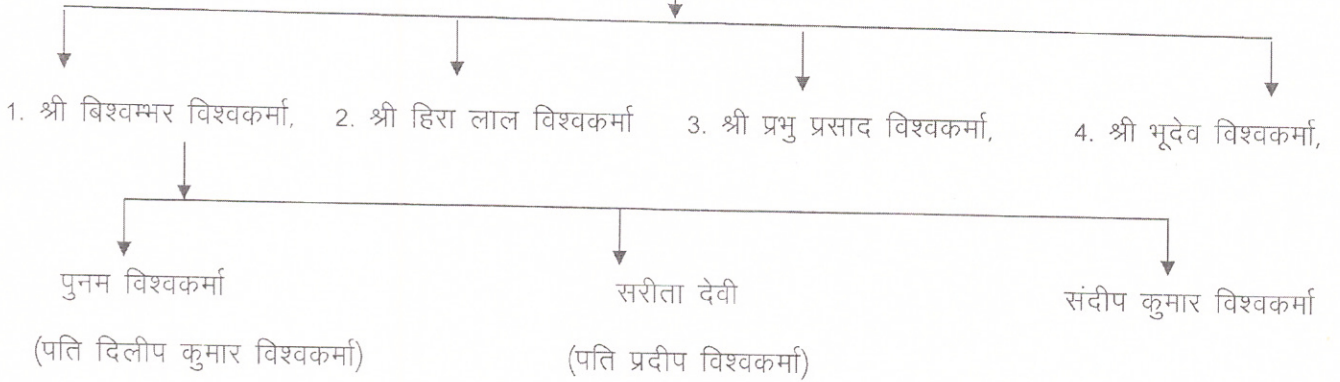
शपथ-पत्र

मैं श्री हिरा लाल विश्वकर्मा, पिता- स्व० गुहिराम मिस्त्री, जाति- बढई, पेशा- खेती आदि, साकिन- अपर बाजार, गोविन्दपुर, पो० व थाना- गोविन्दपुर, जिला- धनबाद (झारखण्ड) भारतीय।

वंशावली

स्व० गुही राम मिस्त्री

(पत्नी स्व० दख पति देवी)



1. यह कि उपरोक्त लिखित सारी बाते मेरे जानकारी मे सही एवं सत्य है।
2. यह कि यह वंशावली मैं सक्षम पदाधिकारी के समक्ष प्रस्तुत करने हेतु बना रहा हूँ, जो समय पर काम आवे।

सत्यापन

शपथकर्ता की पहचानकर्ता

S.K. Gupta
को सत्यापित अधिवक्ता
S.K. Gupta



एतद् द्वारा धोषणा करता हूँ, कि उपरोक्त सारी बातें मेरे जानकारी में सही एवं सत्य है। जिसे आज दिनांक:-

EXECUTIVE MAGISTRATE
DHANBAD

हिरा लाल विश्वकर्मा

शपथकर्ता

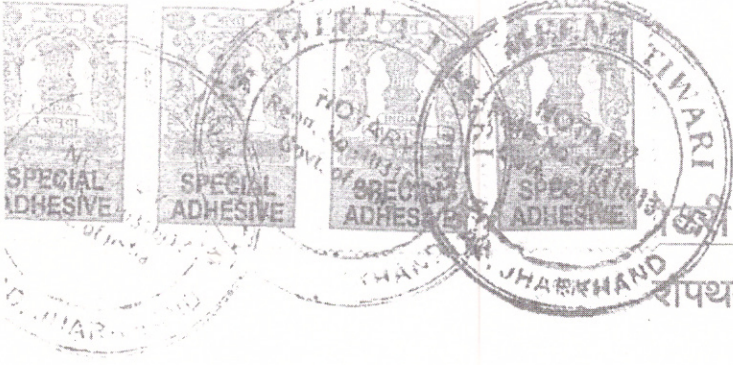
भूदेव विश्वकर्मा

प्रभु प्रसाद विश्वकर्मा

By
Sandeep Kumar Bisht

Sarita Devi पुनम विश्वकर्मा

Sandeep Kumar Bisht



श्री पब्लिक, धनबाद
शपथ-पत्र

NOTARY
DHANBAD

हमलोग 1. श्री विश्वम्भर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा, पिता- स्व0 गुहीराम मिस्त्री, जाति- बढई, पेशा- खेती आदि, साकिन- अपर बाजार, गोविन्दपुर, पो0 व थाना- गोविन्दपुर, जिला- धनबाद (झारखण्ड) भारतीय।

1. यह कि मेरा वास्तवीक नाम 1. श्री विश्वम्भर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा, पिता- स्व0 गुहीराम मिस्त्री है, जो पंजी ii में भुलवश विस्मर मिस्त्री एवं हीरालाल मिस्त्री, हो गया है।
2. यह कि मेरे आधार मे श्री विश्वम्भर विश्वकर्मा, 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 मैं सक्षम पदाधिकारी के समक्ष प्रस्तुत करने हेतु बना रहा हूँ, जो समय पर काम आवे।

सत्यापन

शपथकर्ता की पहचानकर्ता
अधिवक्ता

[Handwritten signature]

धनबाद के समक्ष किया।

एतद् द्वारा धोषणा करता हूँ, कि उपरोक्त सारी बातें मेरी जानकारी मैं सही एवं सत्य है, जिसे आज दिनांक:- 15/01/21 को सत्यापित किया।

1. Bishwanthar Bishwakarma

2. हिरा लाल विश्वकर्मा

शपथकर्ता

[Handwritten signature]
15/01/21



Authorised
JIS 297 (1) (C) of the Cr.P.C. 1973
Act No 11 of 1974 & u/s (8) (i)
Act No 53 of 1956

शपथ-पत्र

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

1. यह कि मेरा वास्तवीक नाम 1. श्री विश्वम्भर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा पिता- स्व० गुहिराम 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 बाते 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

जिला का नाम महाराष्ट्र
 अनुमण्डल का नाम महाराष्ट्र
 अंचल का नाम महाराष्ट्र
 नाम सर्कल नाम मोजा मय
 थाना वो थाना नम्बर महाराष्ट्र 5/1/29

वरसीद मालगुजारी
 फरद मालकी/फरद रैयती
 नाम रैयत मय वल्लिदयत जमाबन्दी
 वो सकुनत नम्बर 116
6070014

खाता संख्या	खेसरा संख्या
<u>10</u>	<u>5000 1.66</u>
अराजी नकदी	अराजी भावली
<u>250000</u>	<u>तफसील हिसाब लगान भावली</u>

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) (भावली)	3.60				3.60 3.60	3.60
सेस	0.90				0.90	0.90
*सूद	1.80				1.80	1.80
मुतफरकात	1.80				1.80	1.80
मीजान	0.80				0.80	0.80
	<u>8.90</u>				<u>8.90</u>	<u>8.90</u>

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल गुजारी } (नकदी) (भावली)				3.60 3.60		
सेस				0.90		
*सूद				1.80		
मुतफरकात				1.80		
मीजान अदायकारी				0.80		
				<u>8.90</u>		

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

17.80 8.90 8.90
 दस्तखत या तारीख अमला देहिन्दा कुमिन्दा
01/10/81

* जाम भरत का बकाया मालगुजारी पर (सिंदाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) मूद नहीं लिया जाता है।

जि

नाममौज

थाना नम्ब

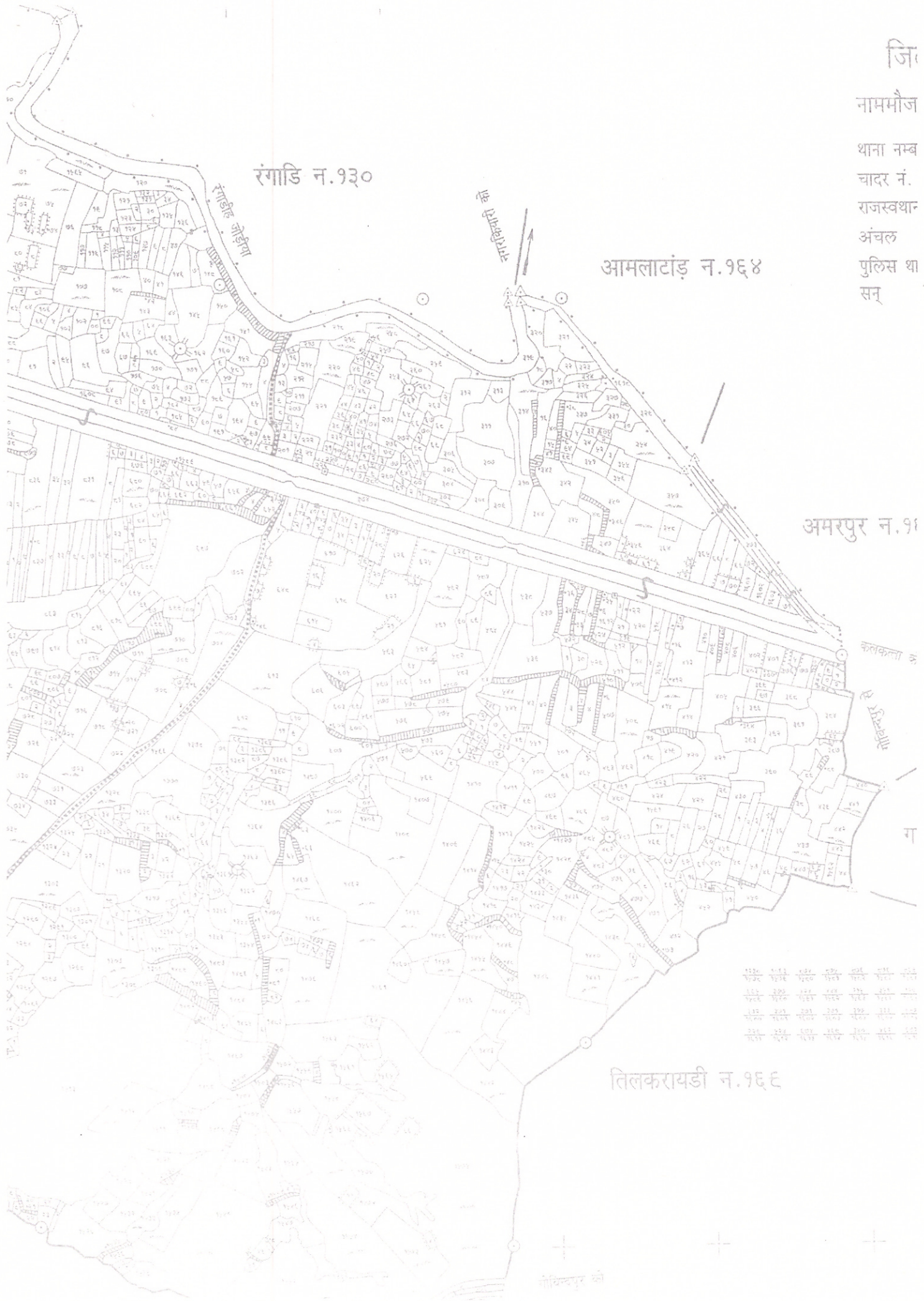
चादर नं

राजस्वथान

अंचल

पुलिस था

सन्



रंगाडि न. 930

आमलाटांड न. 968

अमरपुर न. 91

तिलकरायडी न. 968

1120	1121	1122	1123	1124	1125	1126
1127	1128	1129	1130	1131	1132	1133
1134	1135	1136	1137	1138	1139	1140
1141	1142	1143	1144	1145	1146	1147

मोडिफिकेशन

Transaction Success! Please Note Your Transaction Id.

Name	AmitKumarSharma
Token No / Depositor ID	20220000049890
Amount	27724
Transaction ID	376bb6c75aff88d883b4
GRN	2210917839
CIN	10002162022042001928
Time	2022-04-20 10:10:15

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 19-04-2022 06:47 pm

Office Name :- SRO - Govindpur

Token No:- 20220000049890

Appoinment :- 20-Apr-2022 Time:- 14:40

Article	Sale Deed
Pre Registration Date	19-Apr-2022
No. Of Pages	24
Stamp Duty	36000
Paid Stamp Duty	0
Total Fees	₹ 27,724.

Property Id: **723683**

Valuation No. : 974260 / 2022	:- 2022-2023	User Id : 4221	Date : 19-April-2022 18:15: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.	Property Boundaries East: PART OF THIS PLOT, West: PROPOSED ROAD, 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
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SELLER	-Mr. HIRA LAL VISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND- ,Father/Husband Name LATE GUHI RAM VISHWAKARMA , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. BHUDEV VIAHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND- ,Father/Husband Name LATE GUHI RAM MISTRI , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. PRABHU PRASAD VISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND- ,Father/Husband Name LATE GUHI RAM MISTRI , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mrs. PUNAM VISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD- ,Father/Husband Name BODHAN RANA , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mrs. SARITA DEVI THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND- ,Father/Husband Name GULAB SHARMA , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. SANDEEP KUMAR BISHWAKARMA THROUGH, Address - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND- ,Father/Husband Name LATE BISHWAMBHAR BISHWAKARMA , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. SUMIT KUMAR SINGH , Address - LA 106 RAMESHWAR BHAWAN MAIN ROAD SARAIHELIA DHANBAD JHARKHAND- ,Father/Husband Name HARENDRA PRASAD SINGH , PAN No.- *****469G,Permission Case No.- , Aadhaar No. *****8855
PURCHASER	-Mr. AMIT KUMAR SHARMA, Address - BALBARI SCHOOL BHAVTARNI PATH PURANA BAZAR DHANSAR DHANBAD JHARKHAND- ,Father/Husband Name SATYENDRA SHARMA , PAN No.- *****358N,Permission Case No.- , Aadhaar No. *****7114

Witness Information	Mr. BHANU PRATAP SONI , Address - REWA TOWER HIRAPUR DHANBAD-, Father/Husband Name-RAMESHWAR PRASAD SWARNKAR
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Identifier Details	Mr. BHANU PRATAP SONI , Address - REWA TOWER HIRAPUR DHANBAD-, Father/Husband Name-RAMESHWAR PRASAD SWARNKAR
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Fee Rule:Sale Deed		
1	Stamp Duty	36,000

1	SP	720
Total		720

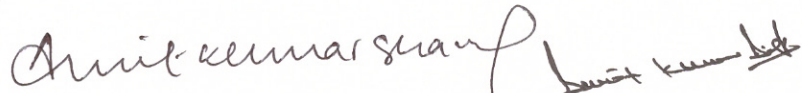
Fee Rule: Sale Deed		
1	A1	27,000
2	LL	3
3	PR	1
Total		27,004

All the entries made, have been verified by me and are found same as the entries of the document presented.

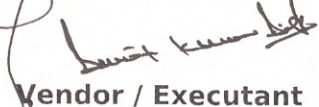
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



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 :-20-Apr-2022

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

On Date 20-04-2022 Presented at SRO -
Govindpur

Signature of Presenter

SRO - Govindpur

Receipt : 639822

Receipt Date : 20-04-2022

Presenter Name: SUMIT KUMAR SINGH

PR	₹1
SP	₹720
LL	₹3
A1	₹27000
Stamp Duty	₹36000

Total ₹63724

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	36000	36000	0	GRAS	AmitKumarSharma	• GRN Number : 2210917714 • DEPT Transaction Id : b0a98276ae6b76b1f287 • Transaction Type :	36000
PR	1	1	0	GRAS	AmitKumarSharma	• GRN Number : 2210917839 • DEPT Transaction Id : 376bb6c75aff88d883b4 • Transaction Type :	1
SP	720	720	0	GRAS	AmitKumarSharma	• GRN Number : 2210917839 • DEPT Transaction Id : 376bb6c75aff88d883b4 • Transaction Type :	720
A1	27000	27000	0	GRAS	AmitKumarSharma	• GRN Number : 2210917839 • DEPT Transaction Id : 376bb6c75aff88d883b4 • Transaction Type :	27000
LL	3	3	0	GRAS	AmitKumarSharma	• GRN Number : 2210917839 • DEPT Transaction Id : 376bb6c75aff88d883b4 • Transaction Type :	3


Sub Total	63724	63724	0				
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Article : Sale Deed Number of Pages : 48

Signature of Operator


20/04/22

Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

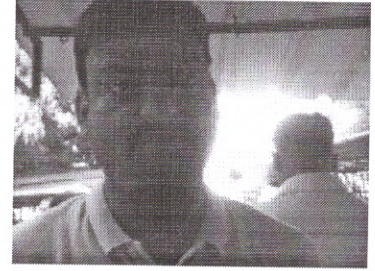
Deed Endorsement

Token No :- 20220000049890

Deed Type	Sale Deed
Number of Pages	48
Fee Details	Stamp Duty :- Rs. 36000, PR :- Rs. 1, SP :- Rs. 720, 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: PART OF THIS PLOT, West: PROPOSED ROAD, South: PART OF THIS PLOT, North: PART OF THIS PLOT Volume Number - 1 Page Number - 133 Khata Number - 133 Plot Number - 1446 Area Of Land :- 2.96 Decimal

Sh./Smt. **SUMIT KUMAR SINGH** s/o/d/o/w/o **HARENDRA PRASAD SINGH** has presented the document for registration in this office



today dated :- **20-Apr-2022** Day :- **Wednesday** Time :- **16:46:51 PM**



SUMIT KUMAR SINGH (Power Of Attorney)

Party Name	Document Type	Document Number
SUMIT KUMAR SINGH	PAN/UID	ADCFS6469G



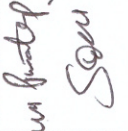
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANDEEP KUMAR BISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND, Address2 - , , , Jharkhand PAN No.:				SELLER Age:45			
2	SUMIT KUMAR SINGH Address1 - LA 106 RAMESHWAR BHAWAN MAIN ROAD SARAIHELDA DHANBAD JHARKHAND, Address2 -	Yes	Sumit Kumar Singh Address:- Rameshwar Bhawan, In Front Of		SELLER Age:39			

	, , , Jharkhand PAN No.: ADCFS6469G, Permission Case No.-		Indian Overseas Bank, Main road, Saraidhela, Dhanbad , Dhanbad, 826001, , Jharkhand, India					
3	PRABHU PRASAD VISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND, Address2 - , , , Jharkhand PAN No.:					SELLER Age:63		
4	HIRA LAL VISHWAKARMA THROUGH , , , Jharkhand PAN No.:	No	Address:-	SUMIT KUMAR SINGH , , , Jharkhand PAN No.: ADCFS6469G		SELLER Age:71		
5	BHUDEV VIAHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND, Address2 - , , , Jharkhand PAN No.:					SELLER Age:66		
6	PUNAM VISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:					SELLER Age:45		
7	SARITA DEVI THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD JHARKHAND, Address2 - , , , Jharkhand PAN No.:					SELLER Age:49		
8	AMIT KUMAR SHARMA Address1 - BALBARI SCHOOL BHAVTARNI PATH PURANA BAZAR DHANSAR DHANBAD JHARKHAND, Address2 - , , , Jharkhand PAN No.:	Yes	Amit Kumar Sharma Address:- , NEAR BALBARI SCHOOL, BHAVTARNI PATH,			PURCHASER Age:32		

Amit Kumar Sharma

EEJPS7358N, Permission Case No.-	MANAITAND, Dhanbad, , Dhanbad, 826001, , Jharkhand, India				
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Identification:

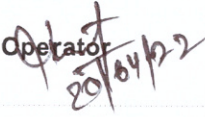
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BHANU PRATAP SONI S/o-D/o RAMESHWAR PRASAD SWARNKAR Address1 - REWA TOWER HIRAPUR DHANBAD, Address2 - ,,, Jharkhand PAN No.:			

Witness:

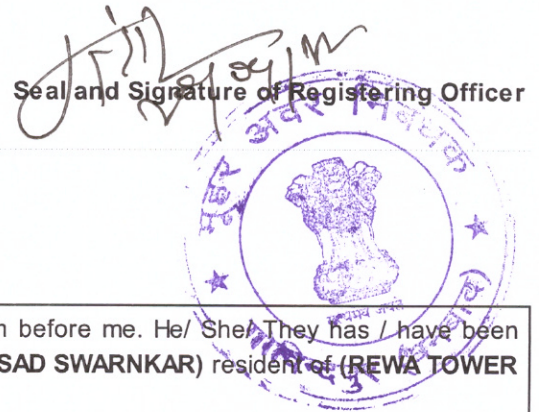
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BHANU PRATAP SONI Address1 - REWA TOWER HIRAPUR 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**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BHANU PRATAP SONI**) Son/Daughter/Wife of (**RAMESHWAR PRASAD SWARNKAR**) resident of (**REWA TOWER HIRAPUR DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer



Date:- 20-Apr-2022

Seal and Signature of Registering Officer




Token No.: 20220000049890

CERTIFICATE

Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **20-Apr-2022** by **SUMIT KUMAR**

SINGH, S/O, D/O, W/O **HARENDRA PRASAD SINGH** resident of LA 106 RAMESHWAR BHAWAN MAIN ROAD
SARAIHELIA DHANBAD JHARKHAND .,

This deed was registered as Document No:- **2022/GOV/2586/BK1/2357** in Book No :- **BK1**, Volume No :- 193
from Page No :- 219 to 266 at, office of **SRO - Govindpur**

Date:- **20-Apr-2022**

Registering Officer



20/4/2022

10 से 100

... का बज पूजाहन/अपराहन में जिला ...
 ... गोविन्दपुर में लेखाकाही दावेदार का ...
 ... मुस्तादनाम 17 889 सख्या 1/10/21 का अधीन
 ... या दावेदारों में से एक श्री
 ... का नाम हरेंद्र प्रसाद सिंह
सराय (ला) सराय (ला) चरका
कारावल
 ... का हस्ताक्षर
 उपस्थानक ...
 20/4/2022



20/4/22



Devit Kano...

