

7716

7028



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b8de985f325db6f604e7

Receipt Date : 10-Aug-2022 12:05:48 pm

Receipt Amount : 36000/-

Amount In Words : Thirty Six Thousands Rupees Only

Token Number : 20220000098264

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : SANTOSH ANAND (Vendee)

GRN Number : 2212707629



निबन्धन नियम 21 के अधीन और छाटाना For Office Use :-

कास्तकारी एक्ट की धारा 14/3 के अधीन
जो माहय है और एक्टिंग स्टाम्प एक्ट 1899
की अनुसूची 1 के अन्तर्गत 43 के अधीन
स्थायित स्टाम्प लगाया गया है। अथवा रिक्त
भरथी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

मात्र

25/11/22

निबन्धन प्रमाणित
25/11/22

दस्तावेज जाँच किया
फार्म 4 जाँच किया

25/11/22

25/11/22

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।

Am side by side same q, v, r, w, l. @ 13 broof

तपशील वर्धित जमीन का मूल्य मार्ग दर्शिका प...
के अनुसार न्यूनतम मूल्य से कम नहीं है

Payment is done of P- 2.81M/-
By GRN No. 57111122 Dt. 25/11/22

Prebid

AN 23000000
sd. 3
Pao 100
23000000 = 2

25/11/22



25/11/22



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 20th day of Nov, 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 Late Dilip Kumar Vishwakarma, **5. SMT SARITA DEVI**, W/O Late Pradip Vishwakarma. **6. SRI SANDEEP KUMAR BISHWAKARMA**, S/O Late 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, **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.

—————>

AND IN FAVOUR OF

SRI SANTOSH ANAND, ADHAR : **** ** 7620, PAN: AKHPA9312L, S/O of Ram Narayan Mahto, by occupation Service, by faith Hindu, by Category OBC resident of Kumharar Chak, Sampatchak, B.H. Colony, P.O- B.H. Colony, PS-Agamkuan, Dist- Patna, (Bihar), 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
25/11/22

Handwritten signature and date: 25/11/22

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.

पञ्जाब प्रशासन
भूमि प्रशासन
भूमि की मूल्या

25/11/05

25/11/05

-4-

MOUZA : JEALGORA, Mouza No.129,

NEW KHATA NO.133(Old Khata No.10), NEW PLOT NO.1446(Old Plot No.502),
area 3.79 dec.(Three point Seven Nine decimals) Or 1650 Sq. feet of residential
land in other Road, as per plan attached herewith and shown in colour Red, and
marked as Lot No. MKW-5, 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



Santosh Anand

WITNESSES :

1. Mahesh Kumar
S/O Lt Bhat made
R/o Mento more Bawadla
Dhanbad

2. Ami + Sharma
Ravi Nath Sharma
Katras Road Matkosiya
Dhanbad Jhar Khand



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 Bahlu
(Adu)
E.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 Late Dilip Kumar Vishwakarma, 5. SMT SARITA DEVI, W/O Late Pradip Vishwakarma. 6. SRI SANDEEP KUMAR BISHWAKARMA, S/O Late 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) SRI SANTOSH ANAND, S/O of Ram Narayan Mahto, by occupation Service, by faith Hindu, by Category OBC resident of Kumharar Chak, Sampatchak, B.H. Colony, P.O- B.H. Colony, PS- Agamkuan, Dist- Patna, (Bihar), 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 3.79 dec.(Three point Seven Nine decimals) Or 1650 Sq. feet of residential land.



Which is butted and bounded as flows:-

North: Part of this plot

South: Part of this plot

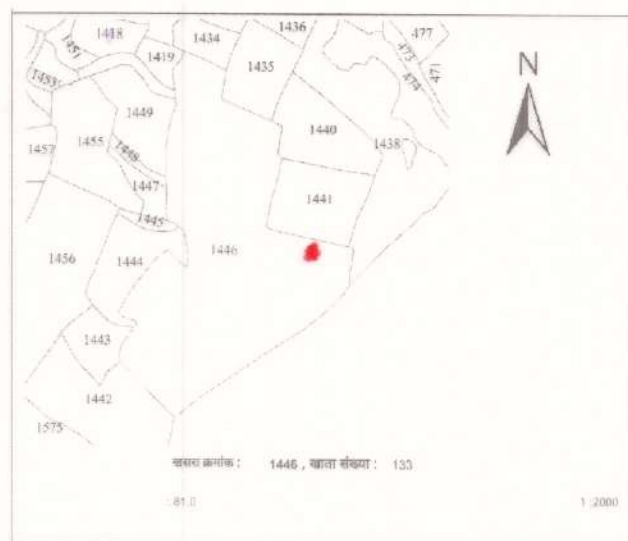
East: Part of this plot

West: Proposed Road

Which is shown in colour red.



Not to Scale



25/11/22



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

November 24, 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	होलिग संख्या	133	तौजी संख्या	1	थाना 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 15.23 डि 1 हे							2	0			
		कुल परिमाण		0 ऐ 15.23 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 बिलक करे।

Handwritten signature and date: 25/11/2022

नक्शा देखें



BACK



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।

11/24/2022
4:27:46
PM

Handwritten signature and date: 25/11/2022

जिला का नाम *महाराष्ट्र*
 अनुमण्डल का नाम *महाराष्ट्र*
 अंचल का नाम *महाराष्ट्र*
 नाम सर्कल नाम मौजा मय
 थाना वो थाना नम्बर *200005 2129*

रसीद मालगुजारी
 फरद मालकी/फरद रैयती
 नाम रैयत मय वलदियत जमाबन्दी
 वो सकुनत नम्बर *116*
6070014

खाता संख्या	खेसरा संख्या
<i>10</i>	<i>1.664</i>
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 } (नकदी)	3.60				3.60 3.60	3.60
गुजारी } (भावली)	0.90				0.90	0.90
सेस	1.80				1.80	1.80
*सूद	1.80				1.80	1.80
मुतफरकात	0.80				0.80	0.80
मीजान					8.90	8.90

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

- मीजान कुल (लफजों में)
- नाम देहिन्दा -
- कुल बकाया -

17.80 *8.90* *8.90*
 वस्तुधर वो तारीख अमला देहिन्दा कुचिन्दा
20110811

* खान मटल का बकाया मालगुजारी पर सिधाय देसे बकाया पर जिल पर सि सिदिफिकर मजान से सूद नहीं मिया जाता है।



**NOTARY
DHANBAD**

समक्ष-नोटरी पब्लिक, धनबाद

शपथ-पत्र

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

वंशावली

श्रीमत्या देवी बड़ईन(पति महुरी मिस्त्री)

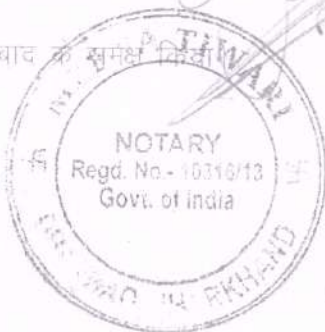
स्व० गुही राम मिस्त्री
(पत्नी स्व० दख पति देवी)

1. श्री विश्वम्भर विश्वकर्मा, 2. श्री हिरा लाल विश्वकर्मा 3. श्री प्रभु प्रसाद विश्वकर्मा, 4. श्री भूदेव विश्वकर्मा,
- पुनम विश्वकर्मा (पति दिलीप कुमार विश्वकर्मा) सरीता देवी (पति प्रदीप विश्वकर्मा) संदीप कुमार विश्वकर्मा

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

शपथकर्ता की पहचानकर्ता
अधिवक्ता

धनबाद के समक्ष किया



**NOTARY
DHANBAD**

Authorised.
J/S 297 (I) (C) of the Cr.P.C.
(Act No. 11 of 1974) & J/s (B) (I)
(Act No. 53 of 1952)

सत्यापन

एतद द्वारा धोषणा करता हूँ, कि उपरोक्त सारी बातें मेरी जानकारी में सही एवं सत्य हैं, जिसे आज दिनांक:- 24/3/22 को सत्यापित किया।

हिरा लाल विश्वकर्मा

शपथकर्ता

By
[Signature]
24/03/22

जि

नाममौज

थाना नम्ब

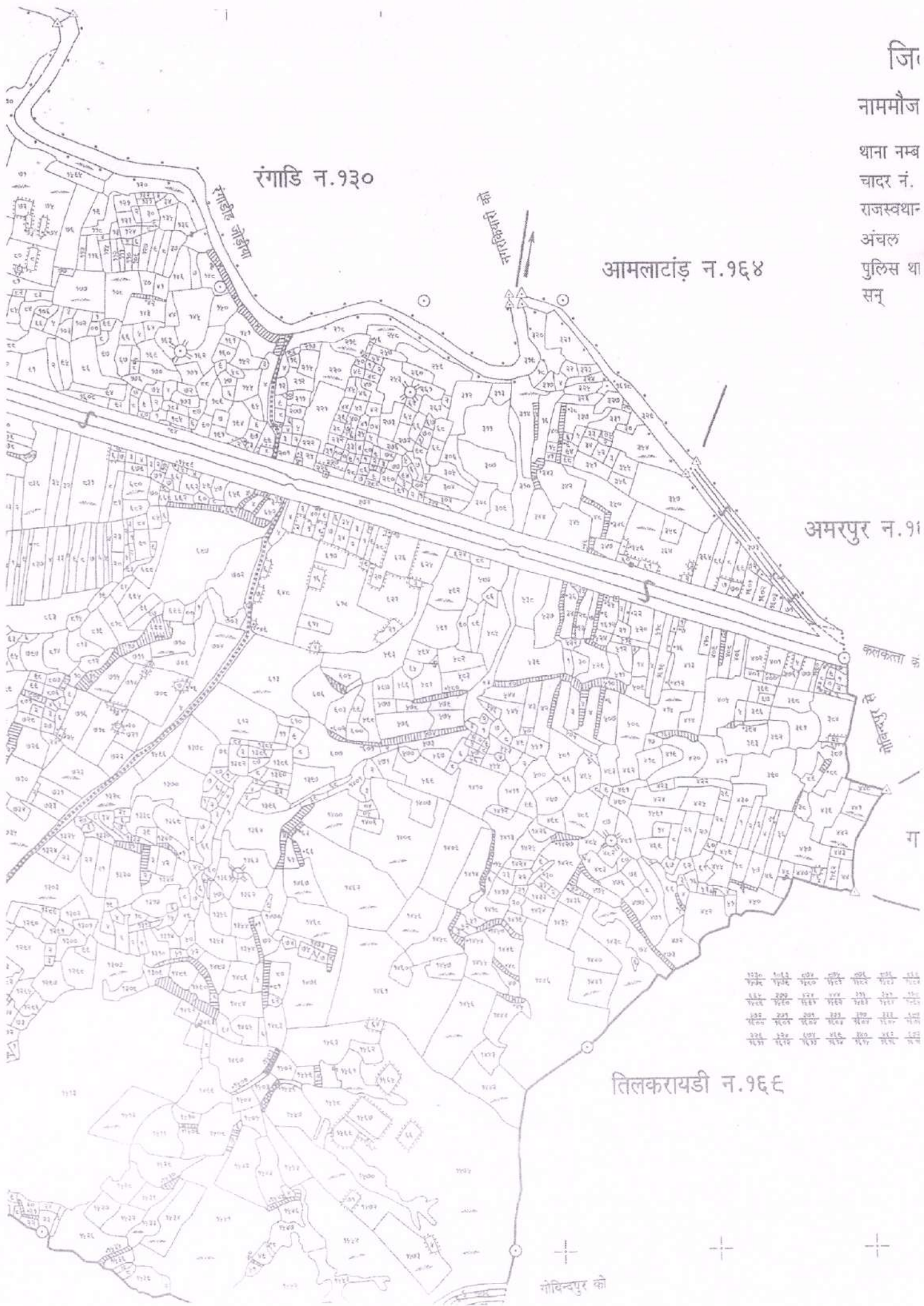
चादर नं.

राजस्वथान

अंचल

पुलिस था

सन्



निबंधन कार्यालय में दस्तावेज की जांच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त— i) अंचलाधिकारी द्वारा प्रमाणित पंजी— ii) अथवा		✓
	ii) भु-स्वमित्व प्रमाण पत्र अथवा		✓
	iii) शुद्धि पत्र		✓
	iv) अंचलाधिकारी द्वारा निर्गत प्रमाण— पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		✓
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित नजरी नक्शा जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी— ii का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्राक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होलिडिंग संख्या का वर्णन(शहरी क्षेत्र होने की स्थिति में)		✓

जांच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development

REGISTRATION
DEPARTMENT
Tuty & Regi

Enter Token Number For Double Verification

Submit

Gras Payment Transactions

Show entries

Search:

Name	Token	Payment Date	Amount	Transaction ID	GRN	C
SANTOSH ANAND	20220000098264	2022-11-25 12:32:22	27814	e2b4a5bdd16ffff7a5f9	2214463473	10002162
SANTOSH ANAND	20220000098264	2022-08-10 12:05:48	36000	b8de985f325db6f604e7	2212707629	10002162

Showing 1 to 2 of 2 entries

Previous Next

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Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of Jharkhand


25 November 2022, 15:42:24

42 : 21

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1 . 0

Transaction Success! Please Note Your Transaction Id.

Name	SantoshAnand
Token No / Depositor ID	20220000098264
Amount	27814
Transaction ID	e2b4a5bdd16fff7a5f9
GRN	2214463473
CIN	10002162022112504607
Time	2022 11 25 12:32:22

 e-Challan Finance Department, Government of Jharkhand Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS			
Valid Up To :-04/12/2022		Treasury Copy	
GRN:-2214463473		Date:- 25/11/2022 12:32:49	
Receiving Office :- DHNLDRO16-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN		Treasury:- Dhanbad to :- 31/03/2023	
District:- Dhanbad Year:- 01/04/2022			
Head(0030)	Amount	₹	
Head Details	003003104010101	27814.00	
दस्तावेजों के पंजीकरण का शुल्क			
Net Payable Amount:-		₹ 27814.00	
Twenty Seven Thousand Eight Hundred Fourteen Rupees And Zero Paisa Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS			
PAN No:-	NA	DEP. ID:-	20220000098264
Remitter Name:-	SANTOSHANAND		
Department Trn Id :-	e2b4a5bdd16fff7a5f9		
Department Portal :-	jharnbandhan.gov.in		
ONLINE PAYMENT DETAILS			
Bank ref No :-	7722222162733		
Bank CIN No :-	10002162022112504607		
SBIEPAY			
Payment Status(RT) :-	SUCCESS		
Payment Date :-	11/25/2022 12:32:22 PM	Signature & Seal of Bank	





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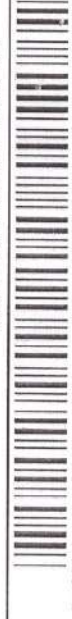
Use separate page



 e-Challan Finance Department, Government of Jharkhand Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS			
Valid Up To :-04/12/2022		AG Copy	
GRN:-2214463473		Date:- 25/11/2022 12:32:49	
Receiving Office :- DHNLDRO16-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN		Treasury:- Dhanbad to :- 31/03/2023	
District:- Dhanbad Year:- 01/04/2022			
Head(0030)	Amount	₹	
Head Details	003003104010101	27814.00	
दस्तावेजों के पंजीकरण का शुल्क			
Net Payable Amount:-		₹ 27814.00	
Twenty Seven Thousand Eight Hundred Fourteen Rupees And Zero Paisa Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS			
PAN No:-	NA	DEP. ID:-	20220000098264
Remitter Name:-	SANTOSHANAND		
Department Trn Id :-	e2b4a5bdd16fff7a5f9		
Department Portal :-	jharnbandhan.gov.in		
ONLINE PAYMENT DETAILS			
Bank ref No :-	7722222162733		
Bank CIN No :-	10002162022112504607		
SBIEPAY			
Payment Status(RT) :-	SUCCESS		
Payment Date :-	11/25/2022 12:32:22 PM	Signature & Seal of Bank	

 e-Challan Finance Department, Government of Jharkhand DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS			
Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS		Remitter's Copy of Dept	
Valid Up To :-04/12/2022		Date:- 25/11/2022 12:32:49	
GRN:-2214463473			
Receiving Office:- DHNLDR016-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN		Treasury:- Dhanbad to:- 31/03/2023	
District:- Dhanbad			
Year:- 01/04/2022			
Head(0030)		Amount ₹	
Head Details 003003104010101		27814.00	
दरसावेजों के पंजीकरण का शुल्क			
Net Payable Amount:- ₹ 27814.00 Twenty Seven Thousand Eight Hundred Fourteen Rupees And Zero Paisa Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS PAN No:- NA Remitter Name:- SANTOSHANAND Department Txn Id :- e2b4a5bdd16fff7a5f9 Department Portal :- jhambandhan.gov.in		DEP. ID:- 20220000098264	
ONLINE PAYMENT DETAILS			
Bank ref No :- 7722222162733 Bank CIN No :- 10002162022112504607 SBIEPAY Payment Status(RT) :- SUCCESS Payment Date :- 11/25/2022 12:32:22 PM		Signature & Seal of Bank	

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 e-Challan Finance Department, Government of Jharkhand DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS			
Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS		Remitter's Copy	
Valid Up To :-04/12/2022		Date:- 25/11/2022 12:32:49	
GRN:-2214463473			
Receiving Office:- DHNLDR016-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN		Treasury:- Dhanbad to:- 31/03/2023	
District:- Dhanbad			
Year:- 01/04/2022			
Head(0030)		Amount ₹	
Head Details 003003104010101		27814.00	
दरसावेजों के पंजीकरण का शुल्क			
Net Payable Amount:- ₹ 27814.00 Twenty Seven Thousand Eight Hundred Fourteen Rupees And Zero Paisa Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS PAN No:- NA Remitter Name:- SANTOSHANAND Department Txn Id :- e2b4a5bdd16fff7a5f9 Department Portal :- jhambandhan.gov.in		DEP. ID:- 20220000098264	
ONLINE PAYMENT DETAILS			
Bank ref No :- 7722222162733 Bank CIN No :- 10002162022112504607 SBIEPAY Payment Status(RT) :- SUCCESS Payment Date :- 11/25/2022 12:32:22 PM		Signature & Seal of Bank	



Pre Registration Docket

Date :- 24-11-2022 04:48 pm

Office Name :- SRO - Govindpur

Token No:- 20220000098264

Appoinment :- 25-Nov-2022 Time:- 16:0

Article	Sale Deed
Pre Registration Date	09-Aug-2022
No. Of Pages	27
Stamp Duty	36000
Paid Stamp Duty	0
Total Fees	₹ 27,814.

Property Id: **794324**

Valuation No. : 1157340 / 2022	:- 2022-2023	Date : 24-November-2022 16:06: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			
Property Rates			
Commercial Land (Y)			
₹196526/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3.79 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.79 x 196526=744833.54	₹7,44,834/-
A	Total		₹7,44,834/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹7,44,900/-
Total Amount in Words : Seven Lakh Forty Four Thousands Nine 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 : 3.79 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	744833.54
Transaction Amount	900000

SELLER	- Mr. SUMIT KUMAR SINGH , Address - LA 106 RAMESHWAR BHAWAN MAIN ROAD SARAIHELIA DHANBAD- , Father/Husband Name HARENDRA PRASAD SINGH , PAN No.- *****469G, Permission Case No.- , Aadhaar No. *****8855
	- Mr. BHUDEV VISHWAKARMA THROUGH , Address - UPPER BAZAR GOVINDPUR DHANBAD- , Father/Husband Name LATR GUHI RAM MISTRI , PAN No.- , Permission Case No.- , Aadhaar No.
	- Mr. PRABHU PRASAD VISHWAKARMA THROUGH , Address - UPPER BAZAR GOVINDPUR DHANBAD- , 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- , Father/Husband Name GULAB SHARMA , PAN No.- , Permission Case No.- , Aadhaar No.
	- Mr. SANDEEP KUMAR BISHWAKARMA THROUGH , Address - UPPER BAZAR GOVINDPUR DHANBAD- , Father/Husband Name LATE BISHWAMBHAR BISHWAKARMA , PAN No.- , Permission Case No.- , Aadhaar No.
	- Mr. HIRA LAL VISHWAKARMA THROUGH , Address - UPPER BAZAR GOVINDPUR DHANBAD- , Father/Husband Name LATE GUHI RAM MISTRI , PAN No.- , Permission Case No.- , Aadhaar No.
PURCHASER	- Mr. SANTOSH ANAND , Address - KUMHARAR CHAK SAMPATCHAK B.H. COLONY AGAMKUAN PATNA BIHAR- , Father/Husband Name RAM NARAYAN MAHTO , PAN No.- *****312L, Permission Case No.- , Aadhaar No. *****7620

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

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

Fee Rule:Sale Deed		
1	Stamp Duty	36,000

1	SP	810
Total		810
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.

Sita Ram

Deed Writer / Advocate

Garbhadra

Vendee / Claimant

Sanjay Kumar

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-25-Nov-2022

- Government/Market Value: ₹744900/-
- Transaction Amount: ₹900000 /-
- Paid Stamp Duty: ₹36000 /-

Receipt : 741444

Receipt Date : 25-11-2022

Presenter Name: SUMIT KUMAR SINGH

On Date 25-11-2022 Presented at SRO - Govindpur
Signature of Presenter

SRO - Govindpur

PR	₹1
SP	₹810
LL	₹3
A1	₹27000
Stamp Duty	₹36000

Total **₹63814**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	36000	36000	0	GRAS	SantoshAnand	GRN Number : 2212707629 DEPT Transaction Id : b8de985f325db6f604e7 Transaction Type :	36000
PR	1	1	0	GRAS	SantoshAnand	GRN Number : 2214463473 DEPT Transaction Id : e2b4a5bdd16ffff7a5f9 Transaction Type :	1

SP	810	810	0	GRAS	SantoshAnand	GRN Number : 2214463473 DEPT Transaction Id : e2b4a5bdd16fff7a5f9 Transaction Type :	810
A1	27000	27000	0	GRAS	SantoshAnand	GRN Number : 2214463473 DEPT Transaction Id : e2b4a5bdd16fff7a5f9 Transaction Type :	27000
LL	3	3	0	GRAS	SantoshAnand	GRN Number : 2214463473 DEPT Transaction Id : e2b4a5bdd16fff7a5f9 Transaction Type :	3
Sub Total	63814	63814	0				

Article : Sale Deed Number of Pages : 54



Signature of Operator



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 :- 20220000098264

Deed Type	Sale Deed
Number of Pages	54
Fee Details	Stamp Duty :- Rs. 36000, PR :- Rs. 1, SP :- Rs. 810, A1 :- Rs. 27000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.744834/- , 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 - 1Page Number - 133Khata Number - 133Plot Number - 1446 Area Of Land :- 3.79 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 :- **25-Nov-2022** Day :- **Friday** Time :- **15:19:11 PM**



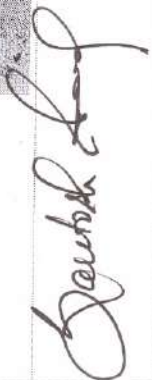


SUMIT KUMAR SINGH (Power Of Attorney)


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
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SUMIT KUMAR SINGH - Address1 - LA 106 RAMESHWAR BHAWAN MAIN ROAD SARAIHELHA DHANBAD, Address2 - , , , Jharkhand PAN No.: ADCFS6469G, 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:39			
2	HIRA LAL VISHWAKARMA THROUGH , , , Jharkhand PAN No.:	No	Address:-	SUMIT KUMAR SINGH , , , Jharkhand PAN No.: ADCFS6469G	SELLER Age:71			
3	BHUDEV VISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:				SELLER Age:66			
4	PUNAM VISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:				SELLER Age:45			
5	SARITA DEVI THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:				SELLER Age:49			
6	PRABHU PRASAD VISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:				SELLER Age:63			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	SANDEEP KUMAR BISHWAKARMA THROUGH Address1 - UPPER BAZAR GOVINDPUR DHANBAD, Address2 - , , , Jharkhand PAN No.:				SELLER Age:45			
8	SANTOSH ANAND Address1 - KUMHARAR CHAK SAMPATCHAK B.H. COLONY AGAMKUAN PATNA BIHAR, Address2 - , , , Jharkhand PAN No.: AKHPA9312L, Permission Case No.-	Yes	Santosh Anand Address:- , near goriya sthan, , kumharar chak, Sampatchak, , Patna, 800026, , Bihar, India		PURCHASER Age:38			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR S/o-D/o LATE BHARAT MODI Address1 - RAMAJEE COMPLEX GROUND FLOOR 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	NINETY NINE BUILDERS PVT LTD DIRECTOR MAHESH KUMAR Address1 - RAMAJEE COMPLEX GROUND FLOOR MEMKO MORE BARWADDA 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 (**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**).



Signature of Registering Officer

Date:- 25-Nov-2022

Seal and Signature of Registering Officer



Token No.: 20220000098264

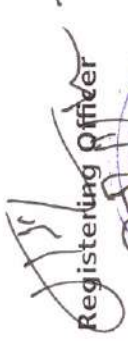
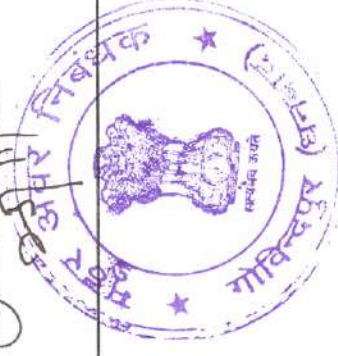
CERTIFICATE

Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **25-Nov-2022** by **SUMIT KUMAR SINGH**, S/O, D/O, W/O **HARENDRA PRASAD SINGH** resident of LA 106 RAMESHWAR BHAWAN MAIN ROAD SARAIHELDA DHANBAD ,.

This deed was registered as Document No:- **2022/GOV/7716/BK1/7028** in Book No :- **BK1**, Volume No :- 601 from Page No :- 329 to 382 at, office of **SRO - Govindpur**

Date:- **25-Nov-2022**


Registering Officer


25/11/2022

10:00

दिनांक 20 80 का बज प्रवाहन/अपराहन में जिला अ...
 * ... में लेखवाली वापस का अवर निबंधक को...
 ... 889 ... 1/11/22 ...
 ... का नाम सुधीर कुमार सिंह
 ... सराय ...
 ... कार्यालय

25/11/2022

अपराधक का हस्ताक्षर



[Signature]
 25/11/22



25/11/22

