

1848

1687



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4355482cfaf1022edd86

Receipt Date : 21-Mar-2022 02:55:46 pm

Receipt Amount : 37823/-

Amount In Words : Thirty Seven Thousands Eight Hundred
And Twenty Three Rupees Only

Token Number : 20220000035465

Office Name : SRO - Dhanbad

Document Type : Gift

Payee Name : RAM RAJ REALTY REP THROUGH ITS
PROPRIETOR RAMESH KUMAR RITOLIA (Vendor)

GRN Number : 2210403389



:- For Office Use :-

संख्या: 21-03-2022
दिनांक: 21-03-2022
क अर्थात्
शुल्क प्रमाणिका
रिजिस्ट्रार जनरल
द्वारा जारी की गई है।

निबन्धन पंजीकृत

21.03.22

R.K. Ritolia

21-03-2022

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 भ्रष्टीय

37823/
Deed of gift ₹ 60,200/60000/-

FEE PAID OF RS. 26183 VIDE
GRN 2210403986
DATE 21.03.22

नफशील वर्णीत जमीन का मुल्य मार्गदर्शिका पंजी के अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है।

21.03

Free Paid

18000/-
2000/-
5000/-
150/-
25163/-



R.K. Ritolia
21-03-2022



DEED OF GIFT

THIS DEED OF GIFT is made on this the 21st day of March, 2022 (Two thousand Twenty Two), BY AND BETWEEN :

RAM RAJ REALTY, represented herein through its Proprietor **SRI RAMESH KUMAR RITOLIA** (Adhar No.xxxx xxxx 2921 & PAN : xxxxxx011P) S/O Jagdish Prasad Ritolia, by faith Hindu, by Category General, by occupation Business, resident of Bekar bandh, P.S. & District Dhanbad, Jharkhand, hereinafter called and referred to as the **DONOR** : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND IN FAVOUR OF

SAMADHAN SIKSHA DAAN KI NAI PATHSHALA (PAN : xxxxxx691H) at Bank More, Dhanbad, represented by its Secretary **SRI CHANDAN SINGH** (Adhar No.xxxx xxxx 7464), son of Ram Singh, by faith Hindu, by Category General, by occupation Business, resident of Thana Road, Manbad, Amtal, P.S. Jharia, District Dhanbad, Jharkhand-828111, hereinafter called and referred to as the **DONEE** : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **OTHER PART** :

21-03-22

10-00-1.00

कार्यालय चानवादा में लखनवाड़ी, चानवादा का अवर निम्नलिखित
 द्वारा प्रमाणित मृतकारनामा
 पेश्वकारिणी या दासदास के एक श्री रमेश कुमार शिवा लिया
 पेश्वकारिणी का नाम अजयश प्रसाद शिवा लिया
 ग्राम बेकारवांचा थाना चानवादा जिला चानवादा
 जामिनी पेशी में लयपन के लिए पेश किया।

[Signature]
 21-03-22

[Faint stamp]



[Signature]

21-03-2022



R.K. Ritolia
21-03-2022

WHEREAS the land which is morefully described in schedule below, purchased by the Donor's Company, by virtue of a registered deed of sale being No.1468 dated 29.04.2013, and Sale deed No.1469 dated 29.04.2013 from the rightful owner, registered at sub registry office Govindpur and mutated vide mutation case No.10897/R27 2021-22, and Mutation case No.20017 R27/2021-22 and recorded in Register II, vide Volume No.2 and Page No.45 & 68 in the name of Ram Raj Realty its proprietor Sri Ramesh Kumar Ritolia(Vendor of this deed).

AND WHEREAS thus the Donor became the sole and exclusive owner of the same and possessing the same peacefully without any hindrance or interruption from any corner or bodies.

AND WHEREAS the Donee is the organization and is attached with the Educational institution and hence the done approached to the Donor to giftout the below mentioned schedule property in favour of the Donee absolutely and for ever.

AND WHEREAS the Donor being the religious minded and very much familiarly person of the locality and keeping interest with the view of the donee, became desirous to gift the land unto the done absolutely and for ever.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :

1. That the Donor by this deed of gift while in enjoyment sound health and intellect without any reluctance and coercion has voluntarily conveyed absolutely and transfers of all his right, title, interest and possession in the below mentioned schedule property in favour of the donee TO HAVE AND TO HOLD the same as beneficial owner for ever for himself, his heirs and assigns.
2. That the donor has delivered possession of the gifted land to the donee and the donee, who has taken possession by accepting the gift, henceforth neither the donor nor his heirs or successors will have any claim or demand or share in the land hereby gifted.

अंचल अधिकारी गोविन्दपुर प्रगत सूची
के अनुसार दस्तावेज नं. 295 का काद
नम्बर 222 का नया आला नं. 99 प्राप्य एव अस्तीस
निरिद्ध जाता है। नहर है। सूची बढ़ नहीं है।
21.02.2022

K.K. Purohit
21-03-2022

3. That the donee shall from this day, use, hold, enjoy and possess the property absolutely and for ever and enjoy the same by exercising diverse acts of possession thereon with power to deal with the same by sale, gift, mortgage by making another and further construction thereon and either by living thereon or by letting out the same to any person or persons together with all right, benefits, easements, interest which the donor hereinbefore had been enjoyed.
4. That the Donee shall hereafter pay annual rent and cess Rs.2/- to the Landlord the State of Jharkhand, and shall get its name mutated in the sherista of the landlord the State of Jharkhand.
5. That the value of the gifted property has been estimated at Rs.6,00,200/- (Rupees Six lacs two hundred) only.
6. The Donor does not come under the Category of SC/ST & other 51 castes mentioned in U/S 46 of the CNT Act, 1908.

IN WITNESS WHEREOF the Donor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

SCHEDULE

All that Piece and parcel of Raiyati land situated in Mouza Kharkabad, P.S Govindpur, chowki sadar registry office Dhanbad, sub registry office Govindpur, District Dhanbad.

MOUZA : KHARKABAD, Mouza No.222.

New Khata	Old Khata	New Plot	Old Plot	Area (Dec.)
538	1	2761	1593	15
538	1	2740	1593	6
538	128	2765	1138	4
538	128	2767	1512	5
147	81, 91	2779	1505	2.50
147	81	2724	1595	4
			Total area	36.50

R.K. Purohit
21-03-2022

Total area 36.50 dec., (Thirty six point five zero decimals) of Commercial land in other Road, is hereby Gifted by this sale deed, as per plan attached herewith and shown in colour Red, which is butted and bounded by :

Boundry of Plot No.1593.

North : Vendee Niz.

South : Plot No.1581.

East : Vendee Niz.

West : Part of this Plot.

Boundry of Plot No.1138.

North : Plot No.1540

South : Plot No.1501.

East : Plot No.1139.

West : Plot No.1142.

Boundry of Plot No.1512.

North : Plot No.1159.

South : Plot No.1502.

East : Plot No.1503.

West : Plot No.1502.

Boundry of Plot No.1505.

North : Plot No.1502.

South : Plot No.1502.

East : Plot No.1506.

West : Plot No.1504

Boundry of Plot No.1595.

North : Plot No.1501

South : Plot No.1596

East : Plot No.1593.

West : Plot No.1591.

I the Donee hereby accept this Gift.


Signature of the Donee.

R.K. Patil
21-03-2022

PHOTOGRAPH OF THE DONEE



Chandoo Singh
21-03-2022



WITNESSES ;

1. Bittu Singh
S/O Sanardan Singh
Katesh Bazar, Bhigat
Singh Wasti, Shahbad
21-03-2022
2. Ram Ratan Mahato
S/O - Shakti Pad Mahato
AT - Mahubani, Ambara
Shahbad.
21-03-2022

Certified that the finger prints of the left hand of the Donor and Donee, whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature.

Rozal
Advocate
Shahbad.



Document Registration Summary 1

Date :-21-Mar-2022

- Government/Market Value: ₹600200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹37823 /-

R. K. Ritolia

On Date 21-03-2022 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 623110

Receipt Date : 21-03-2022

Presenter Name: -

PR	₹2
SP	₹1020
I fee	₹5000
M(b) Fee	₹150
LL	₹2005
A1	₹18006
Stamp Duty	₹37823

Total ₹64006

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	37813	37823	-10	GRAS	RamRajRealtyRepThroughItsProprietorRameshKumarRitolia	• GRN Number : 2210403389 • DEPT Transaction Id : 4355482cfaf1022edd86 • Transaction Type :	37823
PR	2	2	0	GRAS	RamRajRealtyRepThroughItsProprietorRameshKumarRitolia	• GRN Number : 2210403486 • DEPT Transaction Id : 76cb1cd9ea9d4ed14c0e • Transaction Type :	2
SP	1020	1020	0	GRAS	RamRajRealtyRepThroughItsProprietorRameshKumarRitolia	• GRN Number : 2210403486 • DEPT Transaction Id : 76cb1cd9ea9d4ed14c0e • Transaction Type :	1020
I fee	5000	5000	0	GRAS	RamRajRealtyRepThroughItsProprietorRameshKumarRitolia	• GRN Number : 2210403486 • DEPT Transaction Id : 76cb1cd9ea9d4ed14c0e • Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	RamRajRealtyRepThroughItsProprietorRameshKumarRitolia	• GRN Number : 2210403486 • DEPT Transaction Id : 76cb1cd9ea9d4ed14c0e • Transaction Type :	150
A1	18006	18006	0	GRAS	RamRajRealtyRepThroughItsProprietorRameshKumarRitolia	• GRN Number : 2210403486 • DEPT Transaction Id : 76cb1cd9ea9d4ed14c0e • Transaction Type :	18006

LL	5	2005	-2000	GRAS	RamRajRealtyRepThroughItsProprietorRameshKumarRitolia	<ul style="list-style-type: none"> • GRN Number : 2210403486 • DEPT Transaction Id : 76cb1cd9ea9d4ed14c0e • Transaction Type : 	2005
Sub Total	61996	64006	-2010				

Article : Gift Number of Pages : 68

[Handwritten Signature]
Signature of Operator

[Handwritten Signature]
Signature of Head Clerk

[Handwritten Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad







District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000035465

Deed Type	Gift
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 37813, PR :- Rs. 2, SP :- Rs. 1020, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 18006, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.246600/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: VENDEE NIZ, West: PART OF THIS PLOT, South: PLOT NO 1581, North: VENDEE NIZ Volume Number - 2Page Number - 68Khata Number - 538Plot Number - 2761 Area Of Land :- 15.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.98640/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: VENDEE NIZ, West: PART OF THIS PLOT, South: PLOT NO 1581, North: VENDEE NIZ Volume Number - 2Page Number - 68Khata Number - 538Plot Number - 2740 Area Of Land :- 6.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.65760/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1139, West: PLOT NO 1142, South: PLOT NO 1501, North: PLOT NO 1540 Volume Number - 2Page Number - 68Khata Number - 538Plot Number - 2765 Area Of Land :- 4.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.82200/- ,Transaction Amount :- Rs.0/-

1	RAM RAJ REALTY REP THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA Address1 - BEKAR BANDH, PS - DHANBAD, DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: ABWPR9011P,Permission Case No.-	Yes	Ramesh Kumar Ritolia Address:- , near bekar bandh, , 2 grewal colony, Dhanbad, , Dhanbad, 826001, , Jharkhand, India	DONER Age:66			
2	SAMADHAN SIKSHA DAAN KI NAI PATHSHALA REP ITS SECRETARY CHANDAN SINGH Address1 - THANA ROAD MANBAD, AMTAL, PS - JHARIA, DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: CENPS1767K,Permission Case No.-	Yes	Chandan Singh Address:- , , , Thana Road, Manbad, Amtal, , Dhanbad, 828111, , Jharkhand, India	DONEE Age:35			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BITTU SINGH S/o-D/o JANARDAN SINGH Address1 - BHAGAT SINGH CHOUK, NICHITPUR, 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	BITTU SINGH Address1 - BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD, Address2 - , , , Jharkhand			

Transaction Amount	-
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Property Id: **702843**

Valuation No. : 946993 / 2022	:- 2021-2022	User Id : 3140	Date : 21-March-2022 13:39:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation : Kharikabad	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 68			
Khata Number - 538			
Plot Number - 2740			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6 x 16440=98640	₹98,640/-
A	Total		₹98,640/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹98,700/-
Total Amount in Words : Ninety Eight Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VENDEE NIZ, West: PART OF THIS PLOT, South: PLOT NO 1581, North: VENDEE NIZ
Area	Land area : 6.00 Decimal
Other Description of the Property	Address - THANA NO 2740
Government/Market Value	98640
Transaction Amount	-

Property Id: **702844**

Valuation No. : 946982 / 2022	:- 2021-2022	User Id : 3140	Date : 21-March-2022 13:39:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation : Kharikabad	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 68			
Khata Number - 538			
Plot Number - 2765			
Valuation Rule : Commercial land			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAM RAJ REALTY REP THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BITTU SINGH**) Son/Daughter/Wife of (**JANARDAN SINGH**) resident of (**BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 21-Mar-2022

Seal and Signature of Registering Officer



Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 16440=65760	₹65,760/-
A	Total		₹65,760/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹65,800/-
Total Amount in Words : Sixty Five Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1139, West: PLOT NO 1142, South: PLOT NO 1501, North: PLOT NO 1540
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO 2765
Government/Market Value	65760
Transaction Amount	-

Property Id: **702845**

Valuation No. : 946985 / 2022	:- 2021-2022	User Id : 3140	Date : 21-March-2022 13:39:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation : Kharikabad	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 68			
Khata Number - 538			
Plot Number - 2767			
Valuation Rule : Commercial land			
Property Details			
1	Land area	5 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 16440=82200	₹82,200/-
A	Total		₹82,200/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹82,200/-
Total Amount in Words : Eighty Two Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1503, West: PLOT NO 1502, South: PLOT NO 1502, North: PLOT NO 1159
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Area	Land area : 5.00 Decimal
Other Description of the Property	Address - PLOT NO 2767
Government/Market Value	82200
Transaction Amount	-

Property Id: **702847**

Valuation No. : 946996 / 2022	:- 2021-2022	User Id : 3140	Date : 21-March-2022 13:39:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation : Kharikabad	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Khata Number - 147			
Plot Number - 2779			
Page Number - 68			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.5 x 16440=41100	₹41,100/-
A	Total		₹41,100/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹41,100/-
Total Amount in Words : Forty One Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1506, West: PLOT NO 1504, South: PLOT NO 1502, North: PLOT NO 1502
Area	Land area : 2.50 Decimal
Other Description of the Property	Address - PLOT NO 2779
Government/Market Value	41100
Transaction Amount	-

Property Id: **702848**

Valuation No. : 946981 / 2022	:- 2021-2022	User Id : 3140	Date : 21-March-2022 13:39:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation : Kharikabad	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			

Khata Number - 147			
Plot Number - 2724			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 16440=65760	₹65,760/-
A	Total		₹65,760/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹65,800/-
Total Amount in Words : Sixty Five Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1593, West: PLOT NO 1591, South: PLOT NO 1596, North: PLOT NO 1501
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO 2724
Government/Market Value	65760
Transaction Amount	-

DONEE	-Mr. SAMADHAN SIKSHA DAAN KI NAI PATHSHALA REP ITS SECRETARY CHANDAN SINGH, Address - THANA ROAD MANBAD, AMTAL, PS -JHARIA, DIST - DHANBAD- ,Father/Husband Name RAM SINGH , PAN No.- *****767K,Permission Case No.- , Aadhaar No. *****7464
DONER	-Mr. RAM RAJ REALTY REP THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA, Address - BEKAR BANDH, PS - DHANBAD, DIST - DHANBAD- ,Father/Husband Name JAGDISH PRASAD RITOLIA , PAN No.- *****011P,Permission Case No.- , Aadhaar No. *****2921

Witness Information	Mr. BITTU SINGH , Address - BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD-, Father/Husband Name-JANARDAN SINGH
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Identifier Details	Mr. BITTU SINGH , Address - BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD-, Father/Husband Name-JANARDAN SINGH
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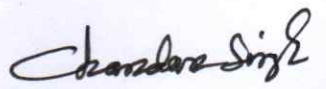
Fee Rule:Gift Deed		
1	Stamp Duty	37,813


1	SP	1,020
Total		1,020
Fee Rule:Gift Deed		
1	A1	18,006
2	LL	5
3	PR	2
4	I fee	5,000
5	M(b) Fee	150
Total		23,163

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





Pre Registration Docket

Date :- 21-03-2022 01:19 pm

Office Name :- SRO - Dhanbad

Token No:- 20220000035465

Appoinment :- 21-Mar-2022 Time:- 14:3

Article	Gift
Pre Registration Date	19-Mar-2022
No. Of Pages	34
Stamp Duty	37813 +10
Paid Stamp Duty	0
Total Fees	₹ 24,183.+2000

Property Id: **702842**

Valuation No. : 946980 / 2022	:- 2021-2022	User Id : 3140	Date : 21-March-2022 13:39:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation : Kharikabad	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road			
Volume Number - 2			
Page Number - 68			
Khata Number - 538			
Plot Number - 2761			
Valuation Rule : Commercial land			
Property Details			
1	Land area	15 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 15 x 16440=246600	₹2,46,600/-
A	Total		₹2,46,600/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,46,600/-
Total Amount in Words : Two Lakh Forty Six Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VENDEE NIZ, West: PART OF THIS PLOT, South: PLOT NO 1581, North: VENDEE NIZ
Area	Land area : 15.00 Decimal
Other Description of the Property	Address - PLOT NO 1593
Government/Market Value	246600

Token No.: 20220000035465

CERTIFICATE

Office of the SRO - Dhanbad

This Gift was presented before the registering officer on date **21-Mar-2022** by **RAM RAJ REALTY REP THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA, S/O, D/O, W/O JAGDISH PRASAD RITOLIA** resident of BEKAR BANDH, PS - DHANBAD, DIST - DHANBAD .

This deed was registered as Document No:- **2022/DHAN/1848/BK1/1687** in Book No :- **BK1**, Volume No :- 180 from Page No :- 255 to 322 at, office of **SRO - Dhanbad**

Date:- 21-Mar-2022



Registering Officer

7299

6709



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f404eca2ba9a72e8810e

Receipt Date : 22-Dec-2021 04:34:45 pm

Receipt Amount : 83650/-

Amount In Words : Eighty Three Thousands Six Hundred And Fifty Rupees Only

Token Number : 20210000137167

Office Name : SRO - Dhanbad

Document Type : Gift

Payee Name : RAM RAJ REALTY REPRESENTED
THROUGH ITS PROPRIETOR RAMESH
KUMAR RITOLIA (Vendor)

GRN Number : 2108988249



नियमानुसार 27 के अधीन और छापनामा :- For Office Use :-

कानूनकार के अधीन

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22-12-21

R.K. Ritolia
22-12-2021

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



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1adfe5cc71feeb607473

Receipt Date : 22-Dec-2021 08:26:28 pm

Receipt Amount : 41725/-

Amount In Words : Forty One Thousands Seven Hundred And
Twenty Five Rupees Only

Token Number : 20210000137167

Office Name : SRO - Dhanbad

Document Type : Gift

Payee Name : RAM RAJ REALTY REPRESENTED
THROUGH ITS PROPRIETOR RAMESH
KUMAR RITOLIA (Vendor)

GRN Number : 2108991625



-: For Office Use :-

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।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



[Handwritten Signature]

of 83600/- Deed No. 41725 = 125375/-
Deed of Gift V 1327200/- Grounds

LV 1327200/-
Comm. Value 1770000/-

Deed 1988 = 68214

तफशील वर्गीत जमीन का मुल्य मार्गदर्शिका पंजे
के अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है।
22.12.21

FEE PAID OF RS. 48330/- VIDE
GRN 21089 28609/-
DATE 22.12.21



R.K. Ritolia
22-12-2021



Fee Paid Deed.

39816 + 19884

2000
10-
4-
5000
150

DEED OF GIFT

THIS DEED OF GIFT is made on this the 22 day of 12, 2021 (Two thousand Twenty one), BY AND BETWEEN :

RAM RAJ REALTY, represented herein through its Proprietor **SRI RAMESH KUMAR RITOLIA** (Adhar No.3732 3967 2921 & PAN : ABWPR9011P) S/O Jagdish Prasad Ritolia, by faith Hindu, by Category General, by occupation Business, resident of Bekar bandh, P.S. & District Dhanbad, Jharkhand, hereinafter called and referred to as the **DONOR** : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND IN FAVOUR OF

SAMADHAN SIKSHA DAAN KI NAI PATHSHALA (PAN : AAPAS4691H) at Bank More, Dhanbad, represented by its Secretary **SRI CHANDAN SINGH** (Adhar No.9153 8645 7464), son of Ram Singh, by faith Hindu, by Category General, by occupation Business, resident of Thana Road, Manbad, Amtal, P.S. Jharia, District Dhanbad, Jharkhand-828111, hereinafter called and referred to as the **DONEE** : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **OTHER PART** :

16980
19884
68214
22.12.21

22-12-2024

10-10-1.10

200 को बज पताहन/अपराहन में किला प्रहर

कादालय धनबाद में लेख्यकारी दावदार / या अवर निबन्ध

प्रमाणित मुखारनाम 200

लेख्यकारियों या दावदारों में रमेश कुमार शिवा लिया

पिता/पति का नाम जगदीश प्रसाद शिवा लिया

ग्राम बेकाहवा थाना धनबाद जिला धनबाद

अति पेश न निबन्धन क लिए पेश किया।

[Handwritten signature]

कार्यकारी का हस्ताक्षर

अपराधक का हस्ताक्षर

22-12-2024



R.K. Purohit
22-12-2024



R.K. Ritolia
22-12-2024

WHEREAS the land which is morefully described in schedule below, purchased by the Donor's Company, by virtue of a registered deed of sale being No.1468 dated 29.04.2013, and Sale deed No.1469 dated 29.04.2013 from the rightful owner, registered at Dhanbad registry office and mutated vide mutation case No.10897/R27 2021-22, and recorded in Register II, vide Volume No.2 and Page No.45 in the name of Ram Raj Realty, Sri Ramesh Kumar Ritolia.

AND WHEREAS thus the Donor became the sole and exclusive owner of the same and possessing the same peacefully without any hindrance or interruption from any corner or bodies.

AND WHEREAS the Donee is the organization and is attached with the Educational institution and hence the done approached to the Donor to giftout the below mentioned schedule property in favour of the Donee absolutely and for ever.

AND WHEREAS the Donor being the religious minded and very much familiarly person of the locality and keeping interest with the view of the done, became desirous to gift the land unto the done absolutely and for ever.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :

1. That the Donor by this deed of gift while in enjoyment sound health and intellect without any reluctance and coercion has voluntarily conveyed absolutely and transfers of all his right, title, interest and possession in the below mentioned schedule property in favour of the donee TO HAVE AND TO HOLD the same as beneficial owner for ever for himself, his heirs and assigns.
2. That the donor has delivered possession of the gifted land to the donee and the donee, who has taken possession by accepting the gift, henceforth neither the donor nor his heirs or successors will have any claim or demand or share in the land hereby gifted.
3. That the donee shall from this day, use, hold, enjoy and possess the property absolutely and for ever and enjoy the same by exercising diverse acts of possession thereon with power to deal with the same by sale, gift, mortgage by making another and further construction thereon and either by living thereon or by letting out the same to any person or persons together with all right, benefits, easements, interest which the donor hereinbefore had been enjoyed.

जौदपुर
 222
 22-12-2021

R.K. Singh
 22-12-2021

Chandrar Singh

4. That the Donee shall hereafter pay annual rent and cess Rs.5/- to the Landlord the State of Jharkhand, and shall get its name mutated in the sherista of the landlord the State of Jharkhand.
5. That the value of the gifted property has been estimated at Rs.13,27,200/-
 (Rupees ~~Thirteen Lacs Twenty Seven thousand Two hundred Only.~~ *Thirteen Lacs Twenty Seven thousand Two hundred Only.*)
6. The Donor does not come under the Category of SC/ST & other 51 castes mentioned in U/S 46 of the CNT Act, 1908.

IN WITNESS WHEREOF the Donor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

SCHEDULE

All that Piece and parcel of Raiyati land situated in Mouza Kharkabad, P.S Govindpur, chowki sadar registry office Dhanbad, sub registry office Govindpur, District Dhanbad.

MOUZA : KHARKABAD, Mouza No. 222.

2-45

New Khata	Old Khata	New Plot	Old Plot	Area (Dec.)
147	81	2770	1503	4
147	81	2771	1503	2
147	81, 91	2779	1505	6
147	81, 91	2793	1507	2
147	81, 91	2763	1594	8
219	67	2782	1502	2
7	67	2762	1502	37 ✓
7	67	2781	1502	5 ✓
7	67	2783	1502	4 ✓
7	59,67	2784	1502	4 ✓
7	59, 67	2769	1502	6 ✓
7	59, 67	2775	1502	7 ✓
7	59, 67	2778	1502	7 ✓
7	67	2795	1502	7 ✓
6	69	2773	1504	3 ✓
6	69	2774	1504	4 ✓
6	69	2772	1504	4 ✓
6	69	2780	1506	5 ✓
6	69	2791	1508	4
			Total area	121

R.K. Purohit
22-12-2021

Total area 121 dec., (One hundred twenty One decimals) of residential land in other Road, is hereby Gifted by this sale deed, as per plan attached herewith and shown in colour Red, which is butted and bounded by :

North : Plot No.1139. ✓

South : Part of same Plots & Plot No.1580. ✓

East : Plot No.1502, 1509 and 1580. ✓

West : Plot No.1507, 1501 and 1593. ✓

I the Donee hereby accept this Gift.

Charan Singh

Signature of the Donee. 22/12/2021

R.K. Puri
22-12-2021

PHOTOGRAPH OF THE DONEE



Chandan Singh
22-12-2021



WITNESSES ;

1. Bittu Singh
S/O Jarnardan Singh
Bhagat Singh Chowk
Katra Bazar, Dhanbad
2. Shambhu Mahato
S/O Birbal Mahato
of Dhanbad

22-12-2021

Certified that the finger prints of the left hand of the Donor and Donee, whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature.

Rajesh Kumar Ball
Advocate
Dhanbad
E. No- J.H-35/13

आयकर विभाग
INCOME TAX DEPARTMENT



सर्वकार
GOVT. OF INDIA

CHANDAN SINGH

RAM SINGH

20/01/1987

Permanent Account Number

CENPS1767K

Chandan Singh

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMESH KUMAR RITOLIA
JAGDISH PRASAD RITOLIA

14/08/1955
Permanent Account Number
ABWPR9011P

R.K. Ritolia
Signature



In case this card is lost / found, kindly return to:
Income Tax PAN Services Unit, UTIN
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें।
आयकर पैन सेवा यूनिट, UTIN
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614

Transaction Successful

Payment Gateway Response

Name	RamRajRealtyRepresentedThroughItsProprietorRameshKumarKitolia
Token No / Depositor ID	20210000137167
Amount	48330
Transaction ID	01d090dbaa0ff7b586ff
GRN	2108988609
CIN	10002162021122213323
Time	2021-12-22 16:49:20

कोरोना को हराना है सफाई को अपनावा है



दो मज की दूरी मास्क है जरूरी

हस्तों को धोना है कि मास्क है



होना चाहिए कि मास्क है धोना है कि मास्क है



Help Desk: helpdesk.ngdrs@nic.in Version: 1.0



Document Registration Summary 1

Date :-22-Dec-2021

- Government/Market Value: ₹1327200/-
- Transaction Amount: ₹1327200 /-
- Paid Stamp Duty: ₹83650 /-

R.K. Ramesh Kumar

On Date 22-12-2021 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 578470

Receipt Date : 22-12-2021

Presenter Name: -

E	₹2000
PR	₹4
SP	₹1350
I fee	₹5000
M(b) Fee	₹150
LL	₹10
A1	₹39816
Stamp Duty	₹83650

Total

₹131980

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	83614	83650	-36	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	• GRN Number : 2108988249 • DEPT Transaction Id : f404eca2ba9a72e8810e • Transaction Type :	83650
E	2000	2000	0	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	• GRN Number : 2108988609 • DEPT Transaction Id : 01d090dbaa0ff7b586ff • Transaction Type :	2000
PR	4	4	0	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	• GRN Number : 2108988609 • DEPT Transaction Id : 01d090dbaa0ff7b586ff • Transaction Type :	4
SP	1350	1350	0	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	• GRN Number : 2108988609 • DEPT Transaction Id : 01d090dbaa0ff7b586ff • Transaction Type :	1350
I fee	5000	5000	0	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	• GRN Number : 2108988609 • DEPT Transaction Id : 01d090dbaa0ff7b586ff • Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	• GRN Number : 2108988609 • DEPT Transaction Id : 01d090dbaa0ff7b586ff • Transaction Type :	150

A1	39816	39816	0	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	<ul style="list-style-type: none"> • GRN Number : 2108988609 • DEPT Transaction Id : 01d090dbaa0ff7b586ff • Transaction Type : 	39816
LL	10	10	0	GRAS	RamRajRealtyRepresentedThroughItsProprietorRameshKumarRitolia	<ul style="list-style-type: none"> • GRN Number : 2108988609 • DEPT Transaction Id : 01d090dbaa0ff7b586ff • Transaction Type : 	10
Sub Total	131944	131980	-36				

Article : Gift Number of Pages : 90


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer




OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Dhanbad
District Name :- Dhanbad
State Name :- Jharkhand
Deed Endorsement
Token No :- 20210000137167

Deed Type	Gift
Number of Pages	90
Fee Details	Stamp Duty :- Rs. 83614, E :- Rs. 2000, PR :- Rs. 4, SP :- Rs. 1350, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 39816, LL :- Rs. 10,
Property No.	1
Valuation Details	Value :- Rs.43840/- ,Transaction Amount :- Rs.1327200/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507; 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139 Volume Number - 2Page Number - 45Khata Number - 147Plot Number - 2770 Area Of Land :- 4.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.21920/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139 Volume Number - 2Page Number - 45Khata Number - 147Plot Number - 2771 Area Of Land :- 2.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.65760/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139 Volume Number - 2Page Number - 45Khata Number - 147Plot Number - 2779 Area Of Land :- 6.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.21920/- ,Transaction Amount :- Rs.0/-

Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139 Volume Number - 2Page Number - 45Khata Number - 147Plot Number - 2793 Area Of Land :- 2.00 Decimal
Property No.	5
Valuation Details	Value :- Rs.87680/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139 Volume Number - 2Page Number - 45Khata Number - 147Plot Number - 2763 Area Of Land :- 8.00 Decimal
Property No.	6
Valuation Details	Value :- Rs.21920/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139 Volume Number - 2Page Number - 45Khata Number - 219Plot Number - 2782 Area Of Land :- 2.00 Decimal
Property No.	7
Valuation Details	Value :- Rs.405520/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139 Volume Number - 2Page Number - 45Khata Number - 7Plot Number - 2762 Area Of Land :- 37.00 Decimal
Property No.	8
Valuation Details	Value :- Rs.54800/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139 Plot Number - 2781Volume Number - 2Page Number - 45Khata Number - 7 Area Of Land :- 5.00 Decimal
Property No.	9
Valuation Details	Value :- Rs.43840/- ,Transaction Amount :- Rs.0/-

Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139 Volume Number - 2Page Number - 45Khata Number - 7Plot Number - 2783 Area Of Land :- 4.00 Decimal
Property No.	10
Valuation Details	Value :- Rs.43840/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139 Volume Number - 2Page Number - 45Khata Number - 7Plot Number - 2784 Area Of Land :- 4.00 Decimal
Property No.	11
Valuation Details	Value :- Rs.65760/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139 Volume Number - 2Page Number - 45Khata Number - 7Plot Number - 2769 Area Of Land :- 6.00 Decimal
Property No.	12
Valuation Details	Value :- Rs.76720/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139 Volume Number - 2Page Number - 45Khata Number - 7Plot Number - 2775 Area Of Land :- 7.00 Decimal
Property No.	13
Valuation Details	Value :- Rs.76720/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139 Volume Number - 2Page Number - 45Khata Number - 7Plot Number - 2778 Area Of Land :- 7.00 Decimal
Property No.	14
Valuation Details	Value :- Rs.76720/- ,Transaction Amount :- Rs.0/-

Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Kharikabad Location :- Other Road, Kharikabad Halka No 0 Property Boundaries :- East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139 Volume Number - 2Page Number - 45Khata Number - 6Plot Number - 2791 Area Of Land :- 4.00 Decimal
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Sh./Smt. **RAM RAJ REALTY REPRESENTED THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA** s/o/d/o/w/o **JAGDISH PRASAD RITOLIA** has presented the document for registration in this office




today dated :- **22-Dec-2021** Day :- **Wednesday** Time :- **17:13:44 PM**






RAM RAJ REALTY
REPRESENTED THROUGH ITS
PROPRIETOR RAMESH KUMAR
RITOLIA(Individual)

Party Name	Document Type	Document Number
RAM RAJ REALTY REPRESENTED THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA	PAN/UID	ABWPR9011P

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAM RAJ REALTY REPRESENTED THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA Address1 - BEKAR BANDH, PS - DHANBAD, DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: ABWPR9011P, Permission Case No.-	Yes	Ramesh Kumar Ritolia Address:- , near bekar bandh, , 2 grewal colony, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		DONER Age:66			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SAMADHAN SIKSHA DAAN KI NAI PATHSHALA REPRESENTED BY ITS SECRETARY CHANDAN SINGH Address1 - THANA ROAD, MANBAD, AMTAL, PS - JHARIA, DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: CENPS1767K, Permission Case No.-	Yes	Chandan Singh Address:- , , , Thana Road, Manbad, Amtal, , Dhanbad, 828111, , Jharkhand, India		DONEE Age:34			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BITTU SINGH S/o-D/o JANARDAN SINGH Address1 - BHAGAT SINGH CHOUK, NICHITPUR, 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	BITTU SINGH Address1 - BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

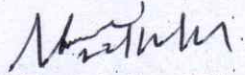
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAM RAJ REALTY REPRESENTED THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BITTU SINGH**) Son/Daughter/Wife of (**JANARDAN SINGH**) resident of (**BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 22-Dec-2021


Seal and Signature of Registering Officer



Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139
Area	Land area : 2.00 Decimal
Other Description of the Property	Address - PLOT NO.2793
Government/Market Value	21920
Transaction Amount	-

Property Id: **644431**

Valuation No. : 865992 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 147			
Plot Number - 2763			
Valuation Rule : Residential Land			
Property Details			
1	Land area	8 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8 x 10960=87680	₹87,680/-
A	Total		₹87,680/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹87,700/-
Total Amount in Words : Eighty Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139
Area	Land area : 8.00 Decimal
Other Description of the Property	Address - PLOT NO. 2763
Government/Market Value	87680
Transaction Amount	-

Property Id: **644434**

Valuation No. : 865996 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	

Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 219			
Plot Number - 2782 ✓			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 10960=21920	₹21,920/-
A	Total		₹21,920/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹22,000/-
Total Amount in Words : Twenty Two Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139
Area	Land area : 2.00 Decimal
Other Description of the Property	Address - PLOT NO. 2782
Government/Market Value	21920
Transaction Amount	-

Property Id: **644437**

Valuation No. : 866000 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 7			
Plot Number - 2762 ✓			
Valuation Rule : Residential Land			
Property Details			
1	Land area	37 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 37 x 10960=405520	₹4,05,520/-

A	Total	₹4,05,520/-
Note : Final Valuation is Rounded to Next 100/-		
Total Valuation (A)		₹4,05,600/-
Total Amount in Words : Four Lakh Five Thousand Six Hundred Rupees Only.		

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139
Area	Land area : 37.00 Decimal
Other Description of the Property	Address - PLOT NO. 2762
Government/Market Value	405520
Transaction Amount	-

Property Id: **644443**

Valuation No. : 866007 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Plot Number - 2781			
Page Number - 45			
Khata Number - 7			
Valuation Rule : Residential Land			
Property Details			
1	Land area	5 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 10960=54800	₹54,800/-
A	Total		₹54,800/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹54,800/-
Total Amount in Words : Fifty Four Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 5.00 Decimal
Other Description of the Property	Address - PLOT NO 2781
Government/Market Value	54800
Transaction Amount	-

Transaction Amount	1327200
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Property Id: **644423**

Valuation No. : 865979 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road			
Volume Number - 2			
Page Number - 45			
Khata Number - 147			
Plot Number - 2771			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 10960=21920	₹21,920/-
A	Total		₹21,920/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹22,000/-
Total Amount in Words : Twenty Two Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139
Area	Land area : 2.00 Decimal
Other Description of the Property	Address - PLOT NO. - 2771
Government/Market Value	21920
Transaction Amount	-

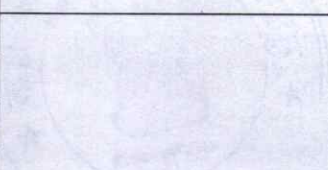
Property Id: **644426**

Valuation No. : 865984 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road			
Volume Number - 2			
Page Number - 45			
Khata Number - 147			
Plot Number - 2779			

Valuation Rule : Residential Land			
Property Details			
1	Land area	6 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6 x 10960=65760	₹65,760/-
A	Total		₹65,760/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹65,800/-
Total Amount in Words : Sixty Five Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139
Area	Land area : 6.00 Decimal
Other Description of the Property	Address - PLOT NO. 2779
Government/Market Value	65760
Transaction Amount	-

Property Id: **644429**

Valuation No. : 865989 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 147			
Plot Number - 2793			

Valuation Rule : Residential Land			
Property Details			
1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 10960=21920	₹21,920/-
A	Total		₹21,920/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹22,000/-
Total Amount in Words : Twenty Two Thousands Rupees Only.			

Property Id: **644445**

Valuation No. : 866009 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 7			
Plot Number - 2783			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 10960=43840	₹43,840/-
A	Total		₹43,840/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹43,900/-
Total Amount in Words : Forty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO 2783
Government/Market Value	43840
Transaction Amount	-

Property Id: **644446**

Valuation No. : 866010 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 7			
Plot Number - 2784			
Valuation Rule : Residential Land			

Property Details			
1	Land area		4 Decimal
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 10960=43840	₹43,840/-
A	Total		₹43,840/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹43,900/-
Total Amount in Words : Forty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO 2784
Government/Market Value	43840
Transaction Amount	-

Property Id: **644447**

Valuation No. : 866012 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 7			
Plot Number - 2769			
Valuation Rule : Residential Land			
Property Details			
1	Land area		6 Decimal
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6 x 10960=65760	₹65,760/-
A	Total		₹65,760/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹65,800/-
Total Amount in Words : Sixty Five Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 6.00 Decimal
Other Description of the Property	Address - PLOT NO 2769
Government/Market Value	65760
Transaction Amount	-

Property Id: **644449**

Valuation No. : 866014 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 7			
Plot Number - 2775 ✓			
Valuation Rule : Residential Land			
Property Details			
1	Land area	7 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7 x 10960=76720	₹76,720/-
A	Total		₹76,720/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹76,800/-
Total Amount in Words : Seventy Six Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 7.00 Decimal
Other Description of the Property	Address - PLOT NO 2775
Government/Market Value	76720
Transaction Amount	-

Property Id: **644451**

Valuation No. : 866016 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	

Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 7			
Plot Number - 2778 ✓			
Valuation Rule : Residential Land			
Property Details			
1	Land area	7 Decimal ✓	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7 x 10960=76720	₹76,720/-
A	Total		₹76,720/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹76,800/-
Total Amount in Words : Seventy Six Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 7.00 Decimal
Other Description of the Property	Address - PLOT NO 2778
Government/Market Value	76720
Transaction Amount	-

Property Id: **644453**

Valuation No. : 866018 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 7			
Plot Number - 2795 ✓			
Valuation Rule : Residential Land			
Property Details			
1	Land area	7 Decimal	✓
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7 x 10960=76720	₹76,720/-

A	Total	₹76,720/-
Note : Final Valuation is Rounded to Next 100/-		
Total Valuation (A)		₹76,800/-
Total Amount in Words : Seventy Six Thousands Eight Hundred Rupees Only.		

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 7.00 Decimal
Other Description of the Property	Address - PLOT NO 2795
Government/Market Value	76720
Transaction Amount	-

Property Id: **644454**

Valuation No. : 866019 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 6			
Plot Number - 2773			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	10960=32880	₹32,880/-
A	Total		₹32,880/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹32,900/-
Total Amount in Words : Thirty Two Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 3.00 Decimal
Other Description of the Property	Address - PLOT NO 2773
Government/Market Value	32880

Transaction Amount	-
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Property Id: **644455**

Valuation No. : 866022 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 6			
Plot Number - 2774			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	10960=43840	1. 4 x
A	Total		₹43,840/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹43,900/-
Total Amount in Words : Forty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO 2774
Government/Market Value	43840
Transaction Amount	-

Property Id: **644456**

Valuation No. : 866023 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 6			

Plot Number - 2772			
Valuation Rule : Residential Land			
Property Details			
1	Land area 4 Decimal		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	10960=43840 1. 4 x	₹43,840/-
A	Total		₹43,840/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹43,900/-
Total Amount in Words : Forty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO 2772
Government/Market Value	43840
Transaction Amount	-

Property Id: **644457**

Valuation No. : 866024 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 6			
Plot Number - 2780			
Valuation Rule : Residential Land			
Property Details			
1	Land area	5 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	10960=54800 1. 5 x	₹54,800/-
A	Total		₹54,800/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹54,800/-

Total Amount in Words : Fifty Four Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 5.00 Decimal
Other Description of the Property	Address - PLOT NO 2780
Government/Market Value	54800
Transaction Amount	-

Property Id: **644458**

Valuation No. : 866025 / 2021	:- 2021-2022	User Id : 3140	Date : 21-December-2021 11:51:AM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road	-		
Volume Number - 2			
Page Number - 45			
Khata Number - 6			
Plot Number - 2791			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	10960=43840	1. 4 x ₹43,840/-
A	Total		₹43,840/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹43,900/-
Total Amount in Words : Forty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1502, 1509 AND 1580, West: PLOT NO 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO 1580, North: PLOT NO 1139
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO 2791
Government/Market Value	43840
Transaction Amount	-

DONEE	-Mr. SAMADHAN SIKSHA DAAN KI NAI PATHSHALA REPRESENTED BY ITS SECRETARY CHANDAN SINGH, Address - THANA ROAD, MANBAD, AMTAL, PS - JHARIA, DIST - DHANBAD- ,Father/Husband Name RAM SINGH , PAN No.- *****767K,Permission Case No.- , Aadhaar No. *****7464
DONER	-Mr. RAM RAJ REALTY REPRESENTED THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA, Address - BEKAR BANDH, PS - DHANBAD, DIST - DHANBAD- ,Father/Husband Name JAGDISH PRASAD RITOLIA , PAN No.- *****011P,Permission Case No.- , Aadhaar No. *****2921

Witness Information	Mr. BITTU SINGH , Address - BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD-, Father/Husband Name-JANARDAN SINGH
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Identifier Details	Mr. BITTU SINGH , Address - BHAGAT SINGH CHOUK, NICHITPUR, DHANBAD-, Father/Husband Name-JANARDAN SINGH
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Fee Rule:Gift Deed		
1	Stamp Duty	83,614


1	SP	1,350
Total		1,350

Fee Rule:Gift Deed		
1	A1	39,816
2	E	2,000
3	LL	10
4	PR	4
5	I fee	5,000
6	M(b) Fee	150
Total		46,980

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



Pre Registration Docket

Date :- 22-12-2021 04:17 pm

Office Name :- SRO - Dhanbad
Token No:- 20210000137167

Appoinment :- 23-Dec-2021 Time:- 16:9

Article	Gift
Pre Registration Date	20-Dec-2021
No. Of Pages	45
Stamp Duty	83614
Paid Stamp Duty	0
Total Fees	₹ 48,330.

Property Id: **644420**

Valuation No. : 865974 / 2021	:- 2021-2022	User Id : 3140	Date : 22-December-2021 16:31:PM
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Rural	Corporation :	Village/City : Kharikabad	
Kharikabad Halka No 0 - Other Road		-	
Volume Number - 2			
Page Number - 45			
Khata Number - 147			
Plot Number - 2770			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 10960=43840	₹43,840/-
A	Total		₹43,840/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹43,900/-
Total Amount in Words : Forty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1502,1509 AND 1580, West: PLOT NO. 1507, 1501 AND 1593, South: PART OF SAME PLOTS AND PLOT NO. 1580, North: PLOT NO. 1139
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - PLOT NO. 2770
Government/Market Value	43840

Token No.: 20210000137167

CERTIFICATE

Office of the SRO - Dhanbad

This Gift was presented before the registering officer on date 22-Dec-2021 by **RAM RAJ REALTY REPRESENTED THROUGH ITS PROPRIETOR RAMESH KUMAR RITOLIA, S/O, D/O, W/O JAGDISH PRASAD RITOLIA** resident of BEKAR BANDH, PS - DHANBAD, DIST - DHANBAD .
This deed was registered as Document No:- **2021/DHAN/72299/BK1/6709** in Book No :- **BK1**, Volume No :- 812 from Page No :- 363 to 452 at, office of **SRO - Dhanbad**

Date:- 22-Dec-2021

Registering Officer



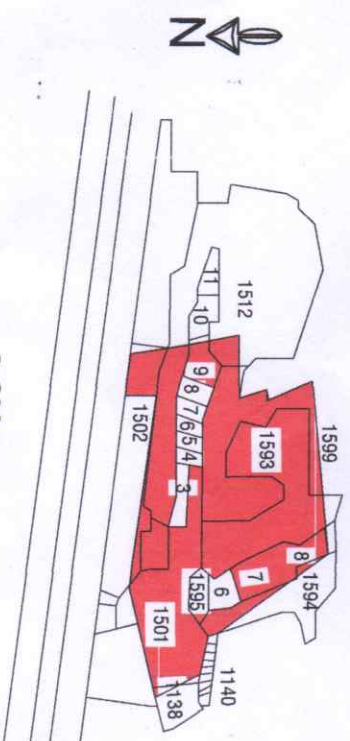
Donor:- Sri Ram Raj Realty herein through its proprietor Sri Ramesh Kumar Ritolia S/o Jagdish Prasad Ritolia, Resident of Bekar Bandh ,P.S & District Dhanbad, (Jharkhand).

Donee:- Samadhan Siksha Daan Ki Nai Pathshala at Bank More Dhanbad, represented by its Secretary Sri Chandan Singh S/o Ram Singh , Resident of Thana Road ,Manbac, Amtal, P.S- Jharria, Dhanbad District Dhanbad , (Jharkhand).

Schedule :- Mouza- Kharkabad Mouza No - 222 ,

New Khata No.	Old Khata No.	New Plot No.	Old Plot No.
06, 07, 147, 219, 538	01, 59, 67, 69, 81, 91, 128,	2724, 2740, 2761, 2762, 2763, 2765, 2767, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2791, 2793, 2795,	1138, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1512, 1593, 1594, 1595,

Land Area:- 151.50 Decimal.



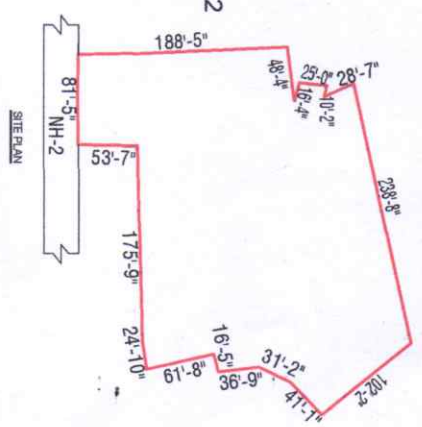
Bounded By
 North:- N.H-2
 South:- Part of plot no-1599
 East :- Part of plot no-1510, 1511 & 1512
 West:- Part of plot no- 1138 & 1140

S.SMap
 Scale :- 1in = 330 FT.

P. S. Nayak
 Prepared By

Chandan Singh

SECRETARY
 SAMADHAN SIKSHA DAAN KI
 NAI PATHSHALA



(Plan shown in Red)