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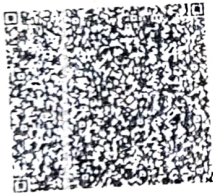


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH27892163053956S
Certificate Issued Date	: 18-Mar-2020 11:40 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0141194849157868S
Purchased by	: RADHEYSHYAM SHARMA
Description of Document	: Article 23 Conveyance
Property Description	: IMMOVABLE PROPERTY
Consideration Price (Rs.)	: 33,00,000 (Thirty Three Lakh only)
First Party	: RANJU GOYAL AND OTHER
Second Party	: RADHEY SHYAM SHARMA
Stamp Duty Paid By	: RADHEY SHYAM SHARMA
Stamp Duty Amount(Rs.)	: 1,32,010 (One Lakh Thirty Two Thousand And Ten only)



VARDHAN BUILDERS AND DEVELOPERS

Abdul Anwar
PARTNER

R.S. Sharma

-----Please write or type below this line-----

अनुसूचित प्राधिकरण द्वारा जारी किया गया है।
 46 के अर्थ में
 53 के अर्थ में
 अर्थ में
 अर्थ में
 अर्थ में

18.03.20

Ranjit Goyal
अर्चना गौतम

19.3.20

RS 0002278113

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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1913

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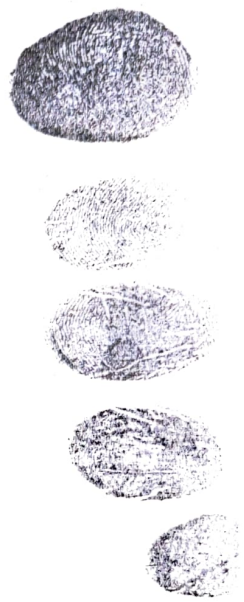
101904
2000B40272 19.3.20

19.03.20

Kanjay Goyal

Sarita Goyal

19.3.20



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Handwritten financial details: 12, 99000, 2000, 3, 1, 10000.

THIS DEED OF ABSOLUTE SALE is made on this the 19th day March. Two Thousand Twenty, by and between **1. SMT. RANJU GOYAL** Wife of Sri Sanjay Kumar Goyal, by Faith Hindu, by caste Vaishya, by occupation Housewife, Resident of S. K. Sanitary, Saraidhela, P.S. Saraidhela, Dist. Dhanbad, **2. SMT. KANCHAN JHA** Wife of Aman Kumar, by Faith Hindu, by caste Brahmin, by occupation Housewife, Resident of SK-4-125 Saharpura, Sindri, P.S. Sindri, Dist. Dhanbad, hereinafter jointly called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART. (The vendor No. 2 herein represented through her constituted attorney **SMT. SARITA GOYAL** Wife of Sri Rajesh Kumar Goyal, by Faith Hindu, by caste Vaishya, by occupation Housewife, Resident of S. K. Sanitary, Saraidhela, P.S. Saraidhela, Dist. Dhanbad, vide Power No. IV-368 dated 23.07.2019, Registered at Dhanbad Sub-Registry office).

13.03.20

R. S. Shrivastava

VARDHAN BUILDERS AND DEVELOPERS
Shivendra
PARTNER



Ranju Goyal

21/2/2019

19.3.00



=2=

AND IN FAVOUR OF

SRI RADHEY SHYAM SHARMA Son of **Nandlal Sharma**, by Faith Hindu, by caste Brahmin, by occupation Business, at present residing at Behind Canara Bank, Saraidhela, P.S. Saraidhela, Dist. Dhanbad, 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, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a Registered Deed of Sale, being No. 6465 dated 03.11.2016, Registered at Dhanbad Sub-Registry office, and entered in Book No. I, Volume No. 461, pages 353 to 394 for the year 2016, sold by Sri Bankim Mandal Son of Late Hari Ram Mandal and others (executed through their constituted attorney Sri Manoj Kumar Singh) in favour of the Smt. Kanchan Jha, the vendor No. 2 hereto Smt. Kanchan Jha purchased their entire right, title, interest and possession to in and over 06 Kathas of land, out of Survey Settlement Plot no. 956(P) and 957(P), appertaining to Khata No. 20, of Mouza Kalakushma, Mouza No.12, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 2 hereto Smt. Kanchan Jha has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession, and got her name Mutated in the Sherista of the Land Lord the State of Jharkhand vide Mutation case No. 133(II)2016-17 and paying rent to the Govt. regularly under Thoka No. 6563 (Volume No. 3, pages 226); And

WHEREAS, the vendor No. 2 hereto Smt. Kanchan Jha while in possession sold 3 Kathas of land out of her purchased area 6 Kathas, to the vendor No. 1 hereto Smt. Ranju Goyal, vide Deed No. 2264 dated 30.04.2019, Registered at Dhanbad Sub-Registry office; And

Page 2 of 7

R.S.Sharma

VARDHAN BUILDERS AND DEVELOPERS

[Signature]

PARTNER

Ranju Goyal

21/2/2020

19.3.20

=3=

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto Smt. Ranju Goyal has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession, and got her name Mutated in the Sherista of the Land Lord the State of Jharkhand vide Mutation case No. 991/2019-20 and paying rent to the Govt. regularly under Volume No. 13, page No. 15; And

WHEREAS, the Vendor hereto to meet their financial requirement considered it advisable to sell jointly their entire right, title, interest and possession to, in and over the 6 Kathas or to say 9.9 Decimals of land morefully described in the Schedule hereto for a total Consideration of Rs.33,00,000/- (Rupees Thirty Three Lac only); And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.33,00,000/- (Rupees Thirty Three Lac only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.33,00,000/- (Rupees Thirty Three Lac only), paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights

Page 3 of 7

VARDHAN BUILDERS AND DEVELOPERS

[Signature]

PARTNER

R. S. Sharma

PARTNER

WARDHAN BUILDERS AND DEVELOPERS

Handwritten signature

A. S. Sharma

Page 4 of 7

4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 10/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that her right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that her right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

the same to any person or persons or otherwise as per his choice.
 belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereon as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out

=4=

Handwritten signature

Handwritten signature

19.8.20

Rajy goyal

राज्य गoyal

19.3.22

=5=

Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.

5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Kalakushma (Mouza No. 12), under P.S. Saraidhela, Chowki Sadar Sub-Registry office, Circle office and District Dhanbad,

Mouza Kalaksuhma, Mouza No. 12,

Appertaining to R. S. Khata No. 486 (C. S. Khata No. 20)

R. S. Plot No. 985 (C. S. Plot No. 957), out of which measuring an area 6.40 Decimals of land .

R. S. Plot No. 986 (C. S. Plot No. 956), out of which measuring an area 3.50 Decimals of land.

Page 5 of 7

R. D. Shari

VARDHAN BUILDERS AND DEVELOPERS

[Signature]
PARTNER

Rajm Goyal

21/01/2021

18.3.20

=6=

Total area measuring 06 Kathas (Six Kathas) or to say 9.9 Decimals (Nine Point Nine Decimals) of land, is hereby sold by this sale deed, (which is Residential land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North : 17 feet wide road.
South : Part of this plot.
East : 22 feet wide road.
West : New Plot No. 981.

Memo of Consideration

Rs.33,00,000/- only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
000066 ✓	06.01.20	Rs.5,00,000/-	HDFC Bank Ltd.
719893 ✓	02.02.20	Rs.5,00,000/-	Allahabad Bank.
000068 ✓	15.02.20	Rs.5,00,000/-	HDFC Bank Ltd.
000070 ✓	02.03.20	Rs.1,50,000/-	HDFC Bank Ltd.
000067 ✓	06.01.20	Rs.5,00,000/-	HDFC Bank Ltd.
719892 ✓	02.02.20	Rs.5,00,000/-	Allahabad Bank
000069 ✓	15.02.20	Rs.5,00,000/-	HDFC Bank Ltd.
000071 ✓	02.03.20	Rs.1,50,000/-	HDFC Bank Ltd.

VARDHAN BUILDERS AND DEVELOPERS

Rajm Goyal

PARTNER

Page 6 of 7

R. S. Sharma

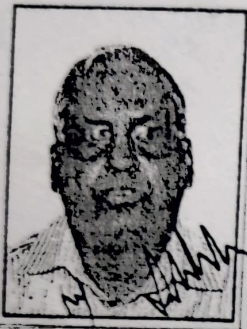
Reyn gyal

शरत शिवा

19.3.20

=7=

WITNESSES:-



Rodho Shyam Sharma
19.3.20

1. SANJAY KUMAR GOYAL
S/O LATE PUN CHANDRA GOYAL
MAIN ROAD, SARAI DHOLA
DHANBAD

2. Suresha Kumar Shew
S/O Sri Ram Nimesh Shew
Add - Karmik Nagar
Soneidhela, Dhanbad
MB



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Vardhan Choudhary
Lic No 02/1990.

Page 7 of 7

R.S Sharma

VARDHAN BUILDERS AND DEVELOPERS

(Signature)
PARTNER

Seller: - (1) Smt. Ronju Goyal w/o Sri Sanjay Kumar Goyal R/o S.K. Sanitary Saraidhela. P.S. Saraidhela. Dist. Dhanbad. (2) Smt. Konchan Jha w/o Aman Kumar R/o SK4-125 Saharpura, Sindri. P.S. Sindri, Dist. Dhanbad.

Attorney by seller no. 2: Smt. Sarita Goyal w/o Sri Rajesh Kumar Goyal R/o S.K. Sanitary, Saraidhela. P.S. Saraidhela. Dist. Dhanbad.

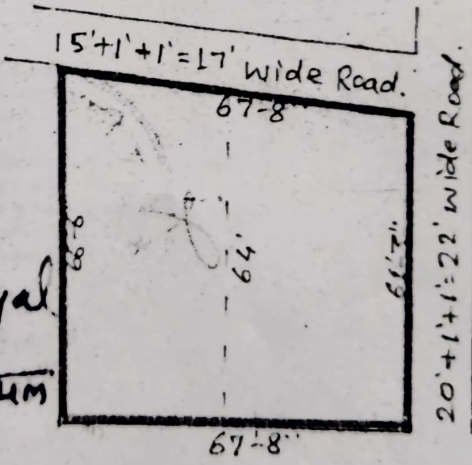
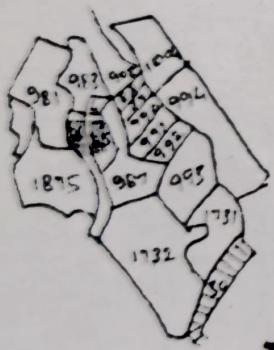
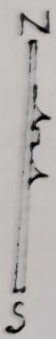
Purchaser: - Sri Radhey. Shyam Sharma s/o Nand Lal Sharma R/o Radhey Shanti Bhawan, Behind Comara Bank / Icici Bank, Near Saraidhela. P.S. Saraidhela. Dist. Dhanbad.

Schedule: - Mouza Kolakusma NO. 12. P.S. Saraidhela.

New Khata No.	Old Khata No.	New Plot No.	Old Plot No.	Area.
486	20	985	957	6.40 - Deci
486	20	986	956	3.51 - Deci
				Total Area 9.91 - Decimals.

Shown in red colour.

Boundary: - North: - 15' + 1' + 1' = 17' wide Road.
 South: - Part of this Plot.
 East: - 20' + 1' + 1' = 22' wide Road.
 West: - New Plot no. 981.



Ranjugoyal
 सरिता गोयल
 S. E. P1

19.3.20

R. S. Sharma

WARRANTED BUILDERS AND DEVELOPERS

(Signature)

PARTNER

को. धाना नम्बर नबाद कोलाकुशमा 12 Ranju Goyal		
खाता संख्या 486	खेसरा संख्या 985	रकबा (एकड़ में) 0 एकड़ 4.95 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	4.00					4.00
गुजारी (भावली)	1.00					1.00
सेस	2.00					2.00
सूद	2.00					2.00
मुतफरकात	0.80					0.80
मीजान	9.80					9.80

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					4.00	
गुजारी (भावली)					1.00	
सेस					2.00	
सूद					2.00	
मुतफरकात					0.80	
मीजान अदायकारी					9.80	

(१) मीजान कुल (लफजों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कनिन्दा : 15-09-2019

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



R. S. Sharma

यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

VARDHAN BUILDERS AND DEVELOPERS

Signature
PARTNER

पंजी II प्रति

भाग वर्तमान	13	पृष्ठ संख्या	15							JHARKHAND			
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-02	इस्टेट का नाम	खाता का प्रकार	रेयती			
मौजा का नाम	कोलाकुशमा	होलिडिंग संख्या	486	तौजी संख्या		धाना नम्बर	12						
Ranju Goyal, पति-Sanjay Kumar Goyal, जाति- वैश्य													
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस		
486	985	0 ऐ 4.95 डि 0 हे				नामान्तरण मुकदमा संख्या 991/2019 - 2020				4	0		
कुल परिमाण		0 ऐ 4.95 डि 0 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
09-15-2019	0868628470	2019-2020	2019-2020	0	4	0	1	0	2	0	2	0	0.8

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

Mutation Cases Not Found !!

List Of Case Status Details

अगला देखें

BACK

यह एक कम्प्यूटर जनित प्रति
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
 प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

10th - 486
 P - 985
 प्रविद्धित सूचि से मिलान किया
 सम्बन्धित खाता/प्लॉट दर्ज नहीं पाया
 19/3/22

22/19/3/22
 पंजी II का मिलान किया।

R. S Sharma

VARDHAN BUILDERS AND DEVELOPERS

Ranjit Kumar

PARTNER

क्रमांक नम्बर

कोलाकुशमा | 12 | कंचन झा

खाता संख्या
486

खेसरा संख्या
986,985

रकबा (एकड़ में)
0 एकड़ 4.95 डिसमील 0 हेक्टर

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

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

मांग बावत	साताना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल (नकदी)	4.00			4.00	4.00	4.00
गुजारी (भावली)	1.00			1.00	1.00	1.00
सेस	2.00			2.00	2.00	2.00
सूद	2.00			2.00	2.00	2.00
मुतफरकात	0.80			0.80	0.80	0.80
मीजान	9.80			9.80	9.80	9.80

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल (नकदी)			4.00	4.00	4.00	
गुजारी (भावली)			1.00	1.00	1.00	
सेस			2.00	2.00	2.00	
सूद			2.00	2.00	2.00	
मुतफरकात			0.80	0.80	0.80	
मीजान अदायकारी			9.80	9.80	9.80	

(१) मीजान कुल (लफ्जों में) : Twenty Nine Rupees and Forty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया - 29.40

तारीख अमला तहसील कुनिन्दा : 03-10-2018

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



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

R. SShame

VARDHAN BUILDERS AND DEVELOPERS

(Signature)

PARTNER

भाग वर्तमान	3	पृष्ठ संख्या	226
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद
बीजा का नाम	कोलाकुशमा	होस्टिंग संख्या	228
कचन झा, पति-अमन कुमार, जाति-		अचल का नाम	धनबाद
खाता नम्बर		तौजी संख्या	1
		हलका का नाम	हलका-02
		थाना नम्बर	12
		इस्टेट का नाम	JHARKHAND
		खाता का प्रकार	रेयती
486	985	रकबा	परिवर्तन के लिए प्राधिकार
486	986	0 ऐ 0 डि 0 हे	दाखिल खारिज केस न 133(II)16-17
		0 ऐ 4.95 डि 0 हे	लगान
		0 ऐ 4.95 डि 0 हे	सेस
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
10-03-2018	0059226251	2016-2017	2018-2019
		लागत बकाया	लागत चालू साल
		8	4
		रोड सेस बकाया	रोड सेस चालू साल
		2	1
		शिक्षा सेस बकाया	शिक्षा सेस चालू साल
		4	2
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
		4	2
		कृषि सेस बकाया	कृषि सेस चालू साल
		1.6	0.8

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

Case No	Block	Khata No	Plot No	Applicant Name	Application Date	Status	View
6088	991 / 2019 - 2020	2	486	985	Ranju Goyal	24/07/2019	Status Correction Slip generated

List Of Case Status Details

अपना टोल

BACK

यह एक कंप्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अत्याधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Plot - 486
P - 985, 986
OR
19/3/20
प्रतिबन्धित सूची से मिलान किस्त
सम्बन्धित खाता/प्लॉट दर्ज नहीं पाया

OR
19/3/20
पंजी II का मिलान किया

R. SShame

VARDHAN BUILDERS AND DEVELOPERS

(Signature)

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABCPA9463E



नाम/ Name
RANJU GOYAL

पिता का नाम/ Father's Name
KISHAN LAL AGARWAL

जन्म की तारीख/ Date of Birth
01/08/1978

Ranju goyal
हस्ताक्षर/ Signature



08082017

Ranju goyal

R. S. Sharma

VARDHAN BUILDERS AND DEVELOPERS

Ranjit

PARTNER



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

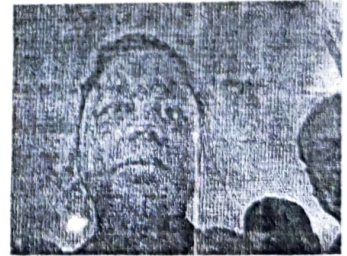
State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000035907

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 132000, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 99000, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.1870778/- ,Transaction Amount :- Rs.3300000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: 22 feet wide road., West: New Plot No. 981., South: Part of this plot., North: 17 feet wide road. Volume Number - 3 13Page Number - 226 15SAF Number - SAF385431050219111622Holding Number - 0230004065000M0Ward Number - 23Khata Number - 486Plot Number - 985 Area Of Land - 6.40 Decimal
Property No.	2
Valuation Details	Value :- Rs.1023082/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: 22 feet wide road., West: New Plot No. 981., South: Part of this plot., North: 17 feet wide road. Volume Number - 3 13Page Number - 226 15Holding Number - 0230004065000M0SAF Number - SAF385431050219111622Khata Number - 486Plot Number - 986Ward Number - 23 Area Of Land :- 3.50 Decimal

Sh. Smt RANJU GOYAL s/o/d/o/w/o Sanjay Kumar Goyal has presented the document for registration in this office today dated :- 19-Mar-2020 Day :- Thursday Time :- 13:41:06 PM



RANJU GOYAL (Individual)

Party Name	<i>Ranju goyal</i>	Document Type	Document Number
RANJU GOYAL		PAN/UID	ABCPA9463E

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

VARDHAN BUILDERS AND DEVELOPERS

Devi Kund

PARTNER

R. S. Sharma

Jharkhand
PAN No.: DXIPS4522M

2
RANJU GOYAL
Address1 - S. K. Sanitary,
Saraidhela, P.S.
Saraidhela, Dist.
Dhanbad., Address2 -
Jharkhand
PAN No.:
ABCFA9463E, Permission
Case No.-

Yes
Ranju
Goyal
Address:-
Near
Canara
Bank, .
S.K.
Sanitary .
Main Road
Saraidhela.
Phuphuadi,
Dhanbad,
828127, .
Jharkhand,
India

SELLER
Age:41



Ranju Goyal

3
SARITA GOYAL
Address1 - S. K. Sanitary,
Saraidhela, P.S.
Saraidhela, Dist.
Dhanbad., Address2 -
Jharkhand
PAN No.:
ACVPG4172G, Permission
Case No.-

Yes
Sarita
Goyal
Address:-
S K
Sanitary.
Near
Canara
Bank, Main
Road, PS
Saraidhela,
Dhanbad, .
Dhanbad,
826001. .
Jharkhand,
India

SELLER
Age:46



Sarita Goyal

4
RADHEY SHYAM SHARMA
Address1 - Behind
Canara Bank, Saraidhela,
P.S. Saraidhela, Dist.
Dhanbad., Address2 -
Jharkhand
PAN No.:
AIMPS8954E, Permission
Case No.-

Yes
Radhey
Shyam
Sharma
Address:-
Radhey
Shanti
Bhawan,
Near
Saraidhela
Police
Station,
Behind
Canara
Bank / Icici
Bank,
Saraidhela,
Phuphuadi,
Dhanbad,
828127, .
Jharkhand,
India

PURCHASER
Age:76



Radhey Shyam Sharma

R. S. Sharma
VARDHAN BUILDERS AND DEVELOPERS

Shankar
PARTNER

Party Name and Address

SANJAY KUMAR GOYAL
S/o-D/o Late Premchandra Goyal

Address1 - Main Road Saraidhela , Dhanbad., Address2 -
... , Jharkhand

PAN No.:

Photo



FingerPrint



Signature


SANJAY
KUMAR
GOYAL

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY KUMAR GOYAL Address1 - Main Road Saraidhela , Dhanbad., Address2 - ... , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned (SARITA GOYAL , RANJU GOYAL , KANCHAN JHA THROUGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (SANJAY KUMAR GOYAL) Son/Daughter/Wife of (Late Premchandra Goyal) resident of (Main Road Saraidhela , Chanbad.) and by occupation (Business).


Signature of Registering Officer


Date: - 19-Mar-2020


Seal and Signature of Registering Officer



R. S. Sharma

WARDHAN BUILDERS AND DEVELOPERS


PARTNER

Document Registration Summary 1

Date: 19-Mar-2020

- Government/Market Value: ₹2893900/-
- Transaction Amount: ₹3300000/-
- Paid Stamp Duty: ₹132010/-

Ranju Goyal

On Date 19-03-2020 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 314727 .

Receipt Date : 19-03-2020

Presenter Name: -

E	₹2000
PR	₹1
SP	₹900
LL	₹3
A1	₹99000
Stamp Duty	₹132010

Total ₹233914

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	132000	132010	-10	E-STAMP	RADHEYSHYAM SHARMA	• Certificate Number : IN-JH278921630539565	132010
E	2000	2000	0	GRAS	RanjuGoyal	• GRN Number : 2000840272 • DEPT Transaction Id : ff82fb6e6e4a2861b813 • Transaction Type :	2000
PR	1	1	0	GRAS	RanjuGoyal	• GRN Number : 2000840272 • DEPT Transaction Id : ff82fb6e6e4a2861b813 • Transaction Type :	1
SP	900	900	0	GRAS	FanjuGoyal	• GRN Number : 2000840272 • DEPT Transaction Id : ff82fb6e6e4a2861b813 • Transaction Type :	900
A1	99000	99000	0	GRAS	FanjuGoyal	• GRN Number : 2000840272 • DEPT Transaction Id : ff82fb6e6e4a2861b813 • Transaction Type :	99000

1/2

VARDHAN BUILDERS AND DEVELOPERS

Adarsh Kumar


PARTNER

R. S Sharma

Anc
Tyr

LL	3	3	0	GRAS	Ranju Goyal	• GRN Number : 2000840272 • DEPT Transaction id : ff82fb6e6e4a2861b813 • Transaction Type :	3
Sub Total	233904	233914	-10				

Article : Sale Deed Number of Pages : 60


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

R. S. Sharma

VARUN BUILDERS AND DEVELOPERS



PARTNER

Land measurement, Sub Part and House No.	East: 22 feet wide road., West: New Plot No. 981., South: Part of this plot., North: 17 feet wide road.
Area	Land area : 6.40 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	1870777.6
Transaction Amount	3300000

Property Id: 329964

Valuation No. : 435445 / 2020	:- 2019-2020	User Id : 3743	Date : 19-March-2020 11:27:AM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Kolakushma	Village/City : Kolakushma	
Kolakushma Word No 23 - Other Road			
Volume Number - 3 13			
Page Number - 226 15			
Holding Number - 0230004065000M0			
SAF Number - SAF385431050219111622			
Khata Number - 486			
Plot Number - 986			
Ward Number - 23			

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

Property Details

1	Land area	3.50 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.5 x 292309 = 1023081.5	₹10,23,082/-
A	Total		₹10,23,082/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹10,23,100/-
---------------------	--------------

Total Amount : In Words : Ten Lakhs Twenty Three Thousands One Hundred Rupee Only.

Land measurement, Sub Part and House No.	Property Boundaries East: 22 feet wide road., West: New Plot No. 931., South: Part of this plot., North: 17 feet wide road.
Area	Land area : 3.50 Decimal
Other Description of the Property	Pin Code - 828127
Government/Market Value	1023081.5
Transaction Amount	-

R. S. Sharma

2 / 4

VARDHAN BUILDERS AND DEVELOPERS

Adarsh Kumar
PARTNER

Scanned with CamScanner

Mrs. SARITA GOYAL, Address - S. K. Sanitary, Saraidhela, P.S. Saraidhela, Dist. Dhanbad., **Father/Husband Name** Rajesh Kumar Goyal, **PAN No.**- *****172G, **Permission Case No.**- , **Aadhaar No.** *****1476

Mrs. KANCHAN JHA THROUGH, Address - SK4-125 Saharpura, Sindri, P.S. Sindri, Dist. Dhanbad., **Father/Husband Name** Aman Kumar, **PAN No.**- *****522M, **Permission Case No.**- , **Aadhaar No.**

Mrs. RANJU GOYAL, Address - S. K. Sanitary, Saraidhela, P.S. Saraidhela, Dist. Dhanbad., **Father/Husband Name** Sanjay Kumar Goyal, **PAN No.**- *****463E, **Permission Case No.**- , **Aadhaar No.** *****6590

PURCHASER **Mr. RADHEY SHYAM SHARMA**, Address - Behind Canara Bank, Saraidhela, P.S. Saraidhela, Dist. Dhanbad., **Father/Husband Name** Nandlal Sharma, **PAN No.**- *****954R, **Permission Case No.**- , **Aadhaar No.** *****8292

Witness Information **Mr. SANJAY KUMAR GOYAL**, Address - Main Road Saraidhela, Dhanbad., **Father/Husband Name**-Late Premchandra Goyal

Identifier Details **Mr. SANJAY KUMAR GOYAL**, Address - Main Road Saraidhela, Dhanbad., **Father/Husband Name**-Late Premchandra Goyal

Fee Rule: Sale Deed		
1	Stamp Duty	1,32,000

1	SP	900
Total		900

Fee Rule: Sale Deed		
1	PR	1
2	LL	3
3	E	2,000
4	A1	99,000
Total		1,01,004

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.

R.S Sharma

VARDHAN BUILDERS AND DEVELOPERS
Adarsh Kumar
 PARTNER

Scanned with CamScanner

the Anc'

[Signature]
Deed Writer / Advocate

Vendee / Claimant

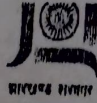
15/11/2022
Vendor / Executant

शरिता गौतम

R.S Sharma

DEVELOPERS
Adarsh

PARTNER



Pre Registration Docket

Office Name :- SRO - Dhanbad
Token No:- 2020000035907

19-03-2020 11:44 am

Appointment :- 19-Mar-2020 Time:- 12:30

Article	Sale Deed
Pre Registration Date	18-Mar-2020
No. Of Pages	30
Stamp Duty	132000
Paid Stamp Duty	0
Total Fees	₹ 1,01,904.

Property Id: 329048

Valuation No. : 434810 / 2020	:- 2019-2020	User Id : 3743	Date : 19-March-2020 11:27:AM
State : Jharkhand	District : Dhanbad		Tahsil : Dhanbad
Land Type : Urban	Corporation : Kolakushma		Village/City : Kolakushma
Kolakushma Word No 23 - Other Road			
Volume Number - 3 13			
Page Number - 226 15			
SAF Number - SAF385431050219111622			
Holding Number - 0230004065000M0			
Ward Number - 23			
Khata Number - 486			
Plot Number - 985			

Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details		6.40 Decimal	
1	Land area		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.4 x 292309=1870777.6	₹18,70,778/-
A	Total		₹18,70,778/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹18,70,800/-
Total Amount In Words: Eighteen Lakhs Seventy Thousands Eight Hundred Rupees Only.			

R. S. S. S. S.

Con No.: 20200000035907

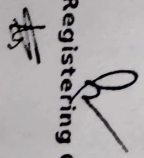
CERTIFICATE

Office of the SRO - Dhanbad

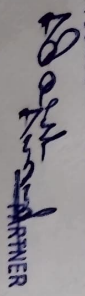
This Sale Deed was presented before the registering officer on date 19-Mar-2020 by RANJU GOYAL, S/O, D/O, W/O Sanjay Kumar Goyal resident of S. K. Sanitary, Saraidhela, P.S. Saraidhela, Dist. Dhanbad. .. This deed was registered as Document No.: 2020/DHAN/2249/BK1/2112 in Book No :- BK1, Volume No :- 243 from Page No :- 59 to 118 at, office of SRO - Dhanbad

Date:- 19-Mar-2020

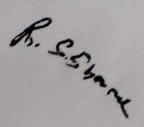
Registering Officer

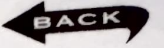


VARUN BUILDERS AND DEVELOPERS



VARUN BUILDERS AND DEVELOPERS



**Form 1**

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)
(See Rule 4)

Continuous Khatian

Anchal- धनबाद Rev P.S- झरिया State of- झारखण्ड Police Station- झरिया R.T.No 12 Khata Type रेयती

खाता नम्बर	रेयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	केफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
486	मोतीलाल मंडल वो अतुल मंडल वो सुफल मंडल, पिता-किशोरी मंडल, जाति- . एवं पुनु मंडल वो धञ्जु मंडल, पिता-हारु मंडल, जाति- . एवं गोलक मंडल वो गोरा चन्द्र मंडल वो संतोष मंडल वो प्रफुल मंडल, पिता-पंचु मंडल, जाति- . एवं नागेन्द्र मंडल वो बंकिम मंडल, पिता-हाडी राम मंडल, जाति- सुडी	1057		0 ऐ	15 डि	0 हे	5		1 / 485
		1082		0 ऐ	12 डि	0 हे			
		1371		0 ऐ	0 डि	3.39 हे			
		1508		0 ऐ	0 डि	0 हे			
		1511		0 ऐ	8 डि	0 हे			
		1527		0 ऐ	4 डि	0 हे			
		1528		0 ऐ	3 डि	0 हे			
		1529		0 ऐ	4 डि	0 हे			
		1530		0 ऐ	18 डि	0 हे			
		1532		0 ऐ	8 डि	0 हे			
		1607		0 ऐ	19 डि	0 हे			
		1608		0 ऐ	4 डि	0 हे			
		1685		0 ऐ	10 डि	0 हे			
		1686		0 ऐ	12 डि	0 हे			
1687		1 ऐ	9 डि	0 हे					

VARDHAN BUILDERS AND DEVELOPERS

Adarsh Anand
PARTNER

486	RADHEY SHYAM SHARMA, पिता- NANDLAL SHARMA, जाति- --	985	0 ऐ	4.95 डि	0 हे	6	नामान्तरण मुकदमा संख्या 226/2020 - 2021	14 / 88
		985	0 ऐ	4.95 डि	0 हे			
		986	0 ऐ	4.95 डि	0 हे			
		986	0 ऐ	4.95 डि	0 हे			
486	KAVITA PAUL, पति- PARESHCHANDRA PAUL, जाति- --	985	0 ऐ	2.65 डि	0 हे	4	नामान्तरण मुकदमा संख्या 344/2020 - 2021	14 / 96
486	ANITA KUMARI NARAIN, पिता- RAM NARAIN, जाति- ---	1057	0 ऐ	0.9 डि	0 हे	4	नामान्तरण मुकदमा संख्या 828/2020 - 2021	15 / 17
486	श्रीमती चिंता देवी, पति-रामपूजन सिंह, जाति- राजपुत	1508	0 ऐ	4 डि	0 हे	10	नामान्तरण मुकदमा संख्या 1019/2020 - 2021	15 / 24
		1511	0 ऐ	3 डि	0 हे			
486	श्रीमती उथानी देवी, पति-श्री संतोष मंडल जाति- ---	3099	0 ऐ	2.06 डि	0 हे	5	नामान्तरण मुकदमा संख्या 261/2021 - 2022	17 / 15
486	CHANDESHWAR SINGH, पिता- LATE LAKSHMAN SINGH, जाति- -- --	2596	0 ऐ	0 डि	0 हे	0	नामान्तरण मुकदमा संख्या 4528/2021 - 2022	18 / 21
486	REKHA KUMARI, पिता-KRISHNA MOHAN PRASAD, जाति- ---	2596	0 ऐ	4.12 डि	0 हे	5	नामान्तरण मुकदमा संख्या 4344/2021 - 2022	18 / 42
486	श्रीमती प्रीती ठाकुर, पति- श्री उदय ठाकुर, जाति- --	3329	0 ऐ	0.4 डि	0 हे	11	नामान्तरण मुकदमा संख्या 4177/2021 - 2022	18 / 74
		3329	0 ऐ	1.09 डि	0 हे			
		3331	0 ऐ	4.4 डि	0 हे			
486	श्रीमती रीना मंडल, पति-भागीरथ मंडल, जाति- ---	3042	0 ऐ	0.32 डि	0 हे	15	नामान्तरण मुकदमा संख्या 602/2022 - 2023	19 / 30
		3049	0 ऐ	1 डि	0 हे			