



Pre Registration Docket

Date :- 20-08-2020 10:32 am

Office Name :- District SRO - Jamshedpur

Token No:- 20200000064805

Appointment :- 21-Aug-2020 Time:- 10:6

| | |
|-----------------------|-------------|
| Article | Sale Deed |
| Pre Registration Date | 19-Aug-2020 |
| No. Of Pages | 34 |
| Stamp Duty | 237208 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 1,78,930. |

Property Id: **374503**

| | | | |
|--|--|-----------------------------|---------------------------------------|
| Valuation No. : 493941 / 2020 | :- 2020-2021 | User Id : 3093 | Date : 20-August-2020 10:58:AM |
| State : Jharkhand | District : EastSinghbhum | Tahsil : Jamshedpur | |
| Land Type : Urban | Corporation : Mango Nagar Nigam | Village/City : Mango | |
| Mango - Main Road | | - | |
| Khata Number - 269 | | | |
| Plot Number - 3854 | | | |
| Volume Number - 30 | | | |
| Page Number - 208 | | | |
| Holding Number - 0010008257000A1 | | | |
| Construction Type : PUCCA | | | |
| Property Rates | | | |
| Residential construction (N) | | | |
| ₹3564/- Square Feet | | | |
| Valuation Rule : Residential Construction | | | |
| Property Details | | | |
| 1 | Land area | 6.70 Decimal | |
| 2 | Area of Constructed Property | 900 Square Feet | |
| 3 | Have Depreciation certificate | No | |
| 4 | Age | 0 to 10 Years | |
| 5 | Certificate number | | |
| 6 | Residential Usage Type | Flat | |
| 7 | GST NUMBER | | |
| 8 | Builder Name | | |
| 9 | Builder Address | | |
| Calculation Details | | | |

| Sr.No. | Description | Calculation | Total |
|---|--------------------------------|---------------------------|---------------------|
| 1 | Open Land Valuation | 1. 6.7 x 406351=2722551.7 | ₹27,22,552/- |
| 2 | Constructed Property Valuation | 1. 900 x 3564=3207600 | ₹32,07,600/- |
| A | Total | | ₹59,30,152/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹59,30,200/- |
| Total Amount in Words : Fifty Nine Lakhs Thirty Thousands Two Hundred Rupees Only. | | | |

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| Land measurement, Sub Part and House No. | Property Boundaries East: HOUSE OF SRI SINHA, West: ROAD, South: HOUSE OF SRI RAMA SHANKAR SINGH, North: HOUSE OF SRI SINHA |
| Area | Land area : 6.70 Decimal, Area of Constructed Property : 900.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : Flat , GST NUMBER : , Builder Name : , Builder Address : |
| Other Description of the Property | Pin Code - 831012, Flat Number/Commercial Space Number - PUCCA MANGO JAMSHEDPUR |
| Government/Market Value | 5930151.7 |
| Transaction Amount | 4970000 |

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| SELLER | -Dr. MANOJ KUMAR, Address - NEW SUBHAS COLONY SANJAY PATH PS ULIDIH JAMSHEDPUR- ,Father/Husband Name LATE HRIDYA NAND CHOUDHARY , PAN No.- *****571E,Permission Case No.- , Aadhaar No. *****4965 |
| PURCHASER | -Mr. PRAVEEN KUMAR, Address - NEW SUBHAS COLONY SANJAY PATH PS ULIDIH JAMSHEDPUR- ,Father/Husband Name RAMA SHANKAR SINGH , PAN No.- *****847C,Permission Case No.- , Aadhaar No. *****0902 |

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|---------------------|--|
| Witness Information | Mrs. SURYA MANI DEVI , Address - NEW SUBHAS COLONY SANJAY PATH PS ULIDIH JAMSHEDPUR-, Father/Husband Name- LATE RAJ KUMAR SINGH |
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| Identifier Details | Mrs. SUNITA TIWARY , Address - NEW SUBHAS COLONY SANJAY PATH PS ULIDIH JAMSHEDPUR-, Father/Husband Name- LATE DWARIKA TIWARY |
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|---------------------------|------------|----------|
| Property Id:374503 | | |
| Fee Rule:Sale Deed | | |
| 1 | Stamp Duty | 2,37,208 |

| | | |
|--------------|----|--------------|
| 1 | SP | 1,020 |
| Total | | 1,020 |

Property Id:374503

Fee Rule:Sale Deed

| | | |
|--------------|----|-----------------|
| 1 | PR | 1 |
| 2 | LL | 3 |
| 3 | A1 | 1,77,906 |
| Total | | 1,77,910 |

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