



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	199000
Paid Stamp Duty	199000
Total Fees	₹ 1,50,124.

Property Id: 374503

Valuation No. : 493941 / 2020		:- 2020-2021	User Id : 3093	Date : 20-August-2020 10:58:AM	
State : Jharkhand		District : East Singhbhum		Tahsil : Jamshedpur	
Land Type : Urban		Corporation : Mango Nagar Nigam		Village/City : Mango	
Mango - Branch 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.			

Land measurement, Sub Part and House No.	Property Boundaries East:PARTLY NALA AND PARTLY HOUSE OF MONAKA DEVI AND AJAY SINHA, West: ROAD, South: HOUSE OF SRI RAMA SHANKAR SINGH, North: HOUSE OF SRI VINAY KUMAR 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

SELLER	-Dr. MANOJ KUMAR, Address - NEW SUBHAS COLONY, SANJAY PATH ROAD NO 2 ,DIMNA ROAD ,MANGO ,PS MANGO(T.O.P 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 ROAD NO 2 ,DIMNA ROAD ,MANGO , PS MANGO(T.O.P ULIDIH), JAMSHEDPUR- ,Father/Husband Name RAMA SHANKAR SINGH , PAN No.- *****847C,Permission Case No.- , Aadhaar No. *****0902

Witness Information	Mrs. SURYA MANI DEVI , Address - NEW SUBHAS COLONY, SANJAY PATH ROAD NO 2 ,DIMNA ROAD ,MANGO , PS MANGO(T.O.P ULIDIH),JAMSHEDPUR-, Father/Husband Name- LATE RAJ KUMAR SINGH
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Identifier Details	Mr. SURITH TIWARY , Address - NEW SUBHAS COLONY, SANJAY PATH ROAD NO 2 ,DIMNA ROAD ,MANGO , PS MANGO(T.O.P 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
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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