

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**

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| **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** | | | | | | | | |

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| **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: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 |

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| 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 |

**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

Witness Information

**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

Identiﬁer Details

|  |  |  |
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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**