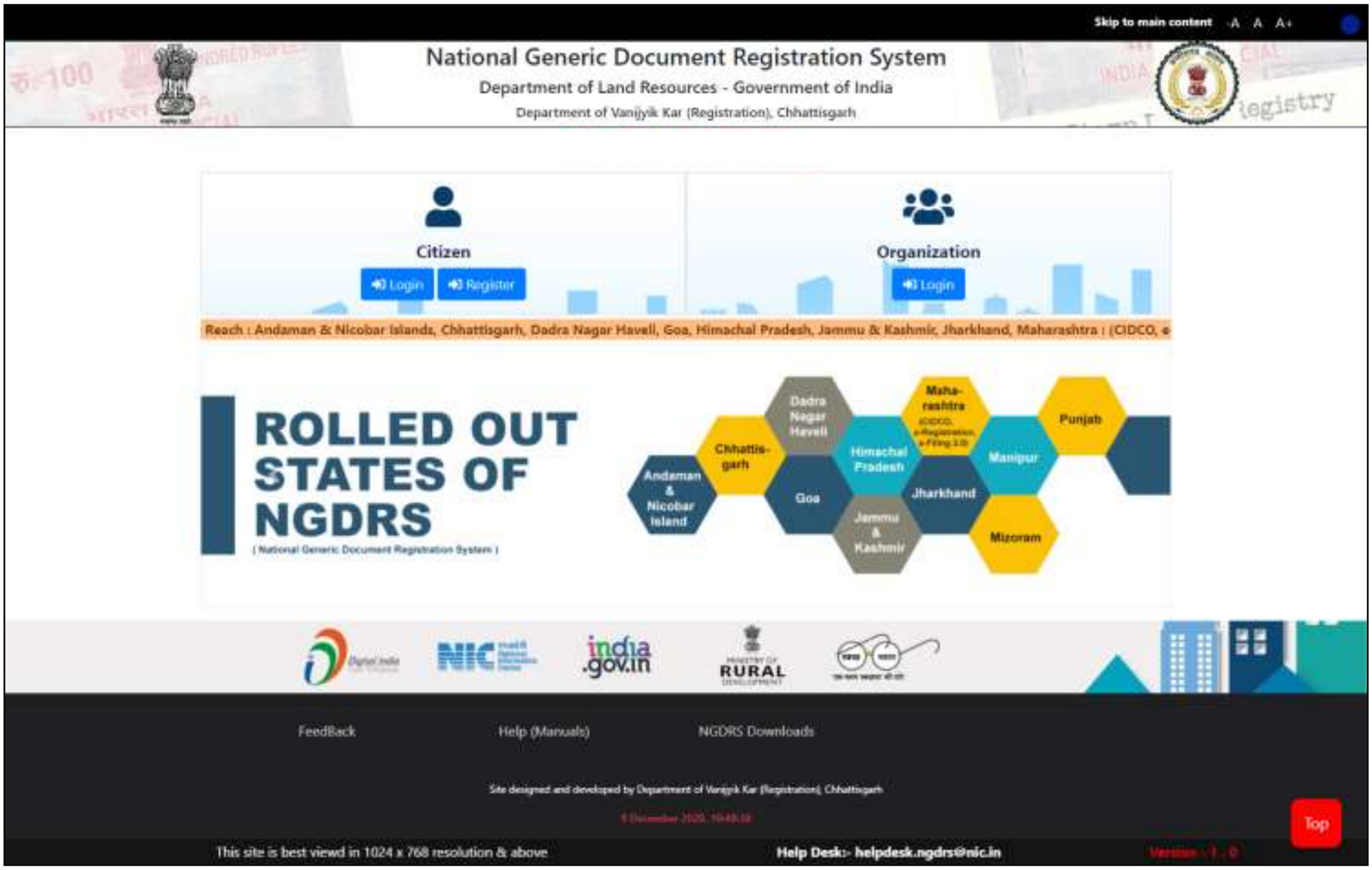
Chhattisgarh User Manual

Version 1.0

Department of Vanijyik Kar (Registration),
Chhattisgarh

Home Page

- Open the application URL (https://ngdrs.cg.gov.in/NGDRS_CG/) to access the login page.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Department of Vanijyik Kar (Registration), Chhattisgarh
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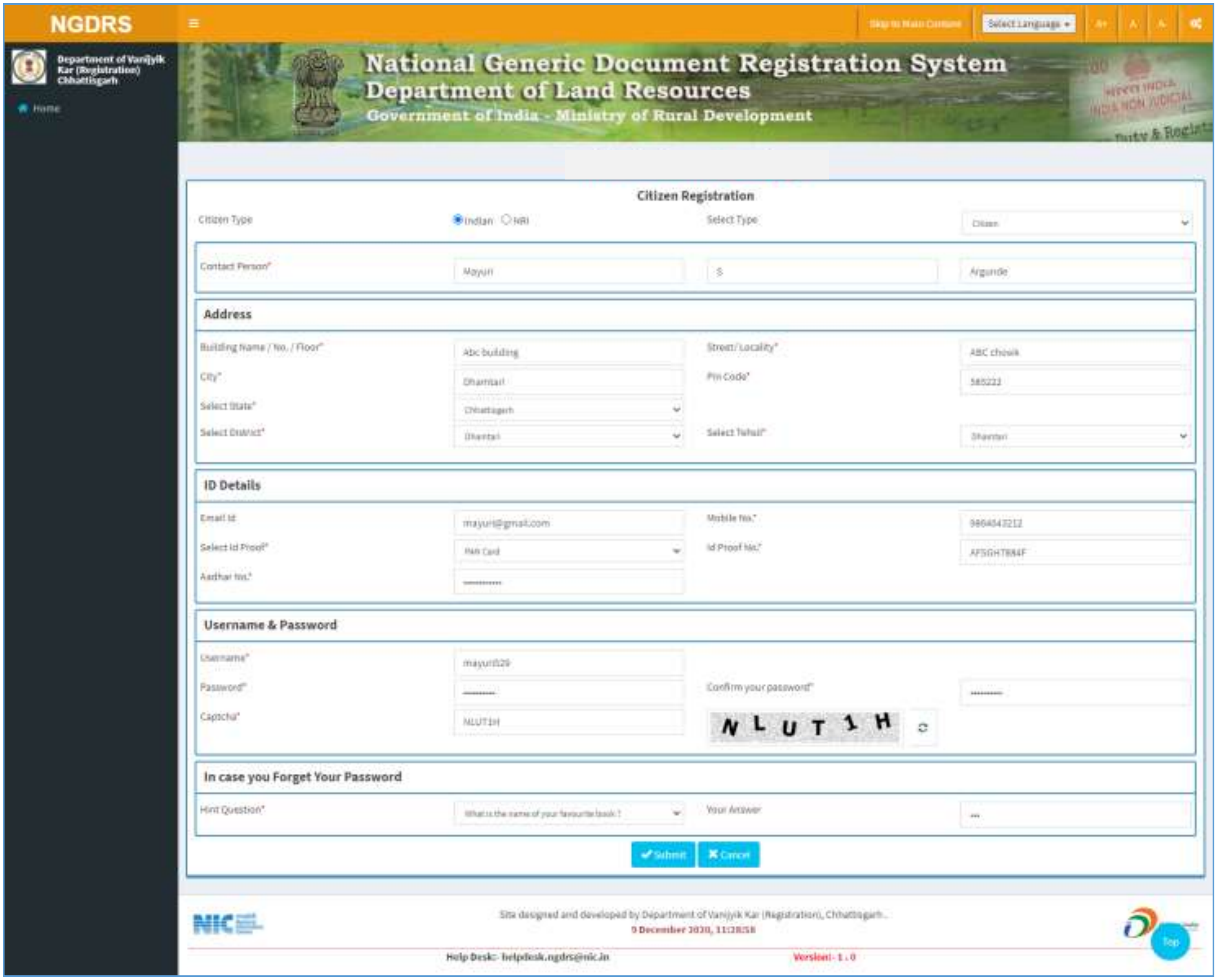
This site is best viewd in 1024 x 768 resolution & above

Help Desk:- helpdesk.ngdrs@nic.in

Citizen Registration

- Click on ‘Register’ to create new Citizen User account.
- Enter all details present on registration form.
- Enter Builder details, contact person address details, contact person ID details, Username and password details and hint question and answer details.
- Click on Submit button.



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Citizen Registration

Citizen Type ● Indian ○ NRI
Select Type: Citizen
Contact Person*: Mayuri | S | Argunde

Address

Building Name / No. / Floor*: Abc building
Street/Locality*: ABC chowk
City*: Dhamtari
Pin Code*: 585222
Select State*: Chhattisgarh
Select District*: Dhamtari
Select Tehsil*: Dhamtari

ID Details

Email Id: mayuri@gmail.com
Mobile No.*: 9864043212
Select Id Proof*: PAN Card
Id Proof No.*: AFSGHT884F
Aadhar No.*: ***********

Username & Password

Username*: mayuri529
Password*: **********
Confirm your password*: **********
Captcha*: NLUT1H
N L U T 1 H

In case you Forget Your Password

Hint Question*: What is the name of your favourite book ?
Your Answer: ***

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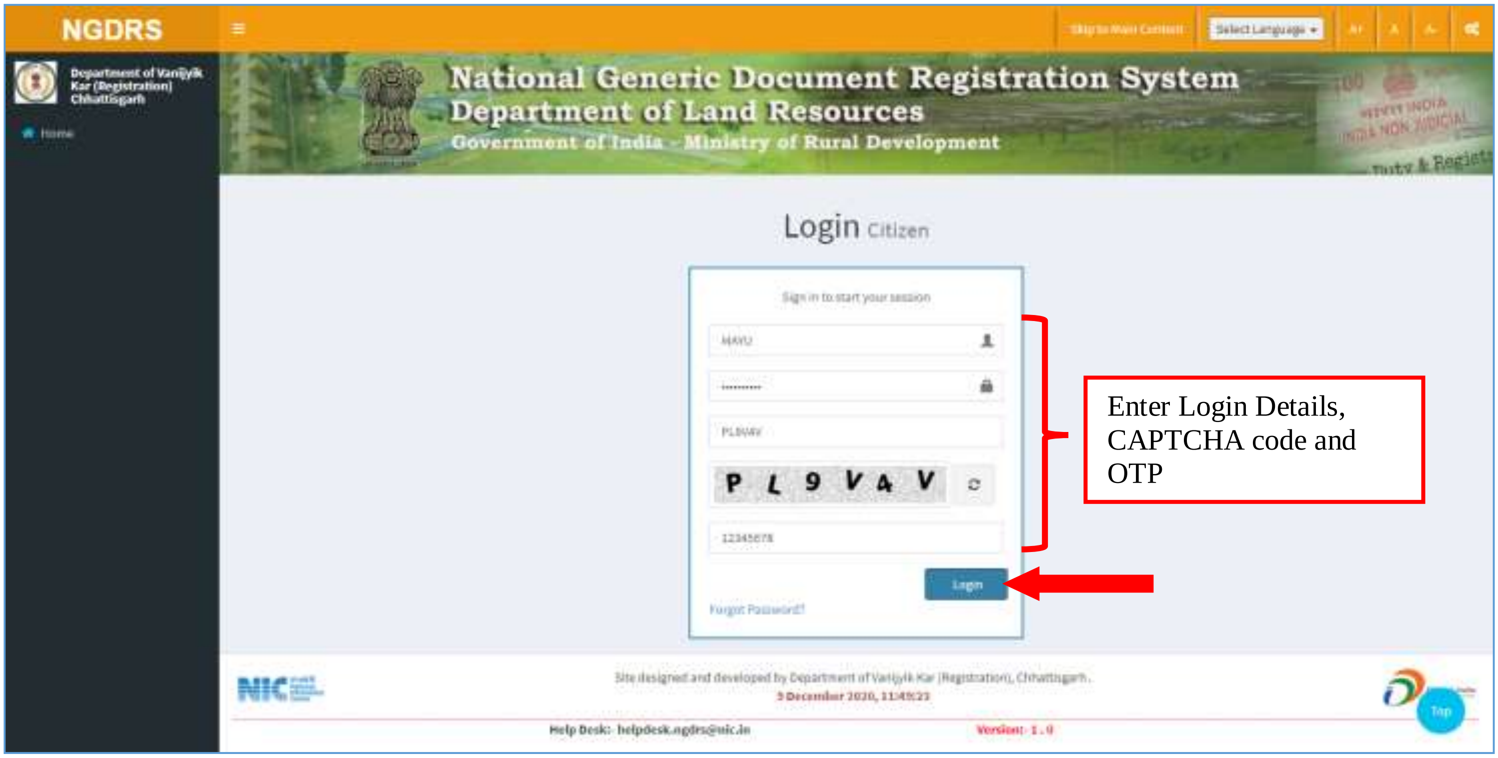
Citizen Login Page

- Click on Citizen Login.
- Enter login username, Enter password.
- Enter CAPTCHA code.
- Click on Get OTP button to get OTP.
- Enter OTP.
- Click on Login.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Sign in to start your session
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MAYU

PL9VAV

12345678

Enter Login Details, CAPTCHA code and OTP

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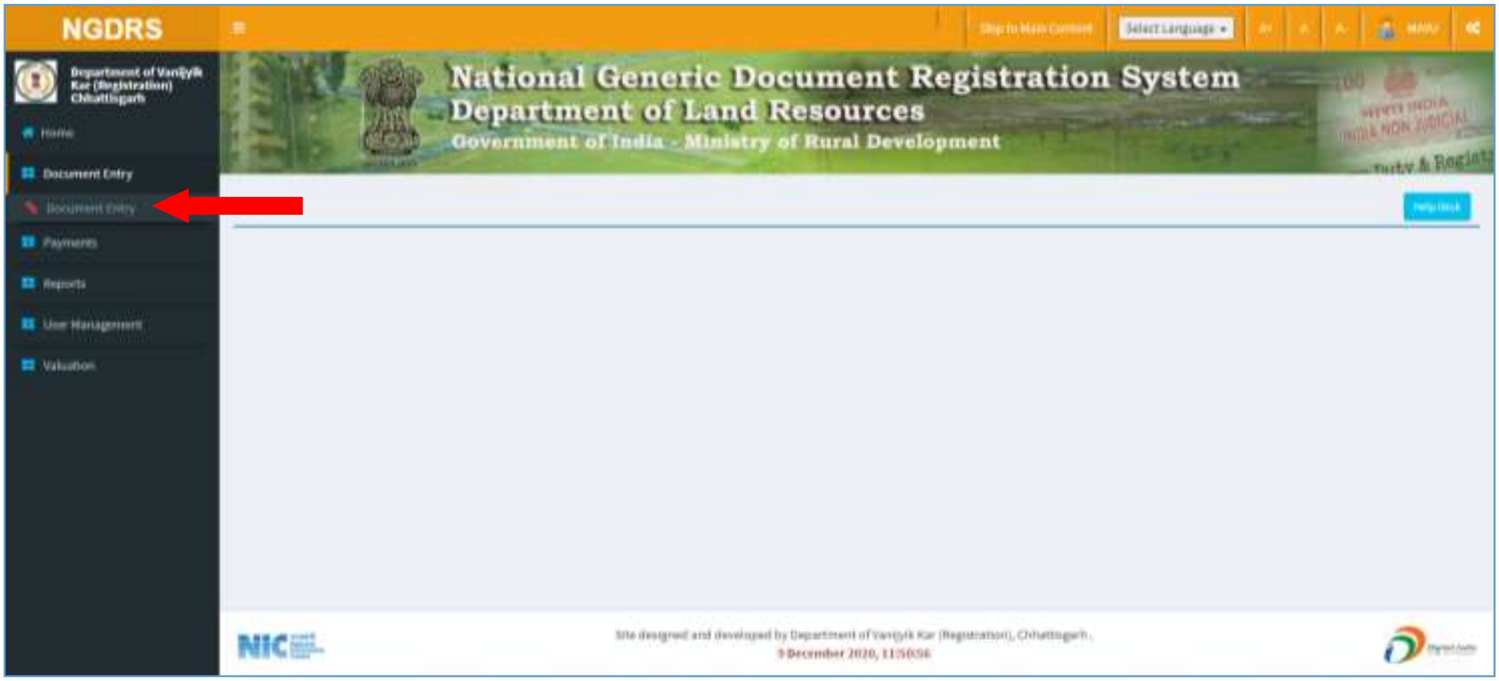
- Click on Document menu.
- Then Click on Document Entry sub menu.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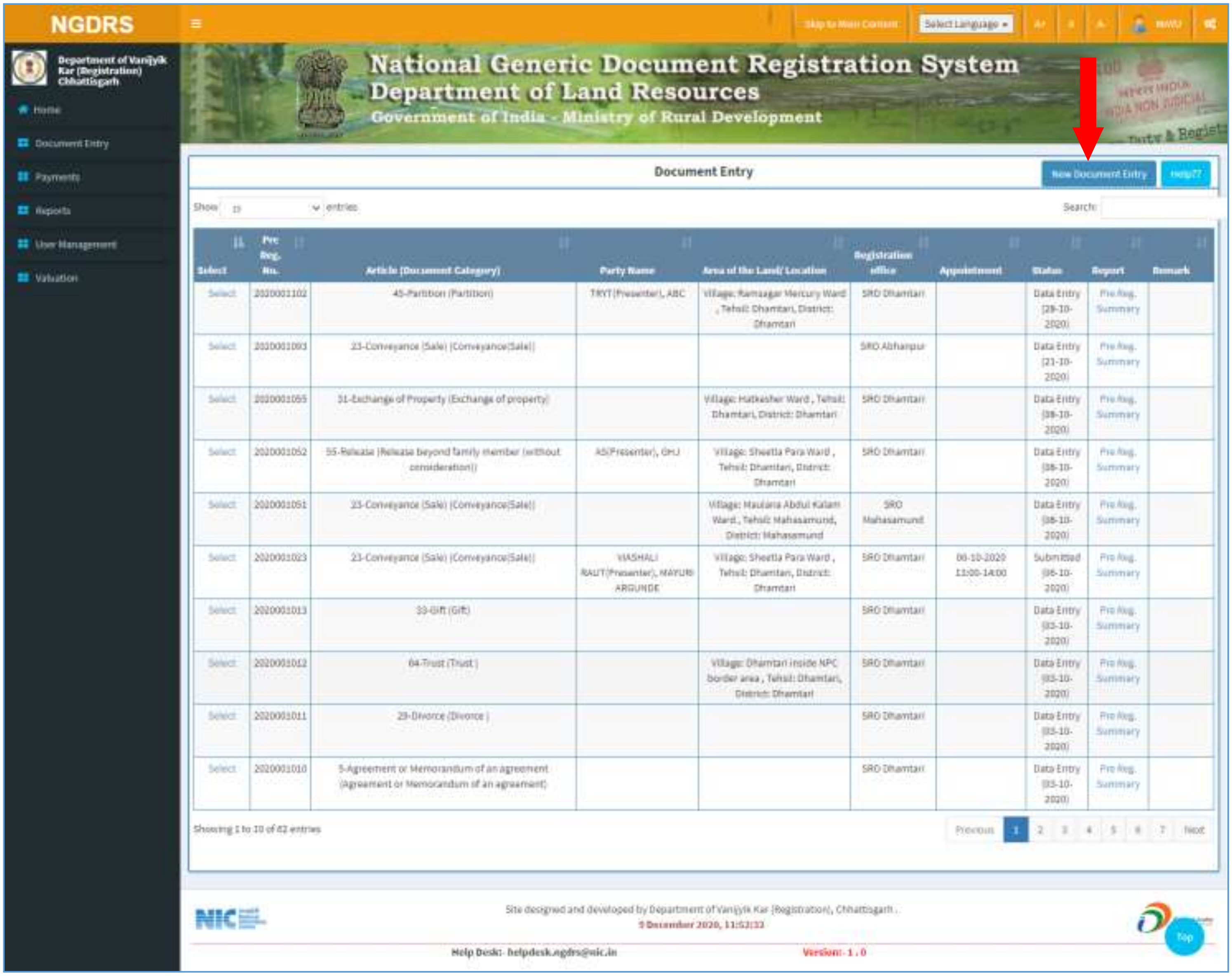
9 December 2020, 11:50:56

Document Entry

New Document Entry

- Click on New Document Entry button to start a new Document entry.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Select	Pre Reg. No.	Article (Document Category)	Party Name	Area of the Land/ Location	Registration office	Appointment	Status	Report	Remark
Select	2020001102	45-Partition (Partition)	TRYT(Presenter), ABC	Village: Ramsagar Mercury Ward , Tehsil: Dhamtari, District: Dhamtari	SRO Dhamtari		Data Entry (28-10-2020)	Pre Reg. Summary	
Select	2020001093	23-Conveyance (Sale) (Conveyance(Sale))			SRO Abhanpur		Data Entry (21-10-2020)	Pre Reg. Summary	
Select	2020001055	31-Exchange of Property (Exchange of property)		Village: Hatkeshar Ward , Tehsil: Dhamtari, District: Dhamtari	SRO Dhamtari		Data Entry (08-10-2020)	Pre Reg. Summary	
Select	2020001052	55-Release (Release beyond family member (without consideration))	AS(Presenter), GHJ	Village: Sheetla Para Ward , Tehsil: Dhamtari, District: Dhamtari	SRO Dhamtari		Data Entry (08-10-2020)	Pre Reg. Summary	
Select	2020001051	23-Conveyance (Sale) (Conveyance(Sale))		Village: Maulana Abdul Kalam Ward , Tehsil: Mahasamund, District: Mahasamund	SRO Mahasamund		Data Entry (08-10-2020)	Pre Reg. Summary	
Select	2020001023	23-Conveyance (Sale) (Conveyance(Sale))	VIASHALI RAUT(Presenter), MAYURI ARGUNDE	Village: Sheetla Para Ward , Tehsil: Dhamtari, District: Dhamtari	SRO Dhamtari	08-10-2020 11:00-14:00	Submitted (06-10-2020)	Pre Reg. Summary	
Select	2020001013	33-Gift (Gift)			SRO Dhamtari		Data Entry (03-10-2020)	Pre Reg. Summary	
Select	2020001012	64-Trust (Trust)		Village: Dhamtari inside NPC border area , Tehsil: Dhamtari, District: Dhamtari	SRO Dhamtari		Data Entry (03-10-2020)	Pre Reg. Summary	
Select	2020001011	29-Divorce (Divorce)			SRO Dhamtari		Data Entry (03-10-2020)	Pre Reg. Summary	
Select	2020001010	5-Agreement or Memorandum of an agreement (Agreement or Memorandum of an agreement)			SRO Dhamtari		Data Entry (03-10-2020)	Pre Reg. Summary	

Showing 1 to 10 of 62 entries

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5 December 2020, 11:52:33

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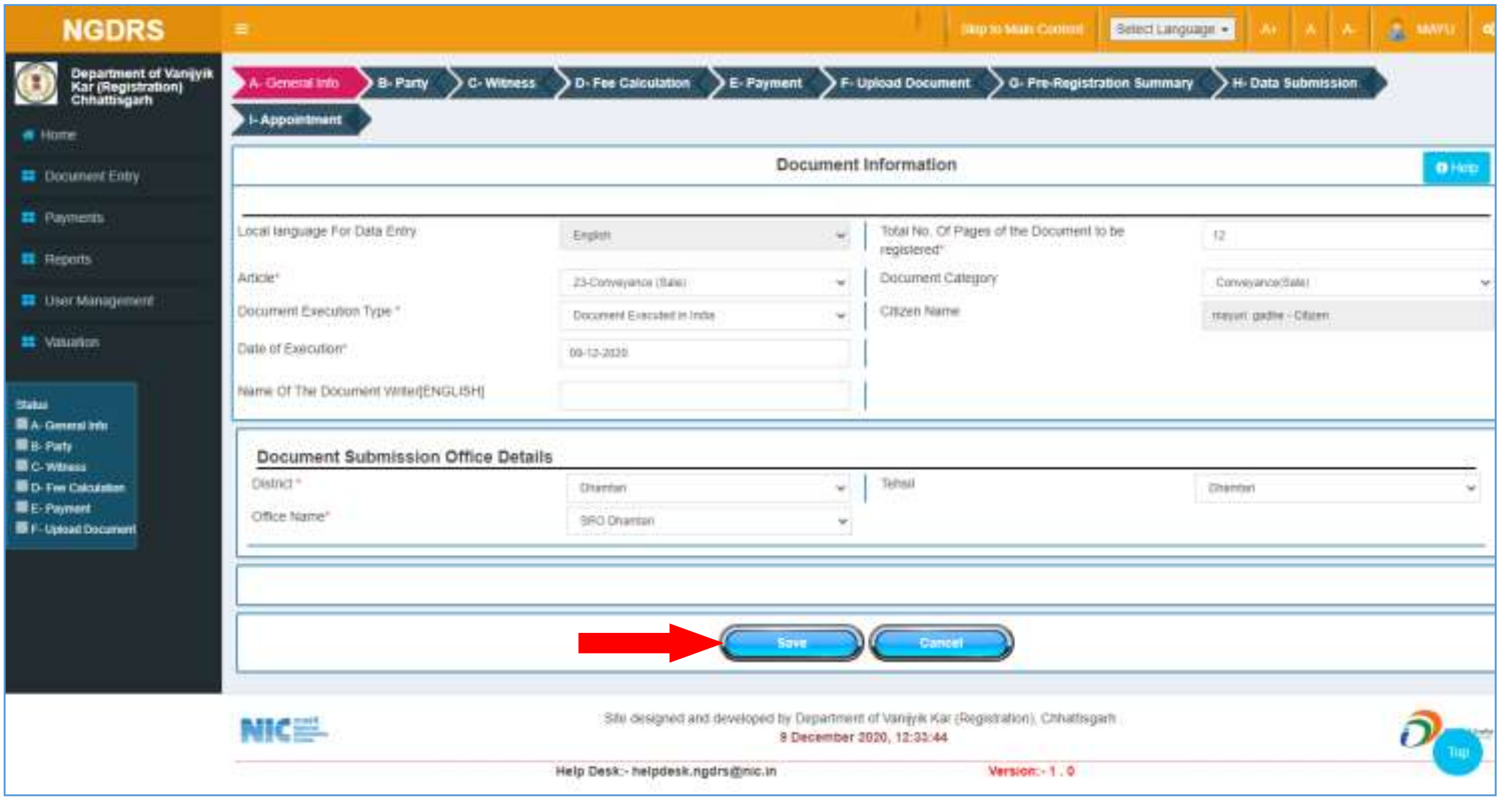
(A) General Info

- Enter Total No. of Pages of the document to be registered.
- Select Article from dropdown box.
- Select Document Title from dropdown box.
- Select District from dropdown box.
- Select Tehsil from dropdown box.
- Select Office Name from dropdown box.
- Click on Save Button to save the **General Info**.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Document Information

Local language For Data Entry: English

Total No. Of Pages of the Document to be registered*: 12

Article*: 23-Conveyance (Sale)

Document Category: Conveyance(Sale)

Document Execution Type *: Document Executed in India

Citizen Name: mayuri gadhe - Citizen

Date of Execution*: 09-12-2020

Name Of The Document Writer[ENGLISH]:

Document Submission Office Details

District *: Dhamtari

Tehsil: Dhamtari

Office Name*: SRO Dhamtari

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9 December 2020, 12:33:44

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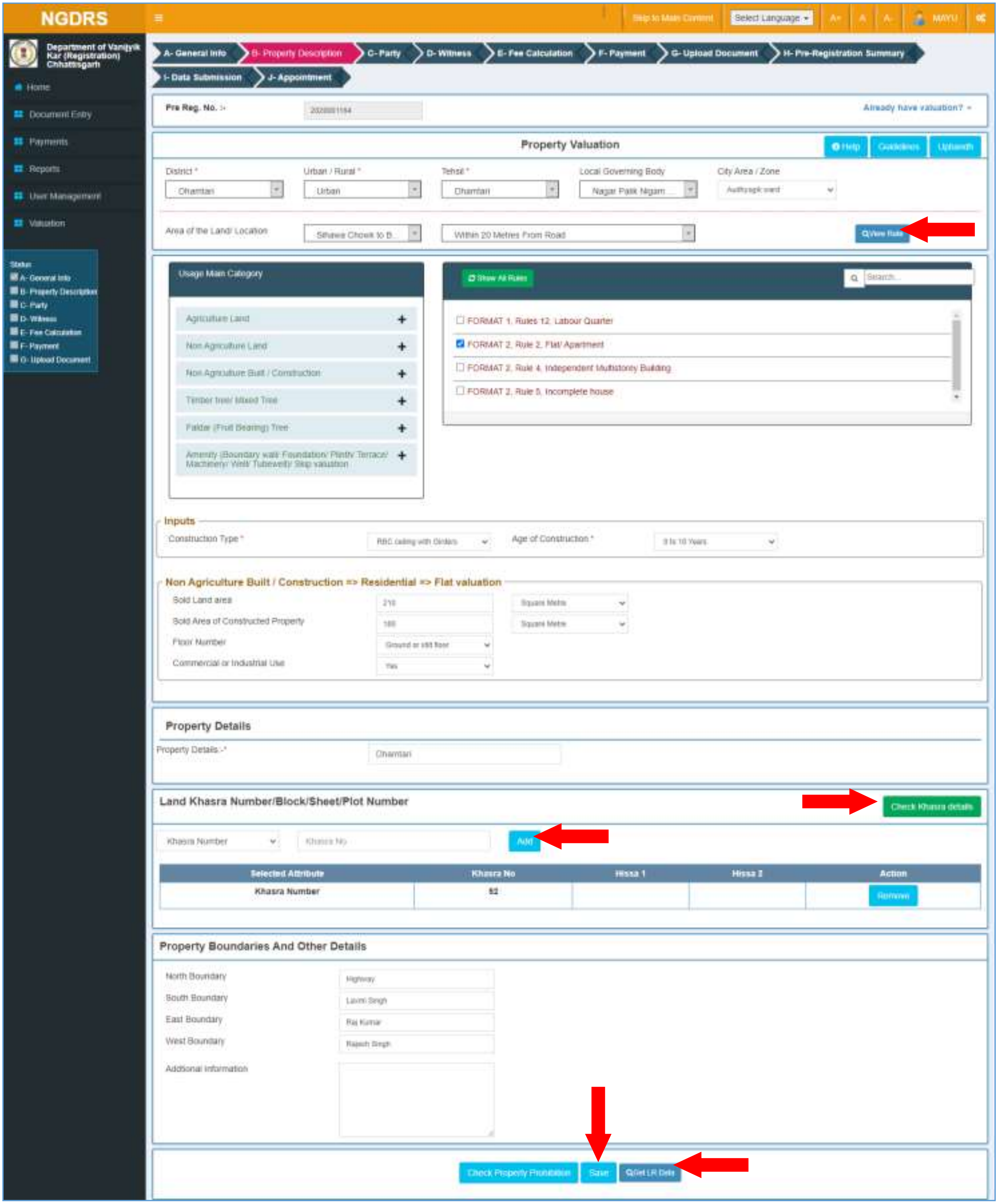
(B) Property Details

- Select District, then select Area Type, select Tehsil, select local governing body, select city area/ Zone, select Area of the Land/ Location and select Level 1 List.
- Select Property Usage Category according to rates given in View Rate Button. It is shown in below screenshot
- Enter inputs according to the usage categories.
- In property attributes, Select property attribute then enter its details accordingly and click on add button to add property attribute. To check Khasra Number details, click on Check Khasra Details button.
- Click on save button to save the **Property Details**.
- To view **LR data** click on Get LR Data button.
- Click on Property Valuation button to view valuation of the property.
- If user wants to edit the entry then click on edit button to update the record and click on save.
- If user wants to delete the entry click on Delete button to delete the record.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Already have valuation?
Help
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View Rate
Usage Main Category
Agriculture Land
Non Agriculture Land
Non Agriculture Built / Construction
Timber tree/ Mixed Tree
Faldar (Fruit Bearing) Tree
Amenity (Boundary wall/ Foundation/ Plinth/ Terrace/ Machinery/ Well/ Tubewell)/ Skip valuation
Show All Rules
Search...
Check Khasra details
Add
Remove
Check Property Prohibition
Save
Get LR Data

Pre Reg. No. :- 2020001184

Property Valuation

District * Dhamtari

Urban / Rural * Urban

Tehsil * Dhamtari

Local Governing Body Nagar Palik Nigam

City Area / Zone Audhyogik ward

Area of the Land/ Location Sihawa Chowk to B... Within 20 Metres From Road

☐ FORMAT 1, Rules 12, Labour Quarter

☑ FORMAT 2, Rule 2, Flat/ Apartment

☐ FORMAT 2, Rule 4, Independent Multistorey Building

☐ FORMAT 2, Rule 5, Incomplete house

Inputs

Construction Type * RBC ceiling with Girders

Age of Construction * 5 to 10 Years

Non Agriculture Built / Construction => Residential => Flat valuation

Sold Land area 210 Square Metre

Sold Area of Constructed Property 180 Square Metre

Floor Number Ground or stilt floor

Commercial or Industrial Use Yes

Property Details

Property Details :-* Dhamtari

Land Khasra Number/Block/Sheet/Plot Number

Khasra Number Khasra No

Selected Attribute	Khasra No	Hissa 1	Hissa 2	Action
Khasra Number	52			Remove

Property Boundaries And Other Details

North Boundary Highway

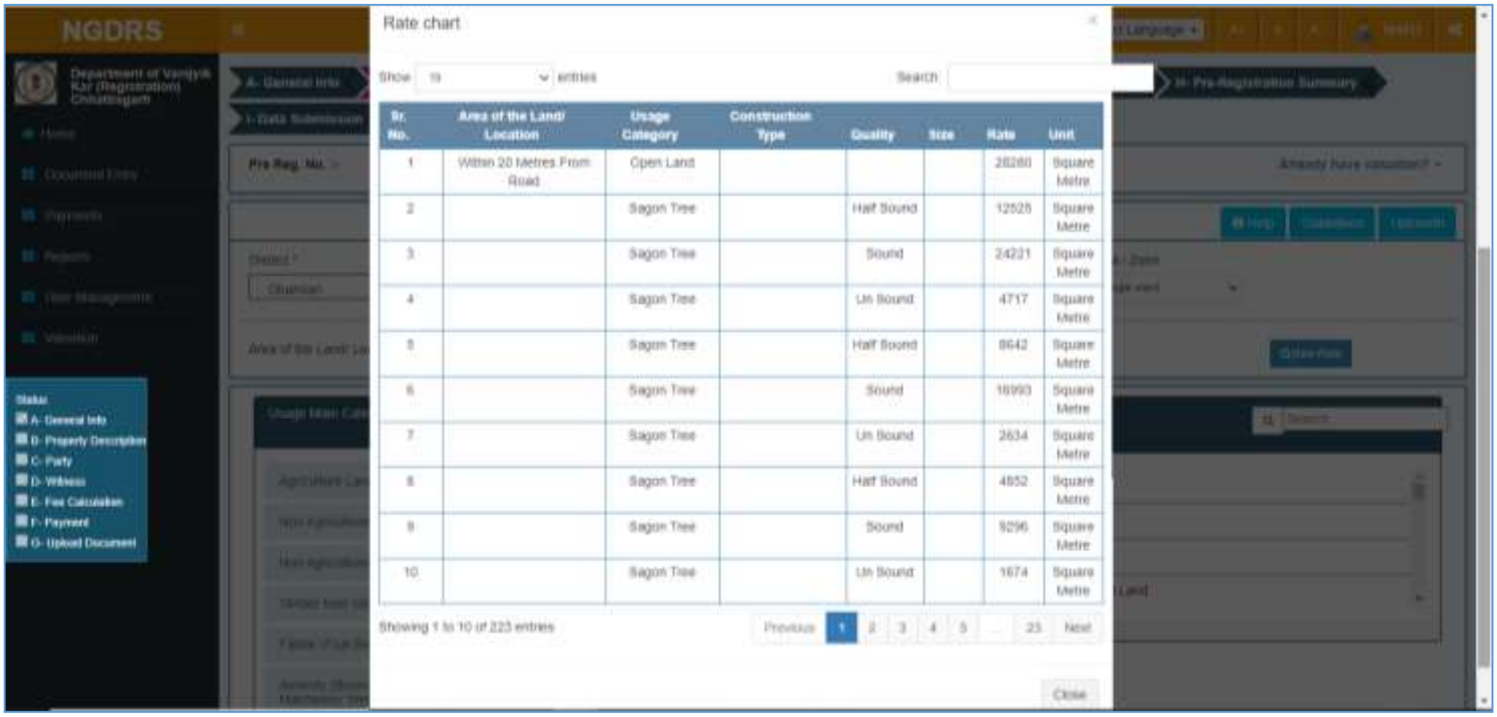
South Boundary Laxmi Singh

East Boundary Raj Kumar

West Boundary Rajesh Singh

Additional Information

Rate Chart:-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Rate chart
Show 10 entries
Search:
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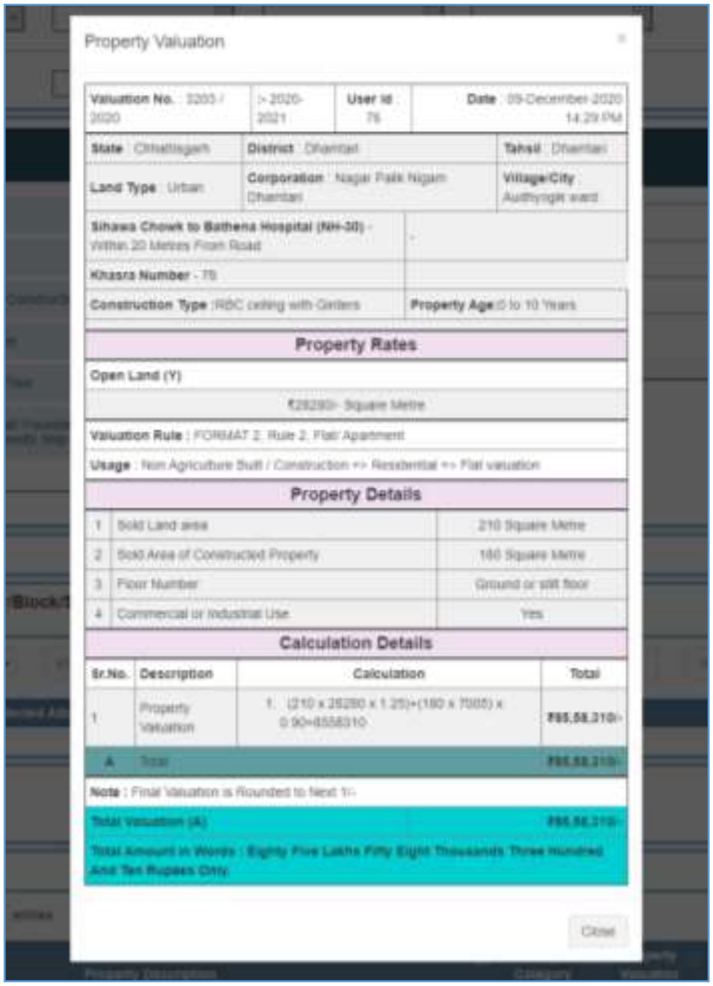
Close

Sr. No.	Area of the Land/ Location	Usage Category	Construction Type	Quality	Size	Rate	Unit
1	Within 20 Metres From Road	Open Land				28280	Square Metre
2		Sagon Tree		Half Sound		12528	Square Metre
3		Sagon Tree		Sound		24221	Square Metre
4		Sagon Tree		Un Sound		4717	Square Metre
5		Sagon Tree		Half Sound		8642	Square Metre
6		Sagon Tree		Sound		16993	Square Metre
7		Sagon Tree		Un Sound		2634	Square Metre
8		Sagon Tree		Half Sound		4852	Square Metre
9		Sagon Tree		Sound		9296	Square Metre
10		Sagon Tree		Un Sound		1674	Square Metre

Showing 1 to 10 of 223 entries

Valuation Report:-


Property Valuation
Close

Valuation No. : 3203 / 2020	:- 2020-2021	**User Id** : 76	**Date** : 09-December-2020 14:29 PM

State : Chhattisgarh	**District** : Dhamtari	**Tahsil** : Dhamtari
Land Type : Urban	**Corporation** : Nagar Palik Nigam Dhamtari	**Village/City** Audhyogik ward

Sihawa Chowk to Bathena Hospital (NH-30) - Within 20 Metres From Road

Khasra Number - 76

Construction Type :RBC ceiling with Girders | **Property Age**:0 to 10 Years

Property Rates

Open Land (Y)

₹28280/- Square Metre

Valuation Rule : FORMAT 2: Rule 2: Flat/ Apartment

Usage : Non Agriculture Built / Construction => Residential => Flat valuation

Property Details

1	Sold Land area	210 Square Metre
2	Sold Area of Constructed Property	180 Square Metre
3	Floor Number	Ground or stilt floor
4	Commercial or Industrial Use	Yes

Calculation Details

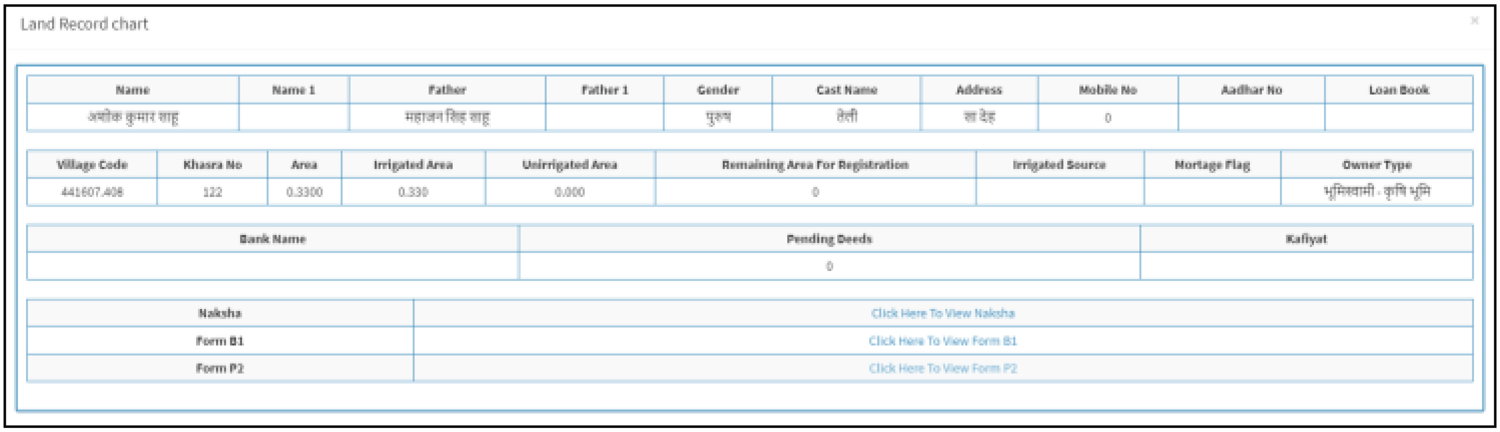
Sr.No.	Description	Calculation	Total
1	Property Valuation	1. (210 x 28280 x 1.25)+(180 x 7005) x 0.90=8558310	₹85,58,310/-
A	Total		₹85,58,310/-

Note : Final Valuation is Rounded to Next 1/-

Total Valuation (A) ₹85,58,310/-

Total Amount in Words : Eighty Five Lakhs Fifty Eight Thousands Three Hundred And Ten Rupees Only

L R Chart:-



Land Record chart

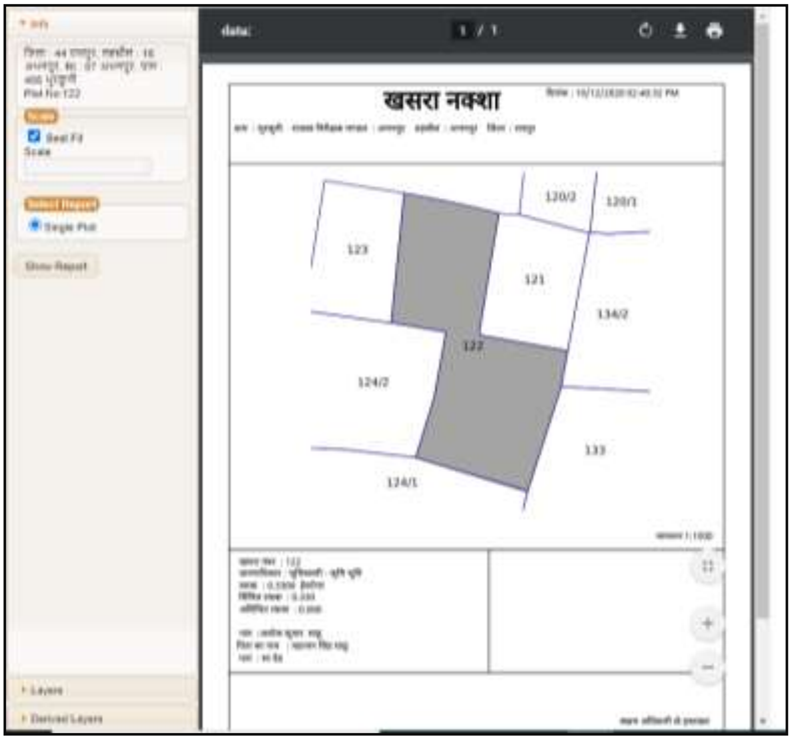
Name	Name 1	Father	Father 1	Gender	Cast Name	Address	Mobile No	Aadhar No	Loan Book
अशोक कुमार साहू		महाजन सिंह साहू		पुरुष	तेली	सा देह	0		

Village Code	Khasra No	Area	Irrigated Area	Unirrigated Area	Remaining Area For Registration	Irrigated Source	Mortage Flag	Owner Type
441607.408	122	0.3300	0.330	0.000	0			भूमिस्वामी - कृषि भूमि

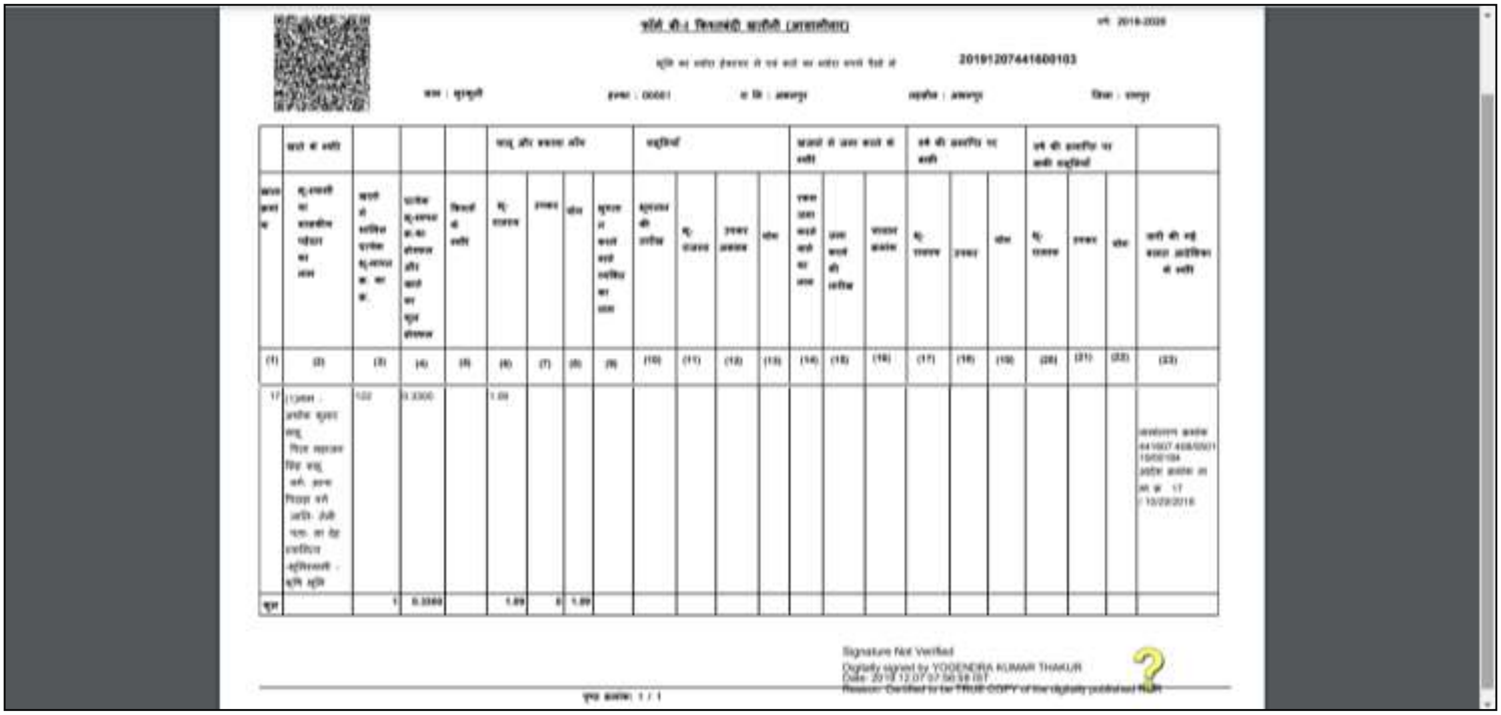
Bank Name	Pending Deeds	Kafiyat
	0	

Naksha	Click Here To View Naksha
Form B1	Click Here To View Form B1
Form P2	Click Here To View Form P2

Naksha:-


data:
1 / 1
खसरा नक्शा
120/2
120/1
123
121
134/2
122
124/2
133
124/1
Single Plot
Show Report
Layers
Derived Layers

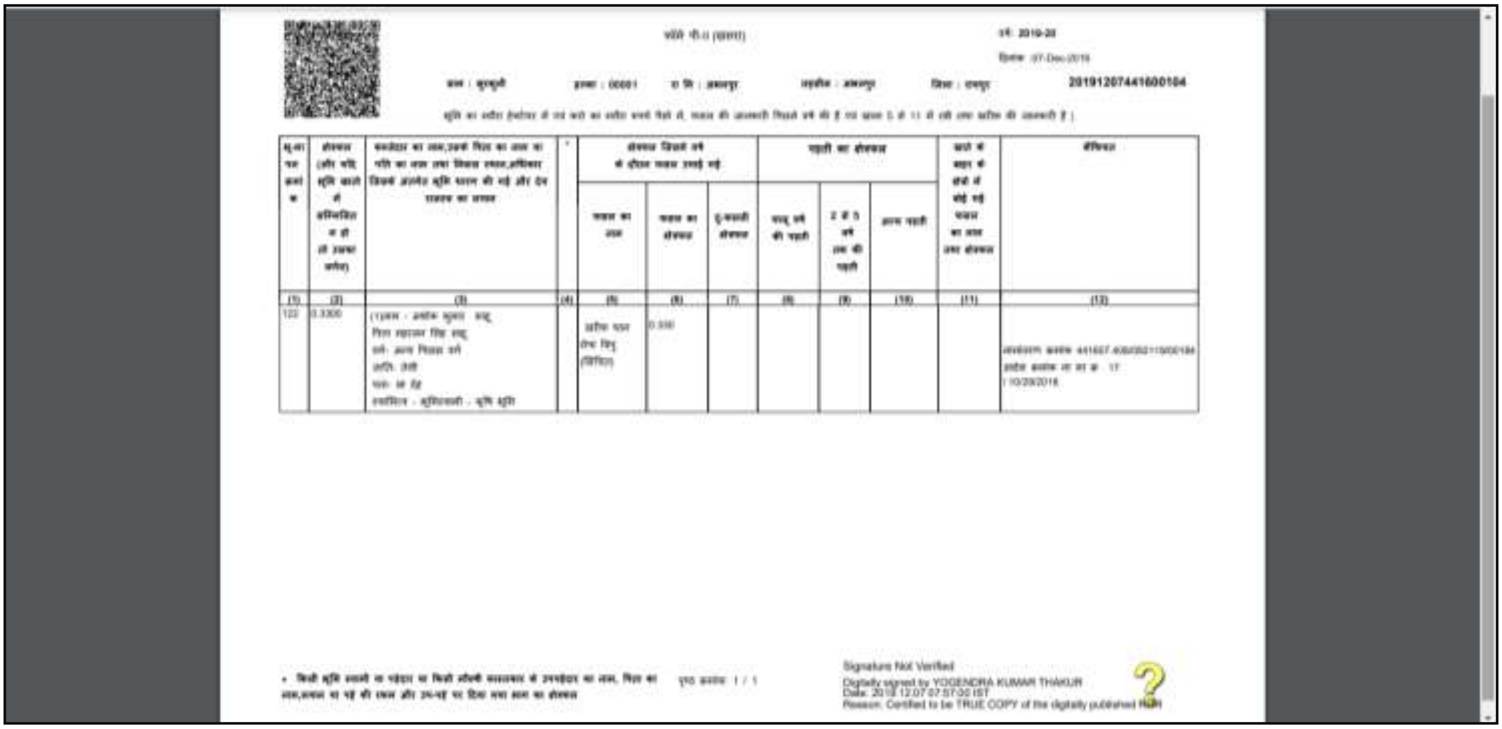
Form B1:-



20191207441600103

Signature Not Verified
Digitally signed by YOGENDRA KUMAR THAKUR
Date: 2019.12.07 07:56:59 IST
Reason: Certified to be TRUE COPY of the digitally published

Form P2:-



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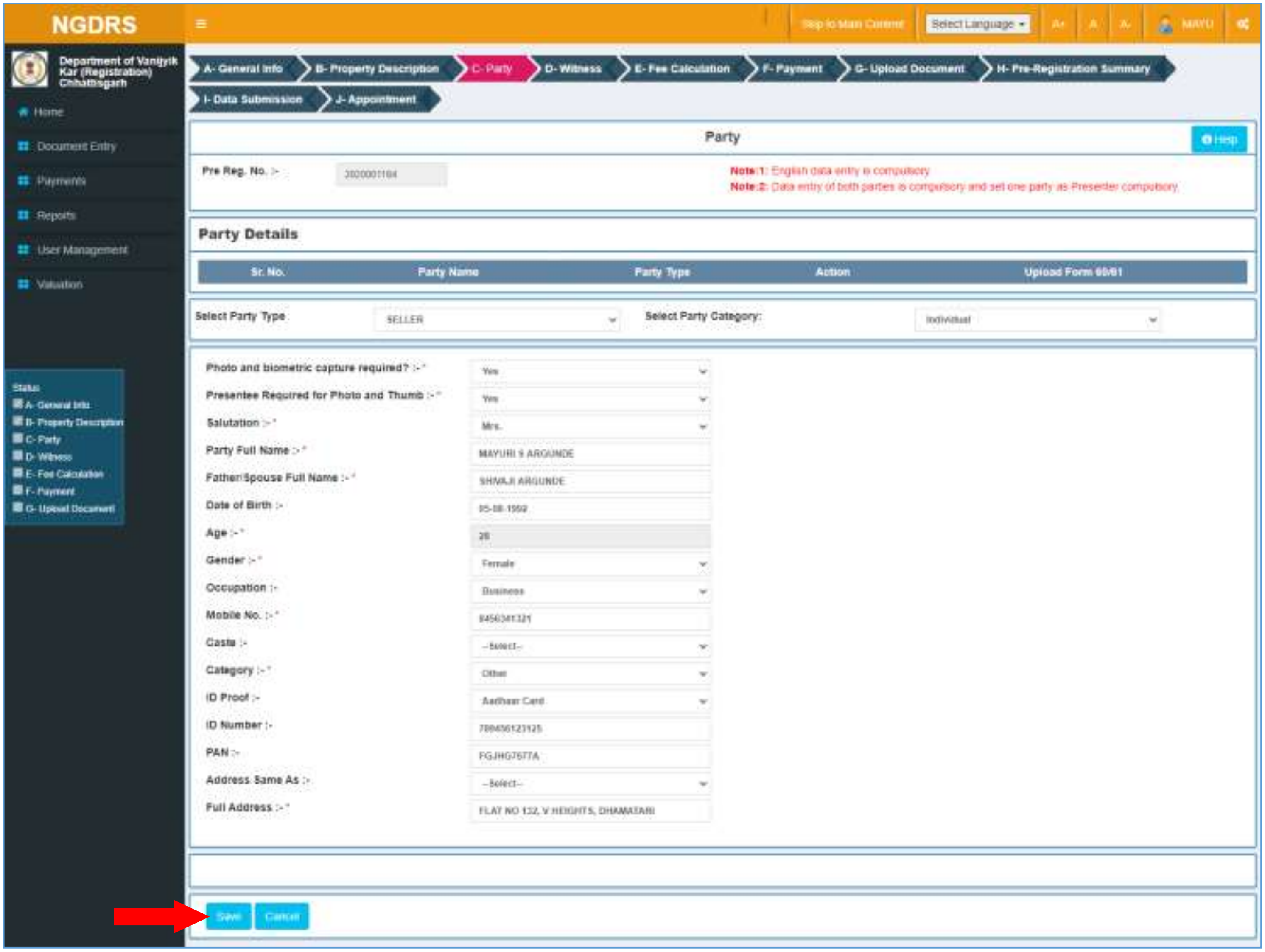
(C) Party

1. Party 1

- Select Party Type and party category.
- Select Is Photo and biometric capture required? Yes Or No, Presentee Required for Photo and Thumb Yes Or No, Select Salutation, Enter Party Full Name, Father Full Name as they are mandatory fields.
- Enter Date of birth, AGE, Select Identification Gender, Occupation, Caste, and Category.
- Enter Mobile no, Select ID Proof and enter ID details accordingly, Enter Address.
- Click on Save to save **Seller Party**.
- Click on cancel to canceling data entry.
- After saving the party, you can edit the party by clicking on Edit button.
- If user wants to delete the entry click on Delete button to delete the record.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E- Fee Calculation
F- Payment
G- Upload Document
Help
Save
Cancel

Party

Pre Reg. No. :- 2020001184

Note:1: English data entry is compulsory

Note:2: Data entry of both parties is compulsory and set one party as Presenter compulsory

Party Details

Sr. No.	Party Name	Party Type	Action	Upload Form 60/61

Select Party Type: SELLER

Select Party Category: Individual

Photo and biometric capture required? :-* Yes

Presentee Required for Photo and Thumb :-* Yes

Salutation :-* Mrs.

Party Full Name :-* MAYURI S ARGUNDE

Father/Spouse Full Name :-* SHIVAJI ARGUNDE

Date of Birth :- 05-08-1992

Age :-* 28

Gender :-* Female

Occupation :- Business

Mobile No. :-* 8456341321

Caste :- --Select--

Category :-* Other

ID Proof :- Aadhaar Card

ID Number :- 788456123125

PAN :- FGJHG7677A

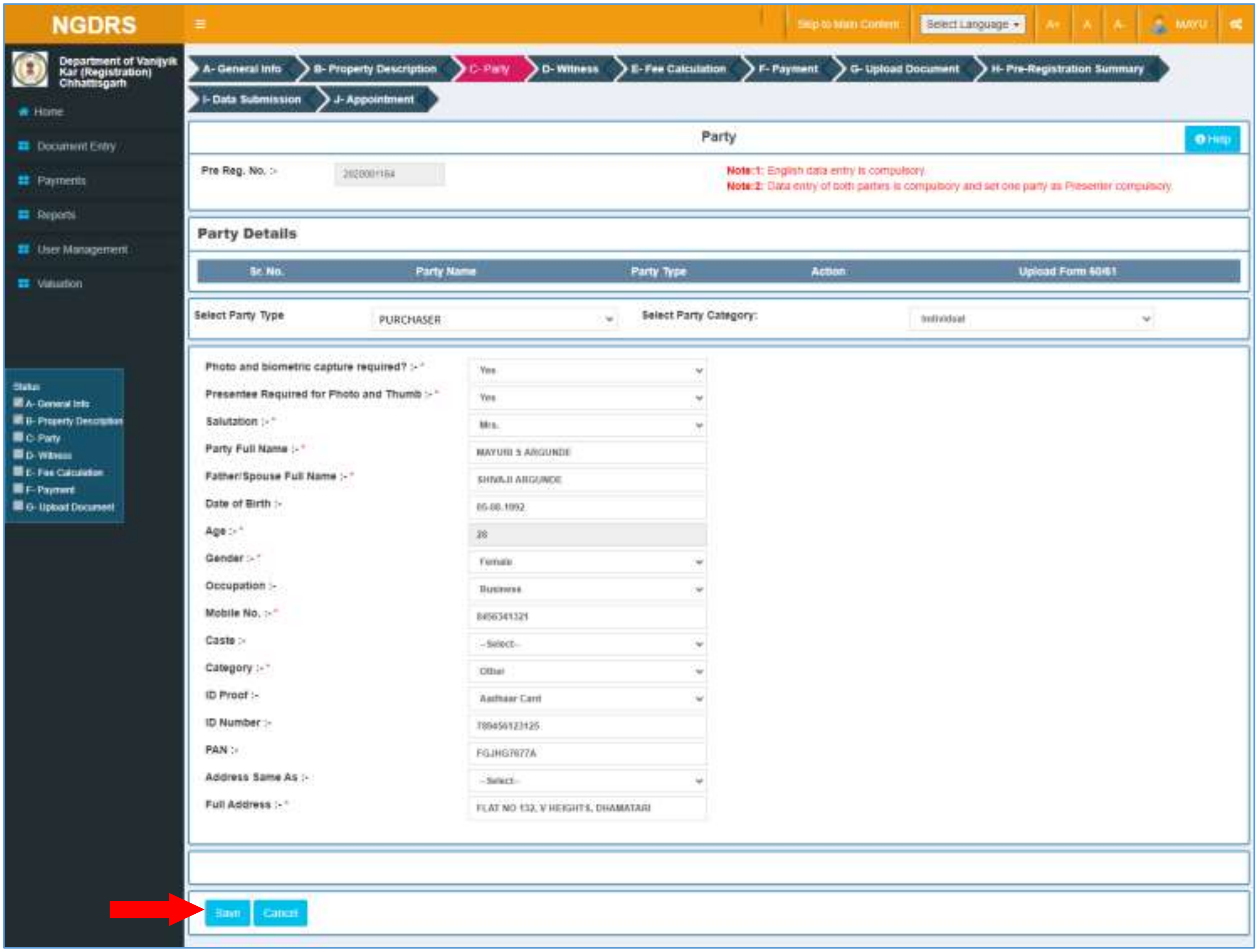
Address Same As :- --Select--

Full Address :-* FLAT NO 132, V HEIGHTS, DHAMATARI

2. Party 2

- Select Party Type and party category.
- Select Is Photo and biometric capture required? Yes Or No, Presentee Required for Photo and Thumb Yes Or No, Select Salutation, Enter Party Full Name, Father Full Name as they are mandatory fields.
- Enter Date of birth, AGE, Select Identification Gender, Occupation, Caste, Category.
- Enter Mobile no, Select ID Proof and enter ID details accordingly, Enter Address.
- Click on Save to save **Purchaser Party**.

- Click on cancel to canceling data entry.
- After saving the party, you can edit the party by clicking on Edit button.
- If user wants to delete the entry click on Delete button to delete the record.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Save
Cancel

Party

Pre Reg. No. :- 2020001164

Note:1: English data entry is compulsory.
Note:2: Data entry of both parties is compulsory and set one party as Presenter compulsory.

Party Details

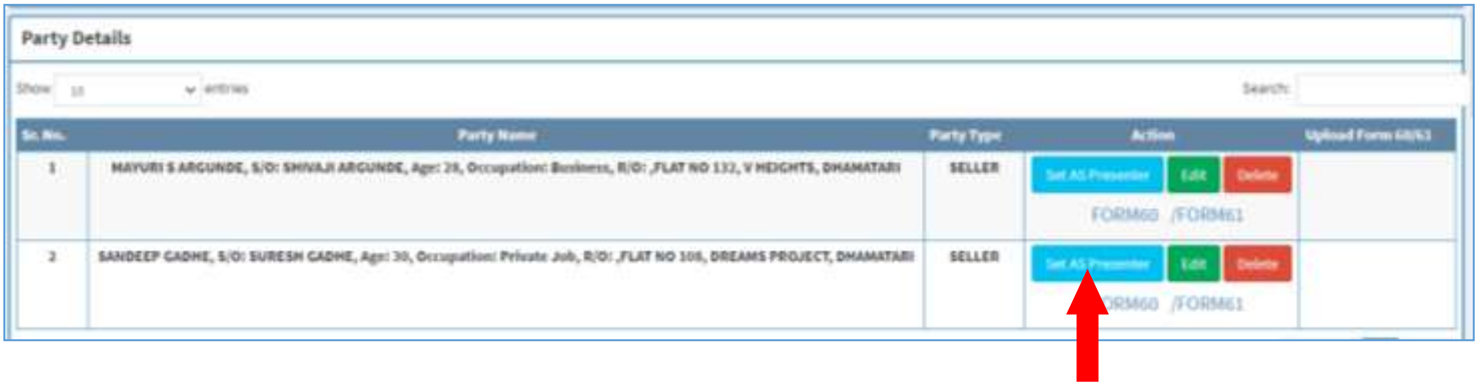
Sr. No.	Party Name	Party Type	Action	Upload Form 60/61

Select Party Type: PURCHASER
Select Party Category: Individual

Photo and biometric capture required? :- * Yes
Presentee Required for Photo and Thumb :- * Yes
Salutation :- * Mrs.
Party Full Name :- * MAYURI S ARGUNDE
Father/Spouse Full Name :- * SHIVAJI ARGUNDE
Date of Birth :- 05-08-1992
Age :- * 28
Gender :- * Female
Occupation :- Business
Mobile No. :- * 8456341321
Caste :- --Select--
Category :- * Other
ID Proof :- Aadhaar Card
ID Number :- 789456123125
PAN :- FGJHG7677A
Address Same As :- --Select--
Full Address :- * FLAT NO 132, V HEIGHTS, DHAMATARI

3. Set Party As Presenter:

- Click on Set As Presenter button to set party as Presenter at the actual time of presenting the document at SRO office.


Show 10 entries
Search:
Set AS Presenter
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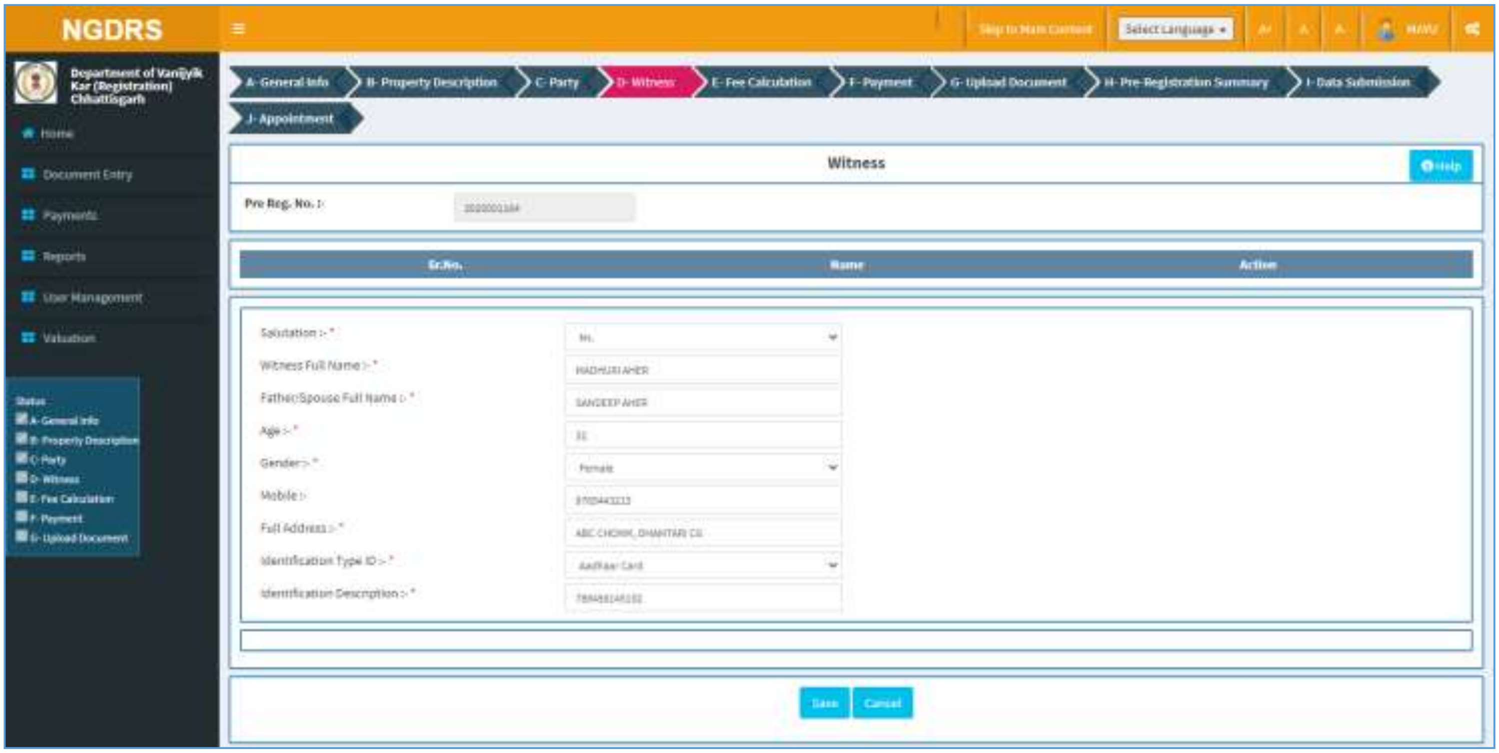
Delete
FORM60 /FORM61

Party Details

Sr. No.	Party Name	Party Type	Action	Upload Form 60/61
1	MAYURI S ARGUNDE, S/O: SHIVAJI ARGUNDE, Age: 28, Occupation: Business, R/O: ,FLAT NO 132, V HEIGHTS, DHAMATARI	SELLER	Set AS Presenter Edit Delete FORM60 /FORM61	
2	SANDEEP GADHE, S/O: SURESH GADHE, Age: 30, Occupation: Private Job, R/O: ,FLAT NO 108, DREAMS PROJECT, DHAMATARI	SELLER	Set AS Presenter Edit Delete FORM60 /FORM61	

(D) Witness

- Select Salutation; Enter Witness Full Name, Father/ Spouse Full Name.
- Enter Age, select Gender, and Enter Mobile No.
- Select Identification Type ID and enter its details.
- Enter Full Address
- Click on save to Save **Witness.**
- Enter 2 witnesses to complete the step.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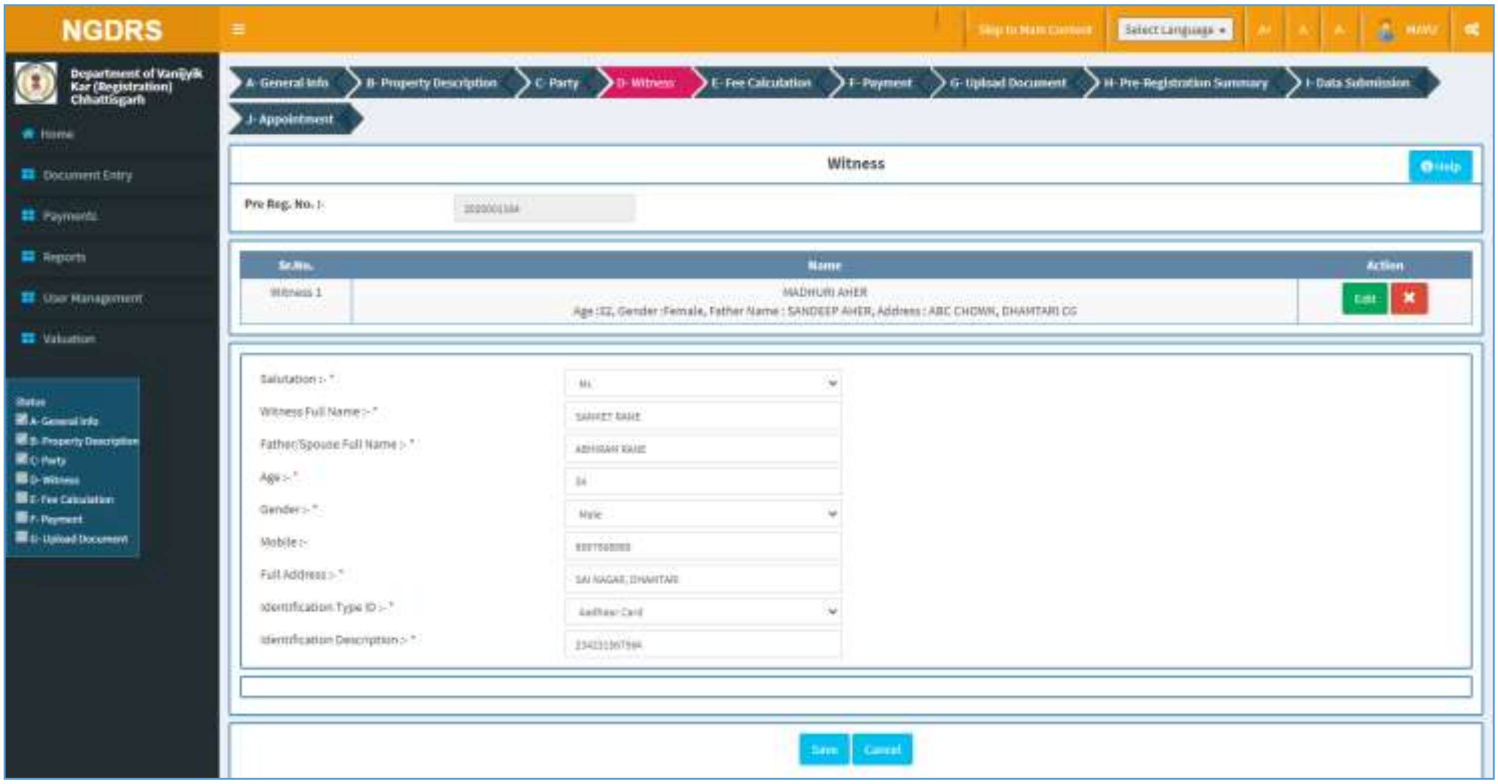
J- Appointment
Help
Sr.No.
Name
Action
Save
Cancel

Witness

Pre Reg. No. :- [illegible]

Salutation :- * Ms.
Witness Full Name :- * MADHURI AHER
Father/Spouse Full Name :- * SANDEEP AHER
Age :- * 32
Gender :- * Female
Mobile :- [illegible]
Full Address :- * ABC CHOWK, DHAMTARI CG
Identification Type ID :- * Aadhaar Card
Identification Description :- * [illegible]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Help
Edit
Save
Cancel

Witness

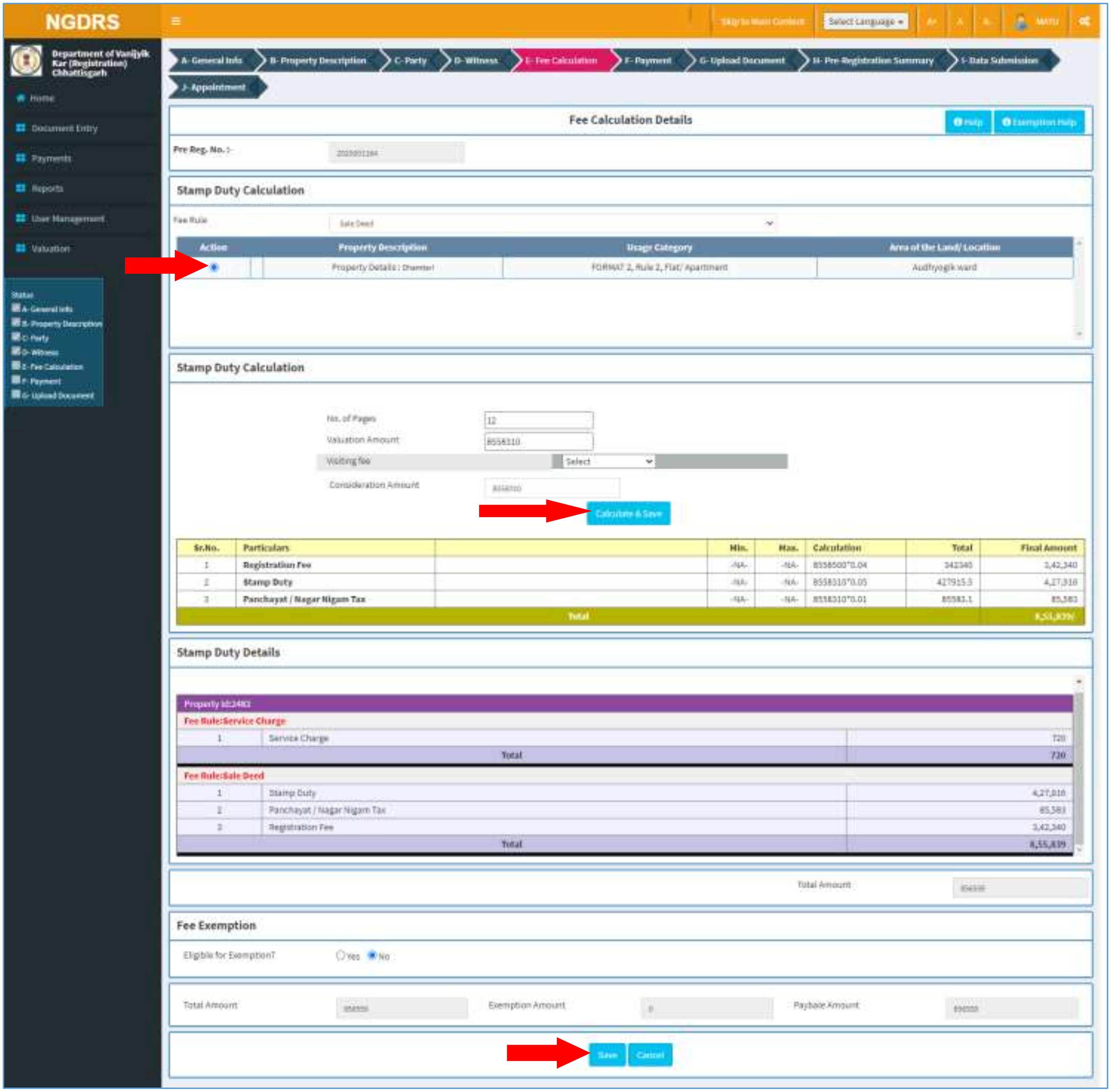
Pre Reg. No. :- [illegible]

Sr.No.	Name	Action
Witness 1	MADHURI AHER Age :32, Gender :Female, Father Name : SANDEEP AHER, Address : ABC CHOWK, DHAMTARI CG	Edit ✖

Salutation :- * Mr.
Witness Full Name :- * SANKET RANE
Father/Spouse Full Name :- * ABHIRAM RANE
Age :- * 34
Gender :- * Male
Mobile :- [illegible]
Full Address :- * SAI NAGAR, DHAMTARI
Identification Type ID :- * Aadhaar Card
Identification Description :- * [illegible]

(E) Stamp Duty

- Select Property.
- Click on calculate and save button to calculate Stamp Duty.
- Click on Save and Next to proceed.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Help
Exemption Help
Calculate & Save
Save
Cancel

Fee Calculation Details

Pre Reg. No. :- [illegible]

Stamp Duty Calculation

Fee Rule: Sale Deed

Action	Property Description	Usage Category	Area of the Land/ Location
●	Property Details : Dhamtari	FORMAT 2, Rule 2, Flat/ Apartment	Audhyogik ward

Stamp Duty Calculation

No. of Pages 12
Valuation Amount 8558310
Visiting fee Select
Consideration Amount [illegible]

Sr.No.	Particulars		Min.	Max.	Calculation	Total	Final Amount
1	**Registration Fee**		-NA-	-NA-	8558500*0.04	342340	3,42,340
2	**Stamp Duty**		-NA-	-NA-	8558310*0.05	427915.5	4,27,916
3	**Panchayat / Nagar Nigam Tax**		-NA-	-NA-	8558310*0.01	85583.1	85,583
Total							8,55,839

Stamp Duty Details

Property id:2483		
Fee Rule:Service Charge		
1	Service Charge	720
Total		720
Fee Rule:Sale Deed		
1	Stamp Duty	4,27,916
2	Panchayat / Nagar Nigam Tax	85,583
3	Registration Fee	3,42,340
Total		8,55,839

Total Amount: [illegible]

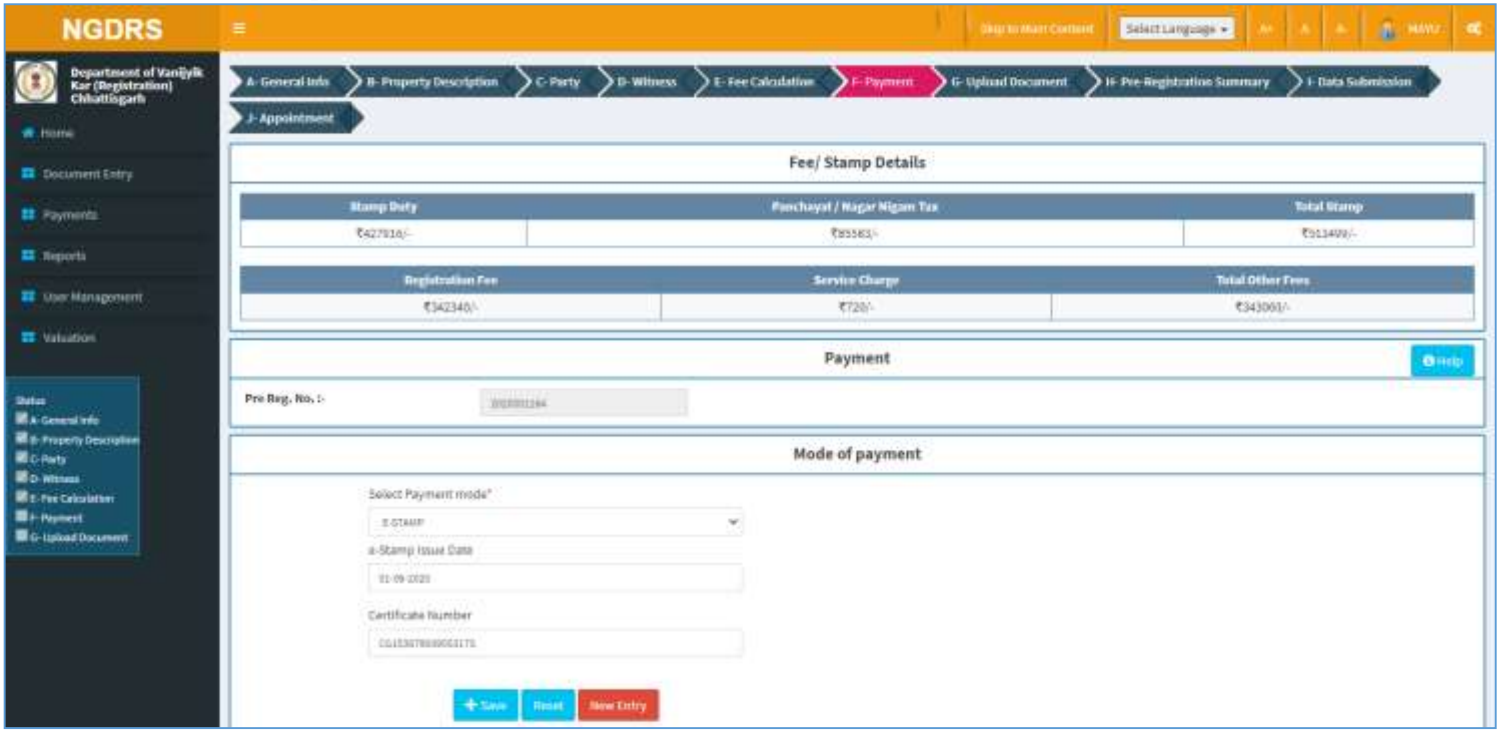
Fee Exemption

Eligible for Exemption? ○ Yes ● No

Total Amount: [illegible] Exemption Amount: 0 Payable Amount: [illegible]

(F) Payment

- Select Payment mode. According to payment mode enter payment details.
- Click on Save to proceed.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Save
Reset
New Entry

Fee/ Stamp Details

Stamp Duty	Panchayat / Nagar Nigam Tax	Total Stamp
₹427916/-	₹85583/-	₹513499/-

Registration Fee	Service Charge	Total Other Fees
₹342340/-	₹720/-	₹343060/-

Payment

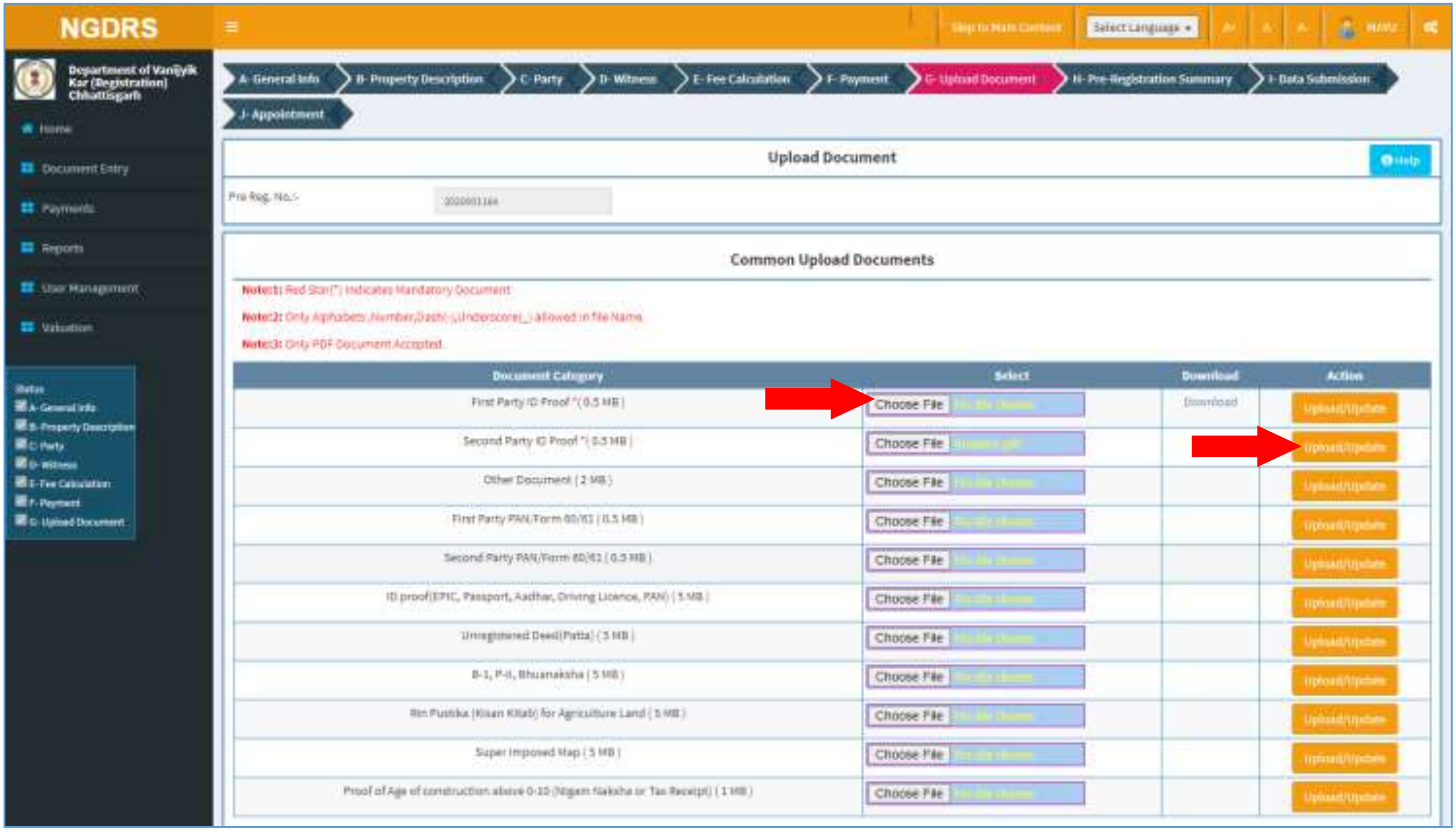
Pre Reg. No. :- 2020001164

Mode of payment

Select Payment mode* E-STAMP
e-Stamp Issue Date 01-09-2020
Certificate Number

(G) Upload Documents

- Select file by clicking on Choose File button.
- Click on Upload / Update button after selection of the file.
- Click on Download link to download the uploaded document.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Upload Document

Pre Reg. No.:- 2020001164

Common Upload Documents

Note:1: Red Star(*) Indicates Mandatory Document

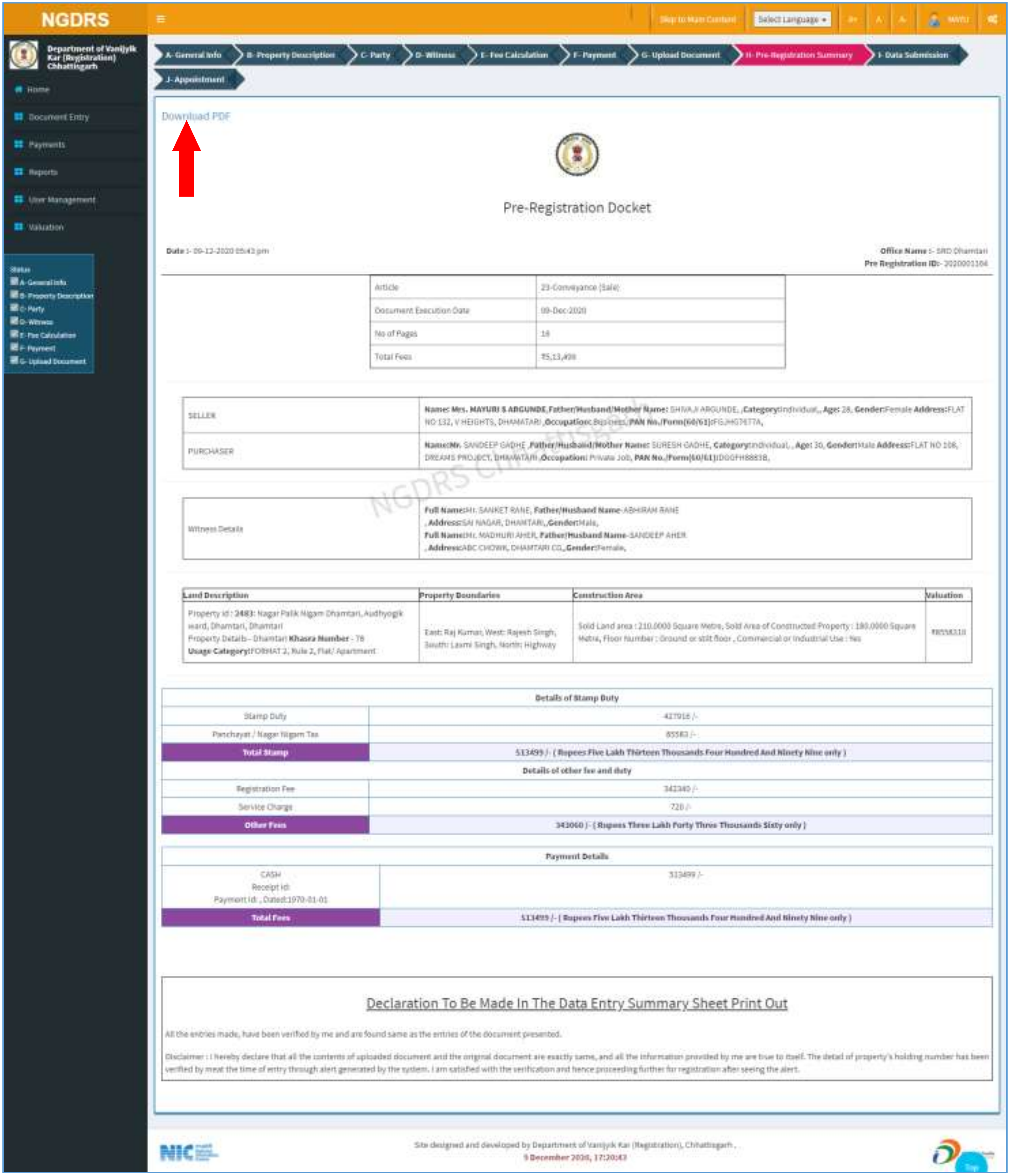
Note:2: Only Alphabets ,Number,Dash(-),Underscore(_) allowed in file Name.

Note:3: Only PDF Document Accepted.

Document Category	Select	Download	Action
First Party ID Proof *(0.5 MB)	Choose File	Download	Upload/Update
Second Party ID Proof *(0.5 MB)	Choose File		Upload/Update
Other Document (2 MB)	Choose File		Upload/Update
First Party PAN/Form 60/61 (0.5 MB)	Choose File		Upload/Update
Second Party PAN/Form 60/61 (0.5 MB)	Choose File		Upload/Update
ID proof(EPIC, Passport, Aadhar, Driving Licence, PAN) (5 MB)	Choose File		Upload/Update
Unregistered Deed(Patta) (5 MB)	Choose File		Upload/Update
B-1, P-II, Bhuanaksha (5 MB)	Choose File		Upload/Update
Rin Pustika (Kisan Kitab) for Agriculture Land (5 MB)	Choose File		Upload/Update
Super Imposed Map (5 MB)	Choose File		Upload/Update
Proof of Age of construction above 0-10 (Nigam Naksha or Tax Receipt) (1 MB)	Choose File		Upload/Update

(H) Pre Registration summary

- Click on Download PDF to download Summary Report.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Pre-Registration Docket

Date :- 09-12-2020 05:43 pm

Office Name :- SRO Dhamtari
Pre Registration ID:- 2020001104

Article	23-Conveyance (Sale)
Document Execution Date	09-Dec-2020
No of Pages	18
Total Fees	₹5,13,499

SELLER	**Name: Mrs. MAYURI S ARGUNDE**,**Father/Husband/Mother Name:** SHIVAJI ARGUNDE, ,**Category:**Individual,, **Age:** 28, **Gender:**Female **Address:**FLAT NO 132, V HEIGHTS, DHAMATARI ,**Occupation:** Business,**PAN No./Form(60/61):**FGJHG7677A,
PURCHASER	**Name:Mr.** SANDEEP GADHE ,**Father/Husband/Mother Name:** SURESH GADHE, **Category:**Individual, , **Age:** 30, **Gender:**Male **Address:**FLAT NO 108, DREAMS PROJECT, DHAMATARI ,**Occupation:** Private Job, **PAN No./Form(60/61):**DGGFH8883B,

Witness Details	**Full Name:**Mr. SANKET RANE, **Father/Husband Name**-ABHIRAM RANE ,**Address:**SAI NAGAR, DHAMTARI,,**Gender:**Male, **Full Name:**Mr. MADHURI AHER, **Father/Husband Name**-SANDEEP AHER ,**Address:**ABC CHOWK, DHAMTARI CG,,**Gender:**Female,

Land Description	**Property Boundaries**	**Construction Area**	**Valuation**
Property Id : **2483:** Nagar Palik Nigam Dhamtari, Audhyogik ward, Dhamtari, Dhamtari Property Details - Dhamtari **Khasra Number** - 78 **Usage Category:**FORMAT 2, Rule 2, Flat/ Apartment	East: Raj Kumar, West: Rajesh Singh, South: Laxmi Singh, North: Highway	Sold Land area : 210.0000 Square Metre, Sold Area of Constructed Property : 180.0000 Square Metre, Floor Number : Ground or stilt floor , Commercial or Industrial Use : Yes	₹8558210

Details of Stamp Duty	
Stamp Duty	427916 /-
Panchayat / Nagar Nigam Tax	85583 /-
Total Stamp	**513499 /- (Rupees Five Lakh Thirteen Thousands Four Hundred And Ninety Nine only)**
Details of other fee and duty	
Registration Fee	342340 /-
Service Charge	720 /-
Other Fees	**343060 /- (Rupees Three Lakh Forty Three Thousands Sixty only)**

Payment Details	
CASH Receipt Id: Payment Id: , Dated:1970-01-01	513499 /-
Total Fees	**513499 /- (Rupees Five Lakh Thirteen Thousands Four Hundred And Ninety Nine only)**

Declaration To Be Made In The Data Entry Summary Sheet Print Out

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.

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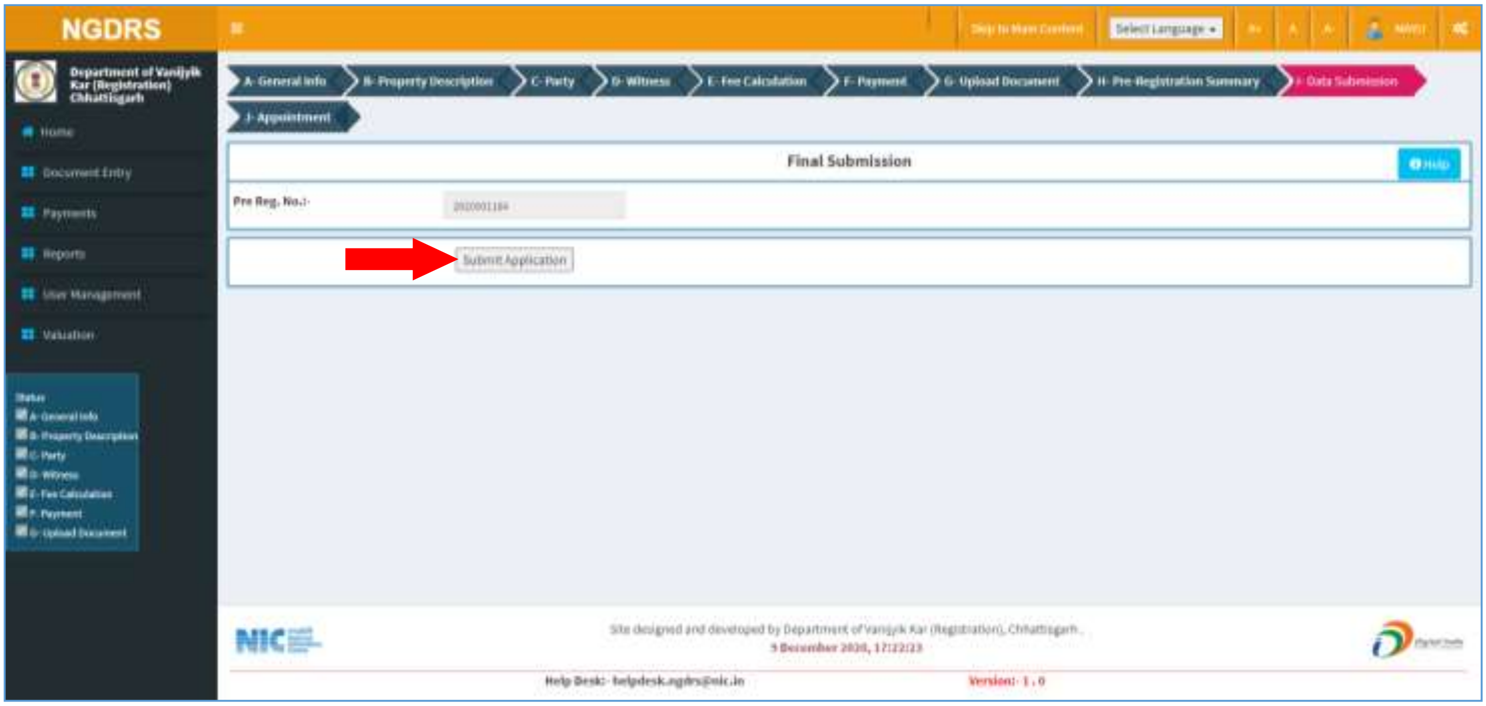
9 December 2020, 17:20:43

(I) Data Submission

- Click on Submit button to submit the document.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Help
Submit Application

Final Submission

Pre Reg. No.:- 2020001184

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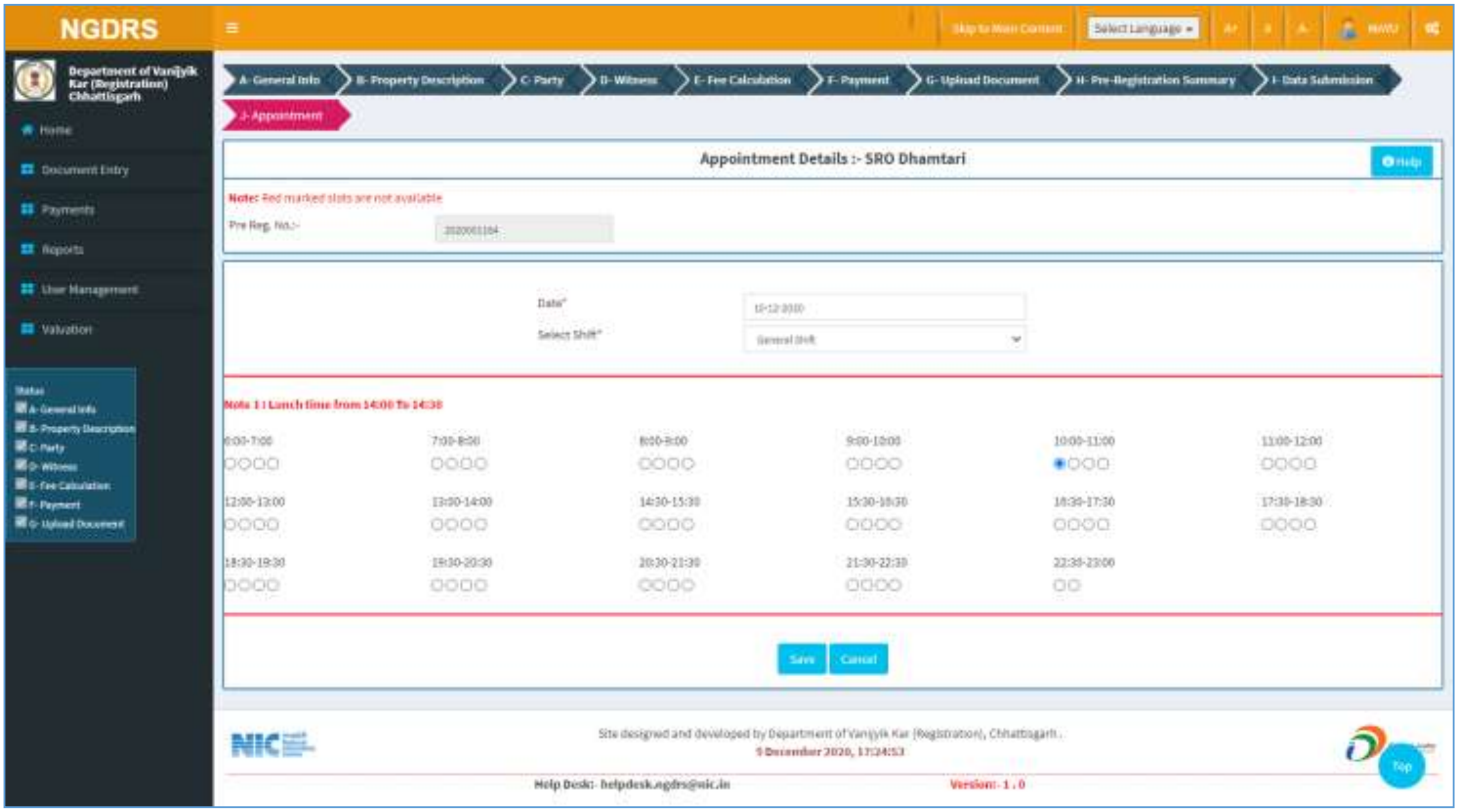
(J) Appointment

- Select Date.
- Select Shift and select Slot.
- Click on Save button to Save Appointment Details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Help
Save
Cancel
Top

Appointment Details :- SRO Dhamtari

Note: Red marked slots are not available

Pre Reg. No.:- 2020001184

Date* 10-12-2020

Select Shift* General Shift

Note 1 : Lunch time from 14:00 To 14:30

6:00-7:00 ○○○○	7:00-8:00 ○○○○	8:00-9:00 ○○○○	9:00-10:00 ○○○○	10:00-11:00 ●○○○	11:00-12:00 ○○○○
12:00-13:00 ○○○○	13:00-14:00 ○○○○	14:30-15:30 ○○○○	15:30-16:30 ○○○○	16:30-17:30 ○○○○	17:30-18:30 ○○○○
18:30-19:30 ○○○○	19:30-20:30 ○○○○	20:30-21:30 ○○○○	21:30-22:30 ○○○○	22:30-23:00 ○○	

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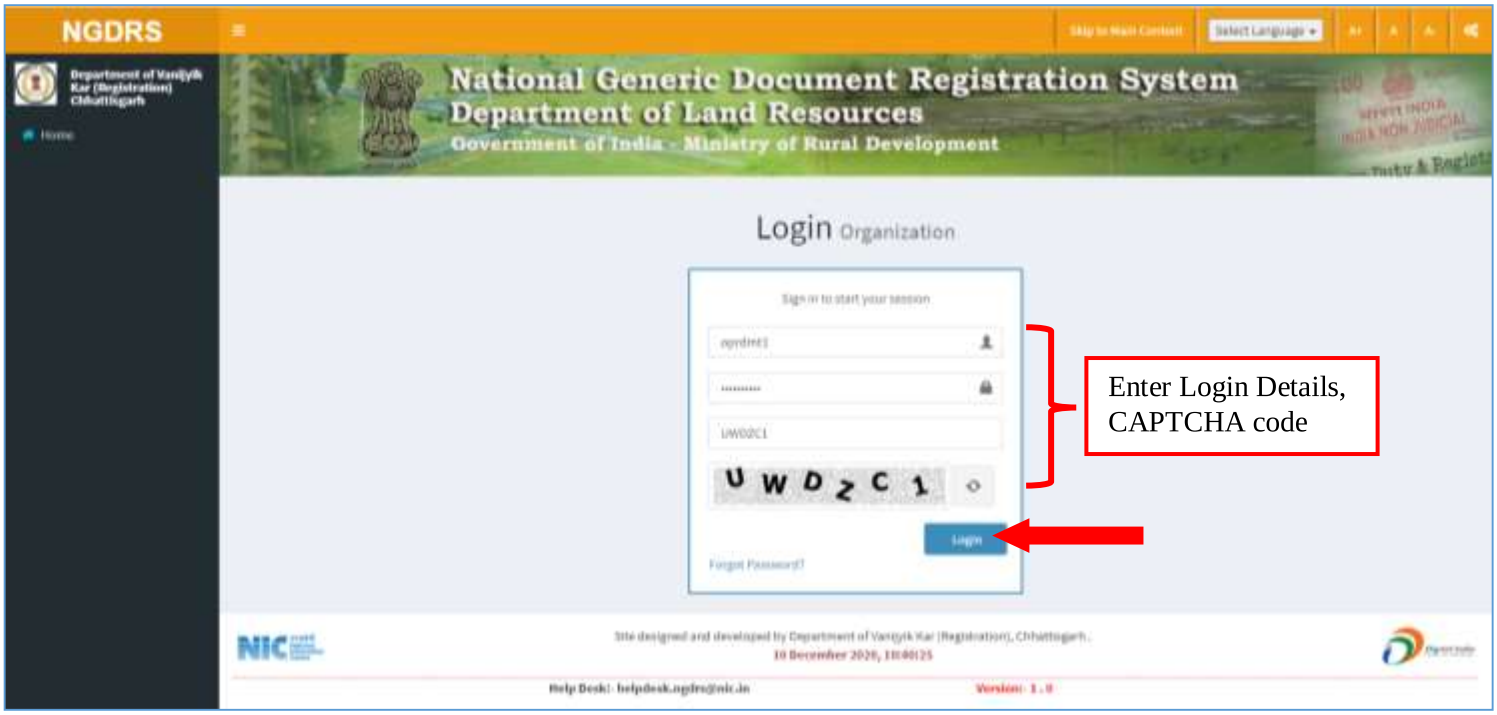
Organization Login Page (For Operator Role)

- Click on Organization Login.
- Enter operator login username, Enter password.
- Enter CAPTCHA code.
- Click on Login.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Login Organization
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Forgot Password?
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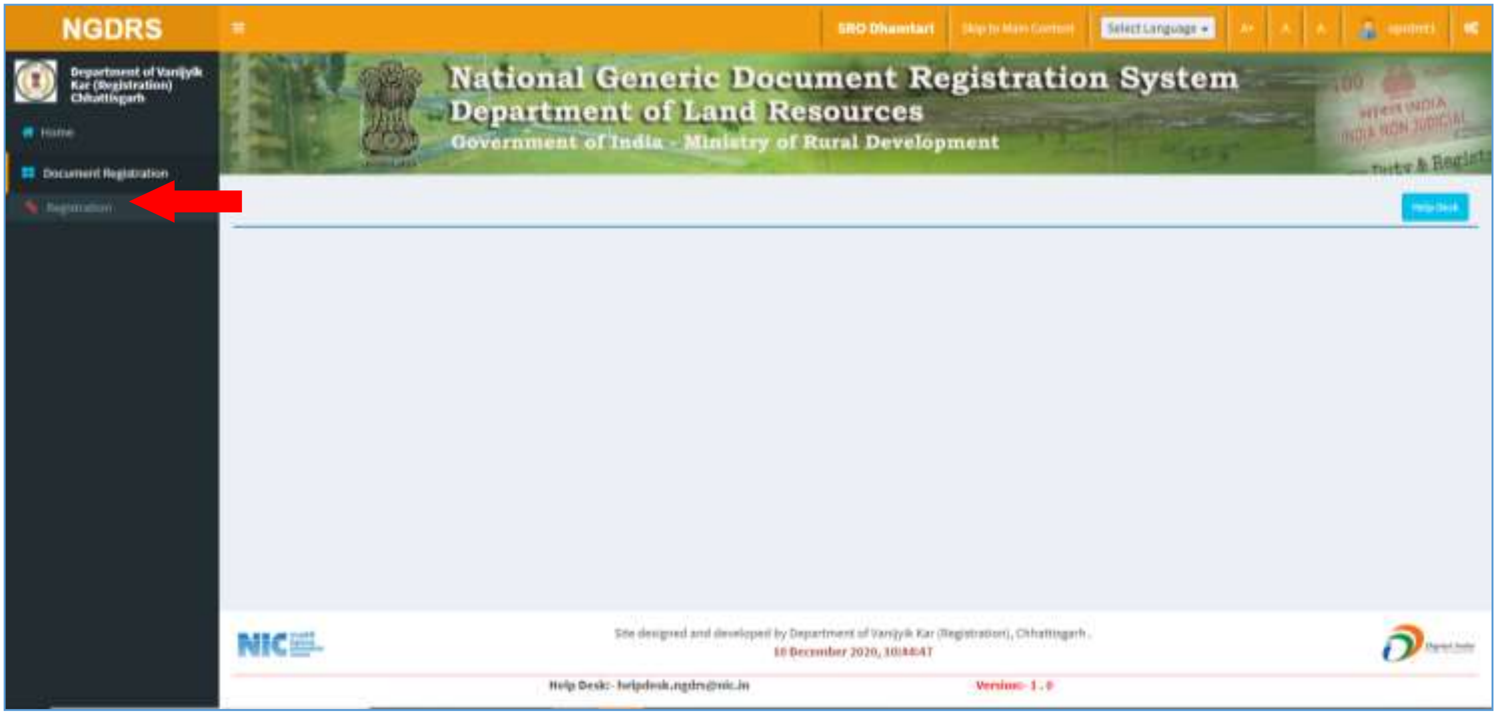
Enter Login Details, CAPTCHA code

- Click on Registration Submenu from Document Registration Menu.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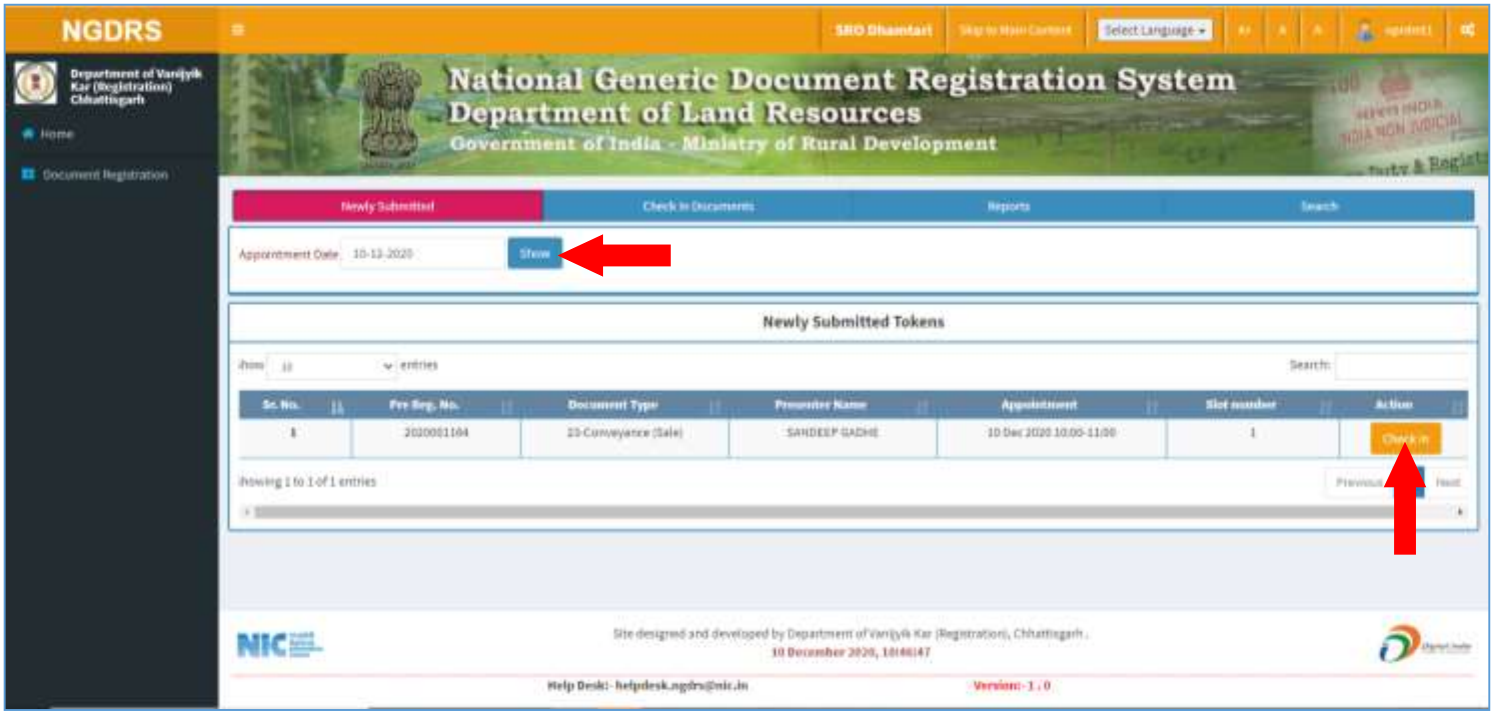
Newly Submitted Tokens

- Click on Appointment Date and select the Date.
- Click on Check In button to check in Document.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Next
Check In

Appointment Date 10-12-2020

Newly Submitted Tokens

Show 10 entries

Search:

Sr. No.	Pre Reg. No.	Document Type	Presenter Name	Appointment	Slot number	Action
1	2020001104	23-Conveyance (Sale)	SANDEEP GADHE	10 Dec 2020 10:00-11:00	1	Check In

Showing 1 to 1 of 1 entries

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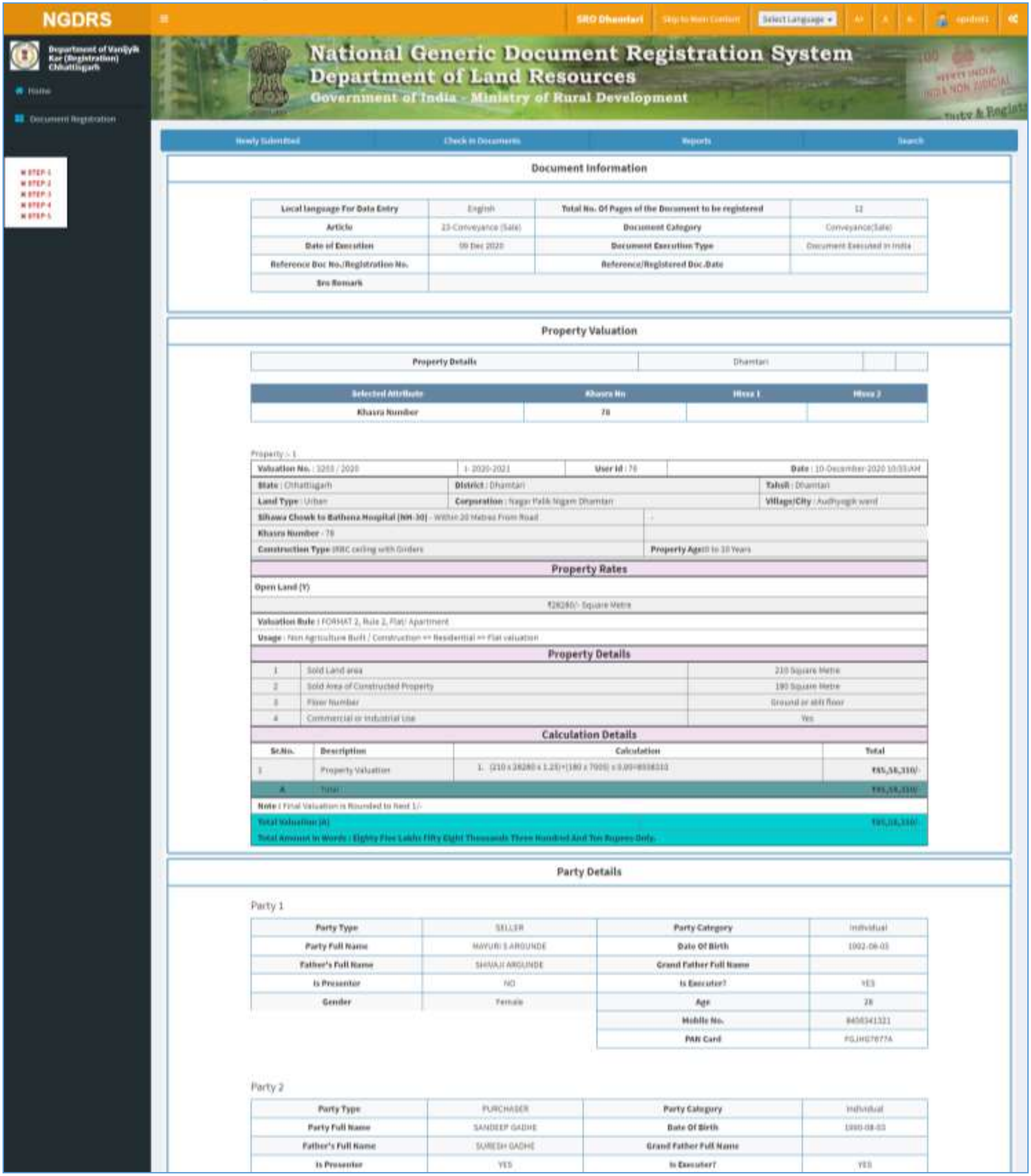
Document Information

- SRO can check the document information.
- Click on Accept button to do registration of the document.
- If document has any missing information then SRO can Revert the document by clicking on Revert button.
- Click on Print button to print the document.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Document Information

Local language For Data Entry	English	**Total No. Of Pages of the Document to be registered**	12
Article	23-Conveyance (Sale)	**Document Category**	Conveyance(Sale)
Date of Execution	09 Dec 2020	**Document Execution Type**	Document Executed in India
Reference Doc No./Registration No.		**Reference/Registered Doc.Date**	
Sro Remark			

Property Valuation

Property Details	Dhamtari

Selected Attribute	Khasra No	Hissa 1	Hissa 2
Khasra Number	78		

Property :- 1

Valuation No. : 3203 / 2020 | 1- 2020-2021 | **User Id** : 78 | **Date** : 10-December-2020 10:33AM

State : Chhattisgarh | **District** : Dhamtari | **Tahsil** : Dhamtari

Land Type : Urban | **Corporation** : Nagar Palik Nigam Dhamtari | **Village/City** : Audhyogik ward

Sihawa Chowk to Bathena Hospital (NH-30) - Within 20 Metres From Road | -

Khasra Number - 78

Construction Type RBC ceiling with Girders | **Property Age**0 to 10 Years

Property Rates

Open Land (Y)

₹28280/- Square Metre

Valuation Rule : FORMAT 2, Rule 2, Flat/ Apartment

Usage : Non Agriculture Built / Construction => Residential => Flat valuation

Property Details

1	Sold Land area	210 Square Metre
2	Sold Area of Constructed Property	180 Square Metre
3	Floor Number	Ground or stilt floor
4	Commercial or Industrial Use	Yes

Calculation Details

Sr.No.	Description	Calculation	Total
1	Property Valuation	1. [illegible]	₹85,58,310/-
A	Total		₹85,58,310/-

Note : Final Valuation is Rounded to Next 1/-

Total Valuation (A) ₹85,58,310/-

Total Amount in Words : Eighty Five Lakhs Fifty Eight Thousands Three Hundred And Ten Rupees Only.

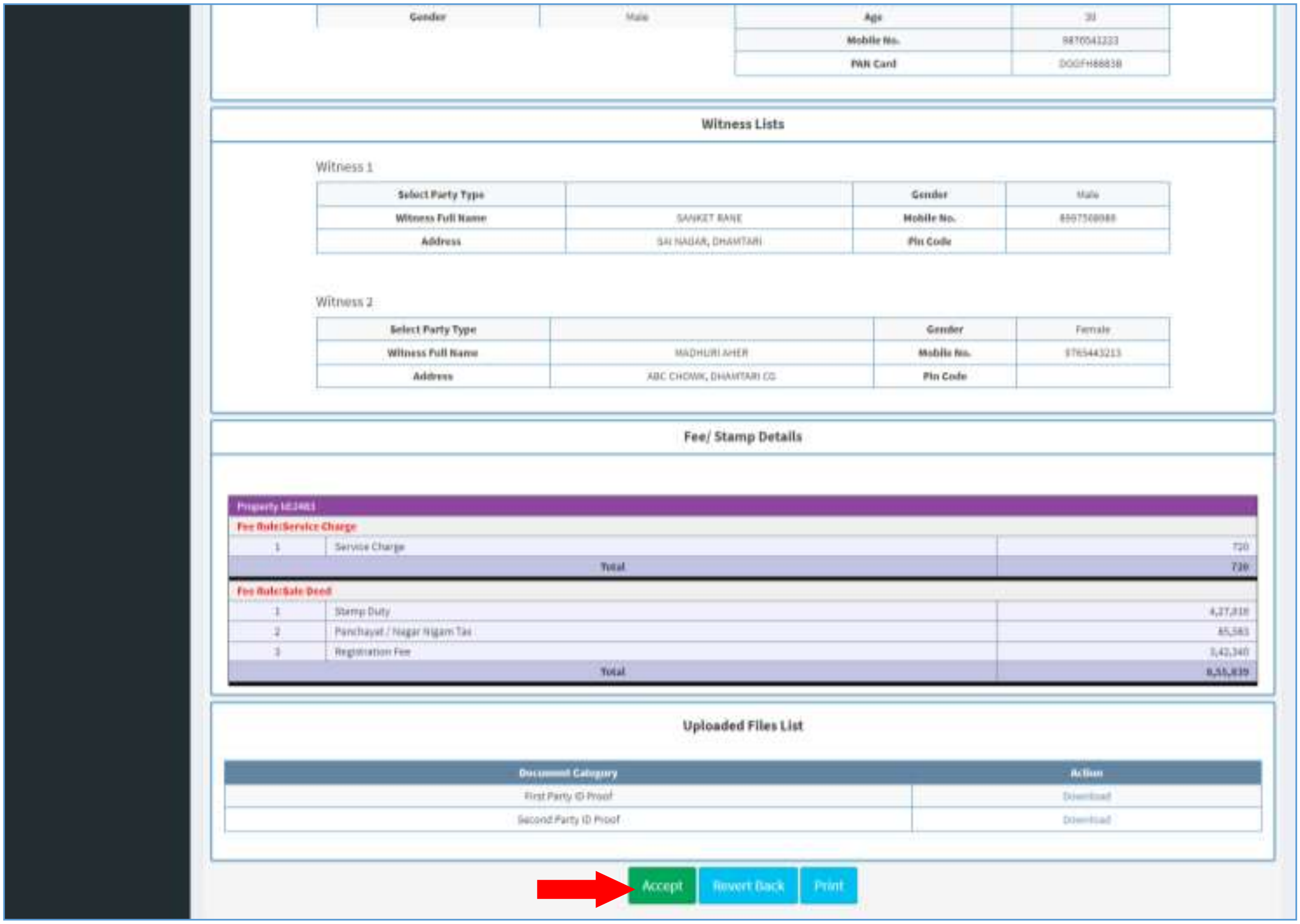
Party Details

Party 1

Party Type	SELLER	**Party Category**	Individual
Party Full Name	MAYURI S ARGUNDE	**Date Of Birth**	1992-06-03
Father's Full Name	SHIVAJI ARGUNDE	**Grand Father Full Name**	
Is Presenter	NO	**Is Executer?**	YES
Gender	Female	**Age**	28
		Mobile No.	[illegible]
		PAN Card	[illegible]

Party 2

Party Type	PURCHASER	**Party Category**	Individual
Party Full Name	SANDEEP GADHE	**Date Of Birth**	1990-08-03
Father's Full Name	SURESH GADHE	**Grand Father Full Name**	
Is Presenter	YES	**Is Executer?**	YES



Gender	Male	Age	30
		Mobile No.	9876541223
		PAN Card	DOGFH8883B

Witness Lists

Witness 1

Select Party Type		Gender	Male
Witness Full Name	SANKET RANE	Mobile No.	8507368088
Address	SAI NAGAR, DHAMTARI	Pin Code	

Witness 2

Select Party Type		Gender	Female
Witness Full Name	MADHURI AHER	Mobile No.	9765443213
Address	ABC CHOWK, DHAMTARI CG	Pin Code	

Fee/ Stamp Details

Property Id:2483		
Fee Rule:Service Charge		
1	Service Charge	720
Total		720
Fee Rule:Sale Deed		
1	Stamp Duty	4,27,918
2	Panchayat / Nagar Nigam Tax	85,583
3	Registration Fee	3,42,340
Total		8,55,839

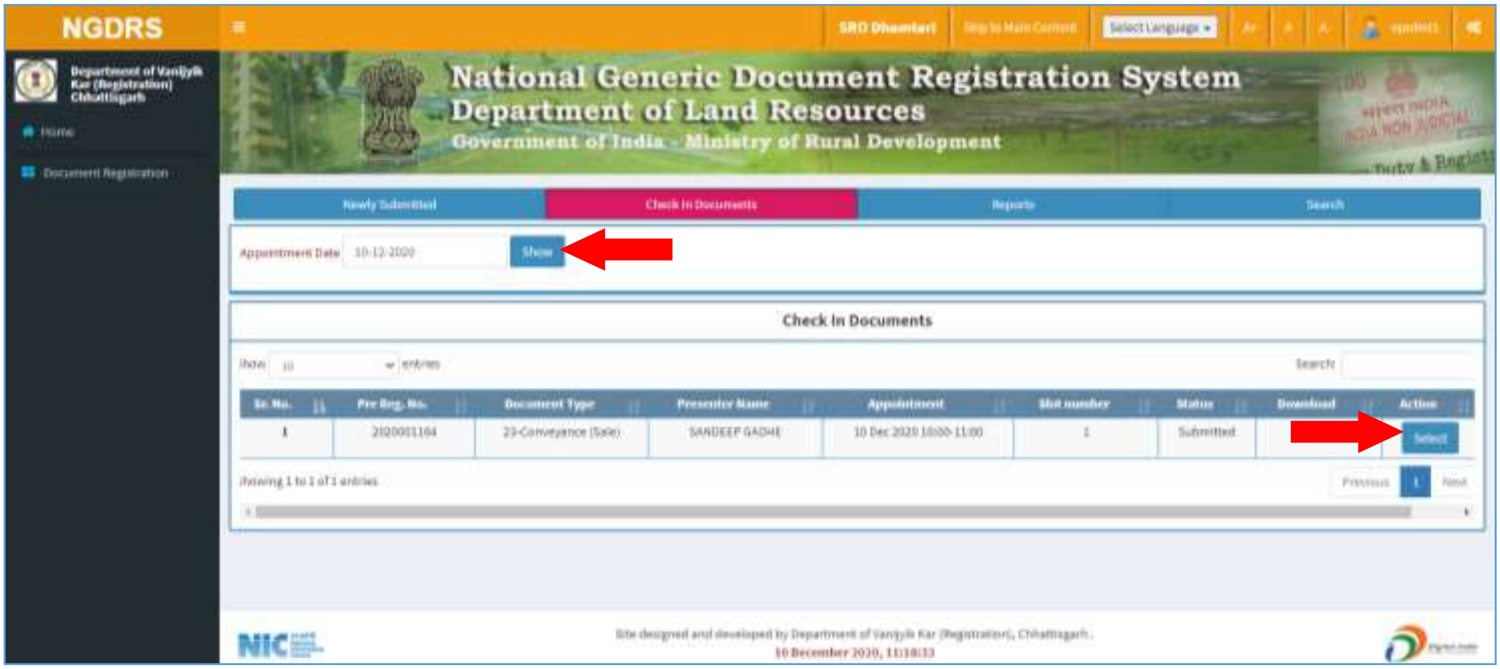
Uploaded Files List

Document Category	Action
First Party ID Proof	Download
Second Party ID Proof	Download

Accept
Revert Back
Print

Check In Document

- Click on Appointment Date and select the Date.
- Click on Select button to Check in Document.



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Select
NIC

Appointment Date 10-12-2020

Check In Documents

Show 10 entries Search:

Sr. No.	Pre Reg. No.	Document Type	Presenter Name	Appointment	Slot number	Status	Download	Action
1	2020001164	23-Conveyance (Sale)	SANDEEP GADHE	10 Dec 2020 10:00-11:00	1	Submitted		Select

Showing 1 to 1 of 1 entries

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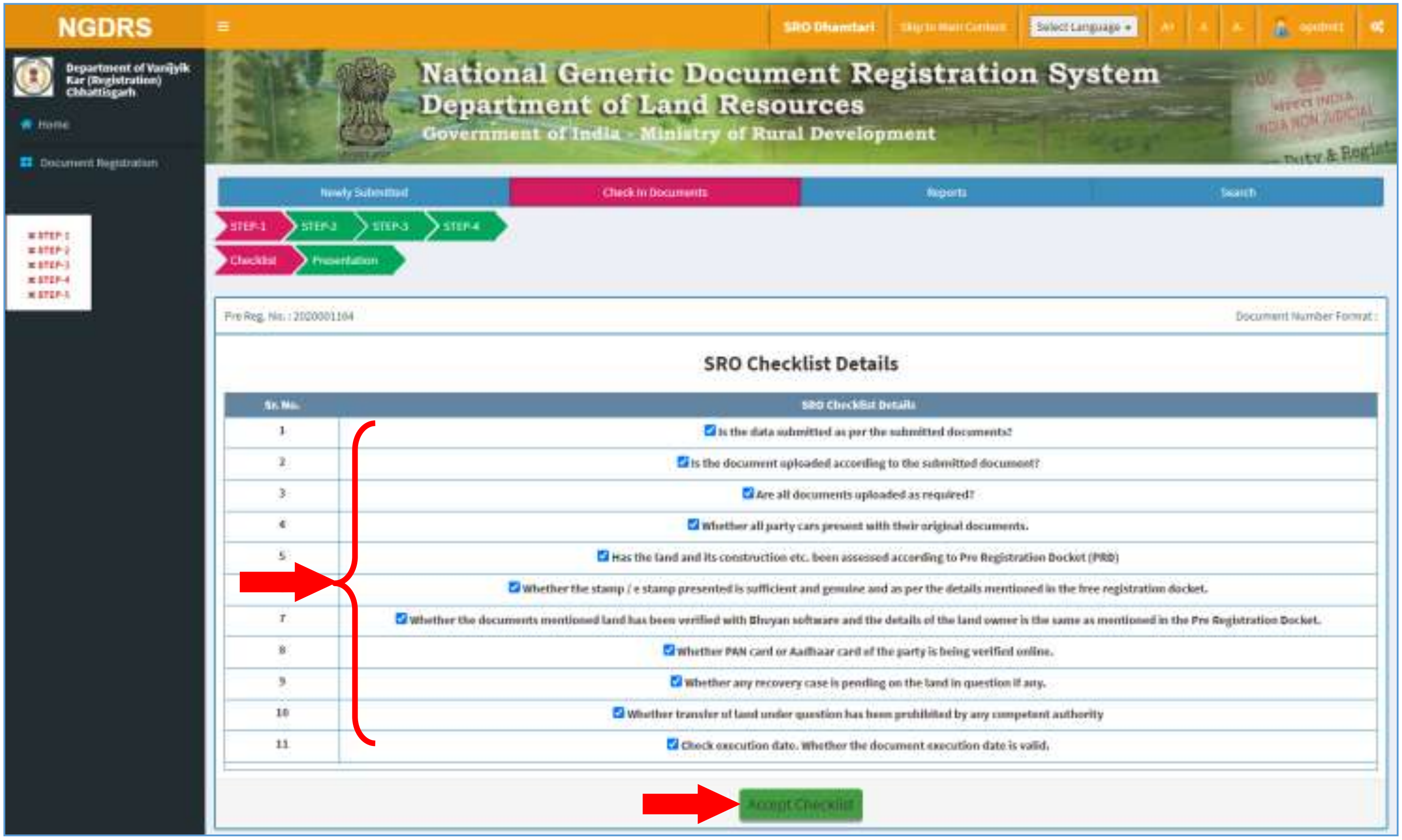
(A) Step 1

1. Document Checklist

- Click on Checkboxes and click on submit Checklist Button to complete the step.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Government of India - Ministry of Rural Development
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Check In Documents
Reports
Search
STEP-1
STEP-2
STEP-3
STEP-4
Checklist
Presentation
Accept Checklist

Pre Reg. No. : 2020001164

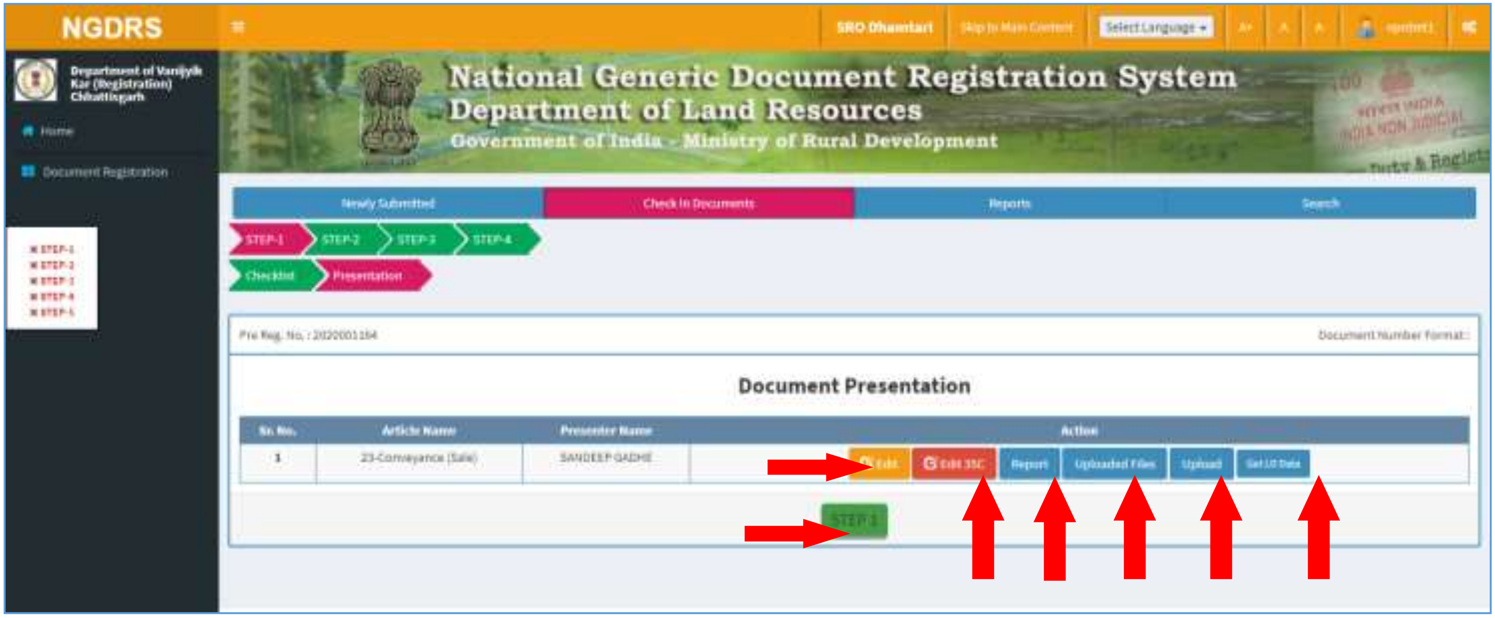
Document Number Format :

SRO Checklist Details

Sr. No.	SRO Checklist Details
1	☑ Is the data submitted as per the submitted documents?
2	☑ Is the document uploaded according to the submitted document?
3	☑ Are all documents uploaded as required?
4	☑ Whether all party cars present with their original documents.
5	☑ Has the land and its construction etc. been assessed according to Pre Registration Docket (PRD)
	☑ Whether the stamp / e stamp presented is sufficient and genuine and as per the details mentioned in the free registration docket.
7	☑ Whether the documents mentioned land has been verified with Bhuyan software and the details of the land owner is the same as mentioned in the Pre Registration Docket.
8	☑ Whether PAN card or Aadhaar card of the party is being verified online.
9	☑ Whether any recovery case is pending on the land in question if any.
10	☑ Whether transfer of land under question has been prohibited by any competent authority
11	☑ Check execution date. Whether the document execution date is valid.

2. Presentation

- Click on Edit button to edit the document.
- Click on Report button to view Summary Report. Click on Uploaded Files button to view uploaded files.
- Click on Upload button to upload any remaining document. And click on Get LR Data button to view LR data.
- Click on STEP 1 button complete the STEP 1.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STEP 1

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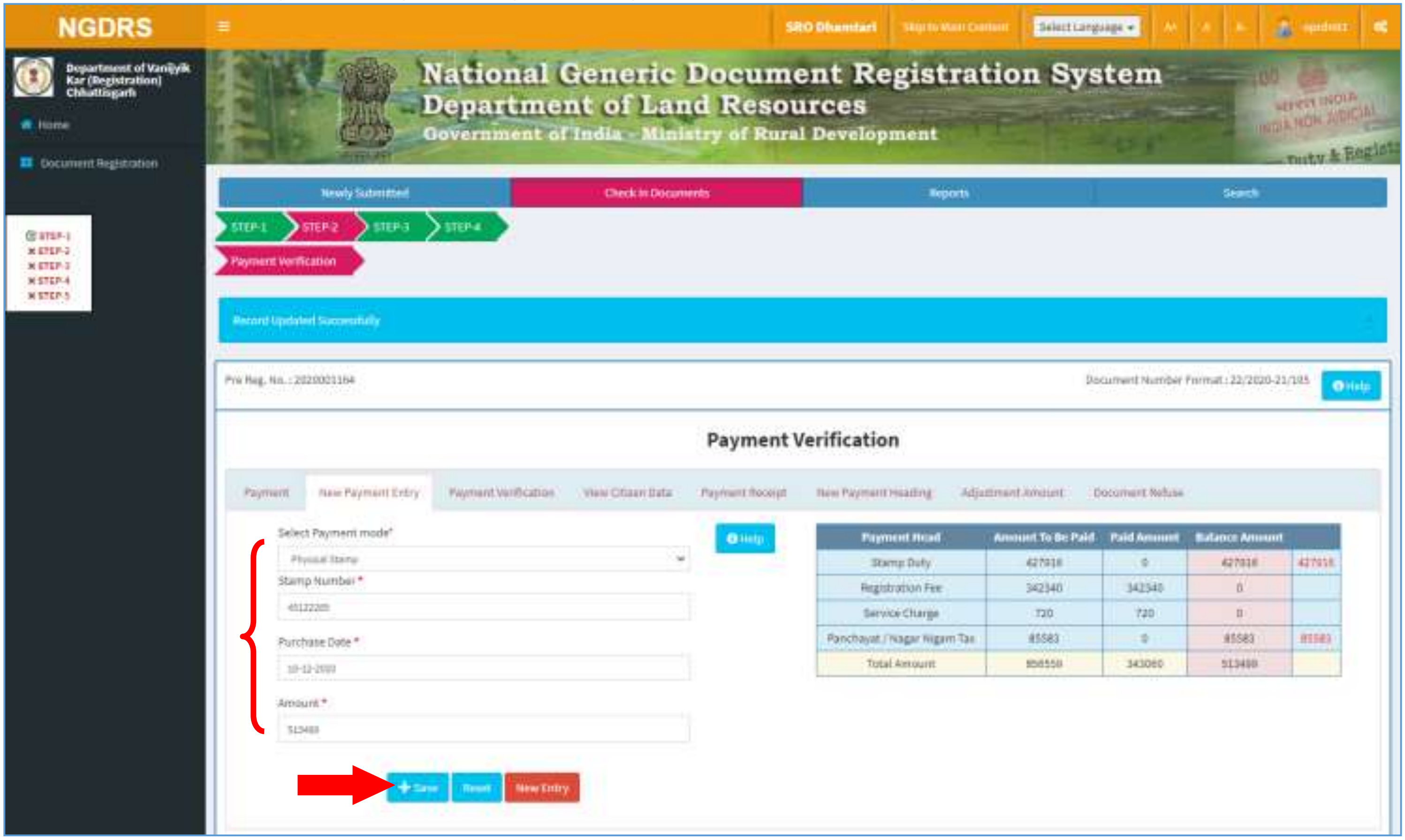
Document Number Format :

Document Presentation

Sr. No.	Article Name	Presenter Name	Action
1	23-Conveyance (Sale)	SANDEEP GADHE	Edit · Edit 35C · Report · Uploaded Files · Upload · Get LR Data

(B) Step 2

- Click on New Payment Entry to do Payment entry (Enter Details accordingly and click on save).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Payment Verification
Help
Payment
New Payment Entry
Payment Verification
View Citizen Data
Payment Receipt
New Payment Heading
Adjustment Amount
Document Refuse
Save
Reset
New Entry

Record Updated Successfully

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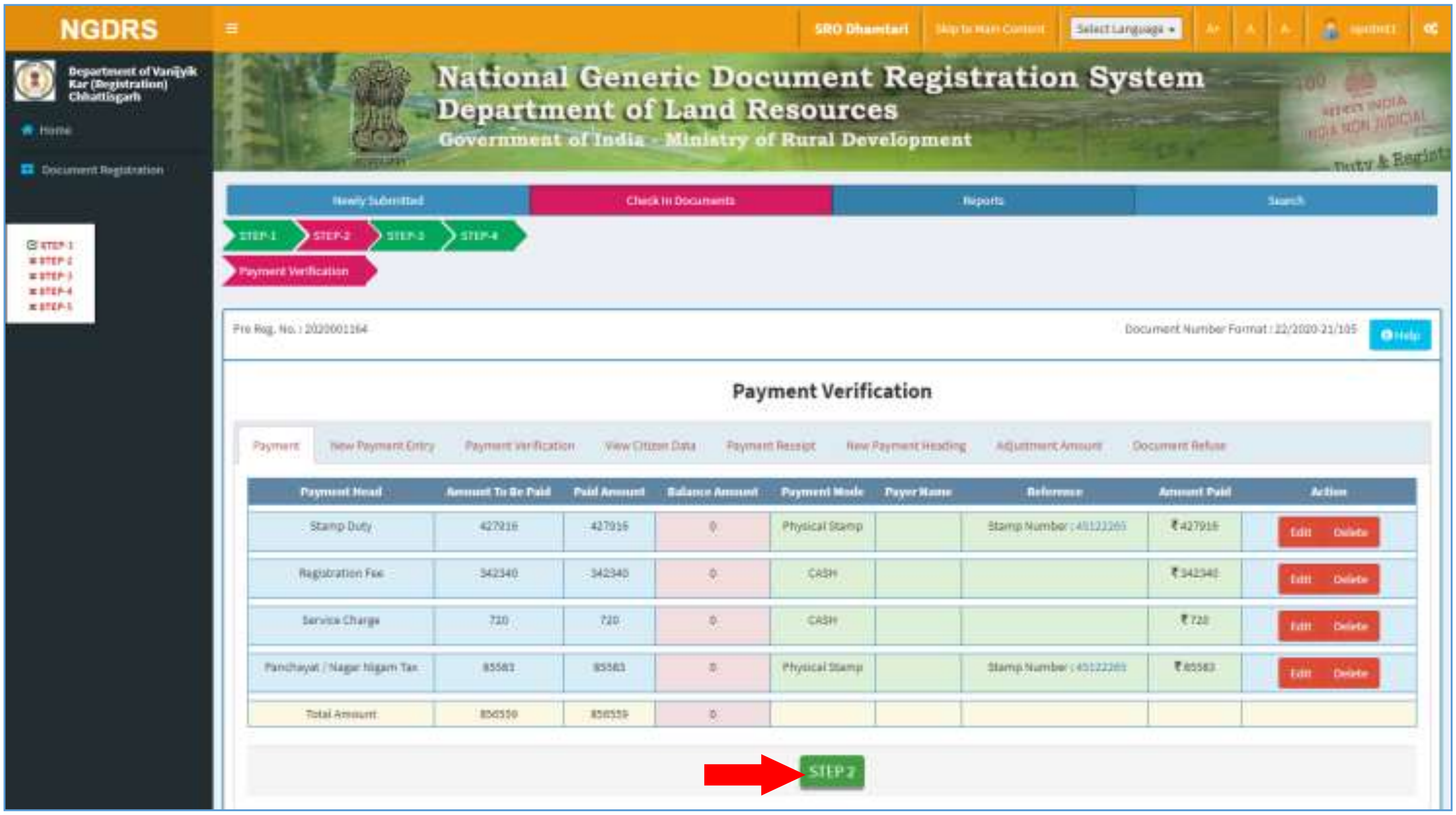
Payment Verification

Select Payment mode*: Physical Stamp
Stamp Number *: 45122265
Purchase Date *: 10-12-2020
Amount *: 513499

Payment Head	Amount To Be Paid	Paid Amount	Balance Amount	
Stamp Duty	427916	0	427916	427916
Registration Fee	342340	342340	0	
Service Charge	720	720	0	
Panchayat / Nagar Nigam Tax	85583	0	85583	85583
Total Amount	856559	343060	513499	

- After completing payment procedure, click on STEP 2 button to complete Payment Verification step.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Document Refuse
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Delete
STEP 2

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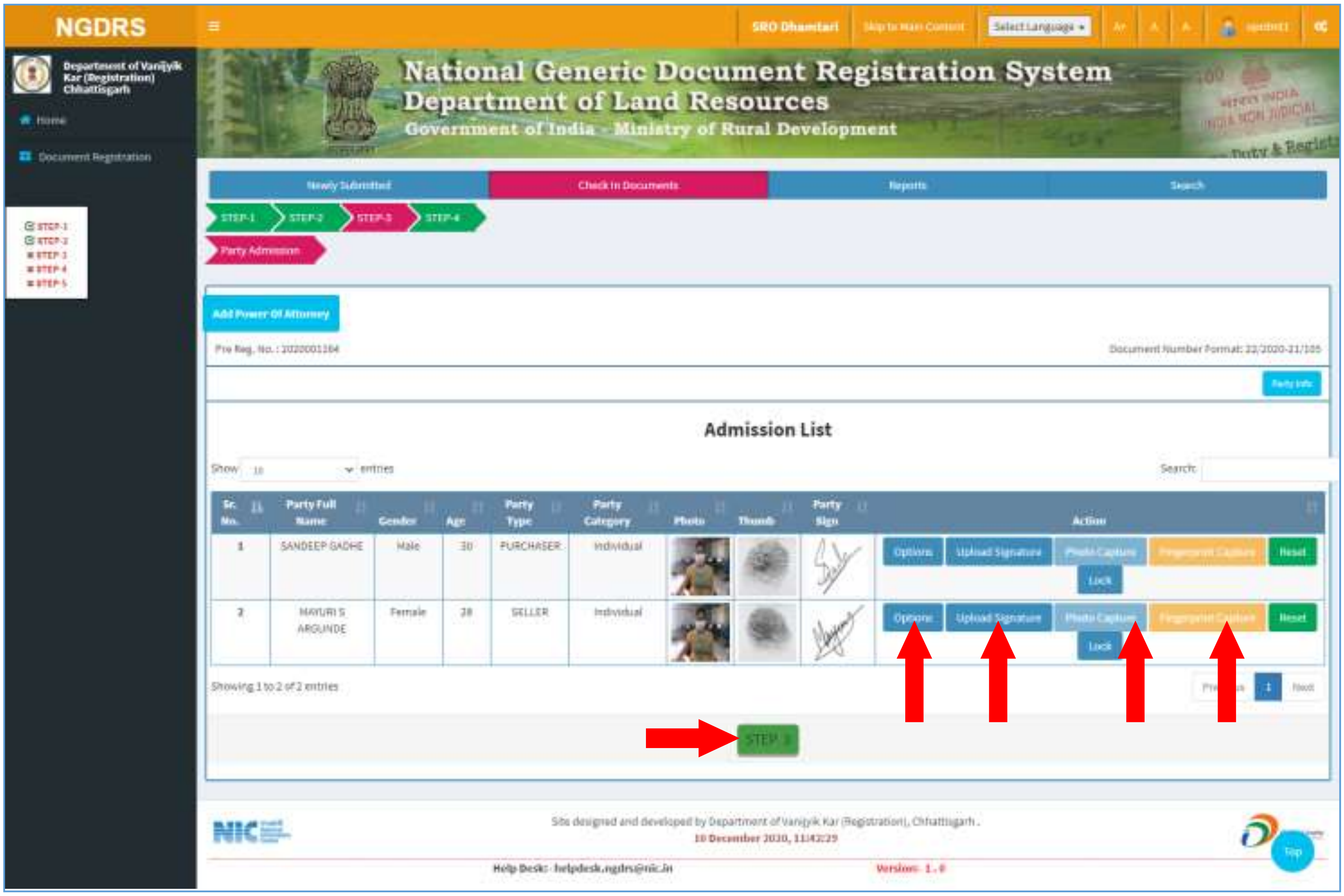
Payment Verification

Payment Head	Amount To Be Paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference	Amount Paid	Action
Stamp Duty	427916	427916	0	Physical Stamp		Stamp Number : 45122265	₹427916	Edit Delete
Registration Fee	342340	342340	0	CASH			₹342340	Edit Delete
Service Charge	720	720	0	CASH			₹720	Edit Delete
Panchayat / Nagar Nigam Tax	85583	85583	0	Physical Stamp		Stamp Number : 45122265	₹85583	Edit Delete
Total Amount	856559	856559	0					

(C) Step 3

- Click on Upload signature to do signature.
- Click on Photo Capture button to capture photo.
- Click on Fingerprint Capture button to capture thumb impression.
- Complete above procedure for both the parties.
- If any device is not working then, click on Options button and select non working devices checkboxes and submit.
- Before completing the Step 3 you can reset the party entries by clicking on Reset button.
- You can lock the party details by clicking on Lock button.
- Click on STEP 3 button to complete Party Admission.
- Click on Add Power Of Attorney button to add new Power of Attorney.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Fingerprint Capture
Reset
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STEP 3
Previous
1
Next

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Admission List

Show 10 entries

Search:

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Party Sign	Action
1	SANDEEP GADHE	Male	30	PURCHASER	Individual				
2	MAYURI S ARGUNDE	Female	28	SELLER	Individual				

Showing 1 to 2 of 2 entries

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10 December 2020, 11:42:29

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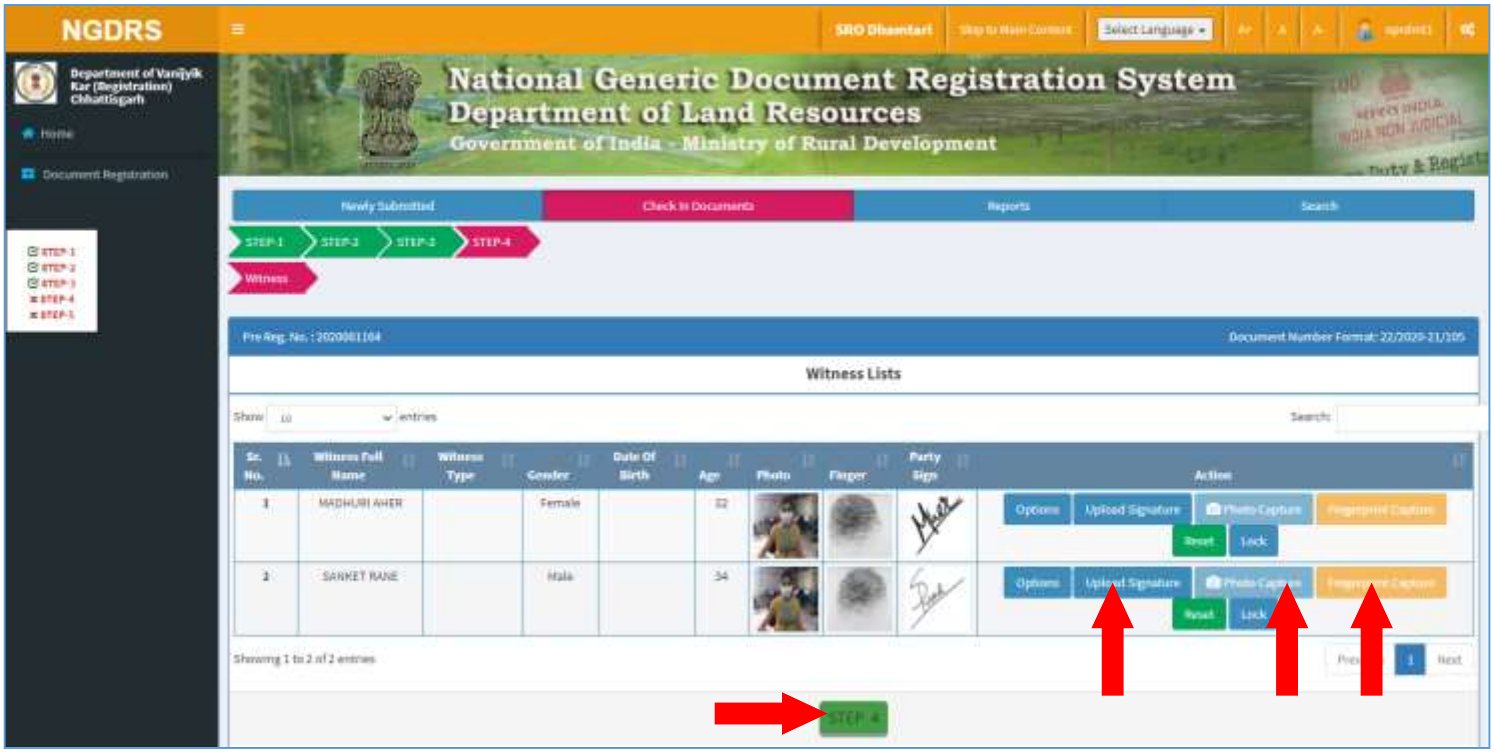
(D) Step 4

- Click on Upload signature to do signature of witnesses.
- Click on Photo Capture button to capture photo.
- Click on Fingerprint Capture button to capture thumb impression.
- Complete above procedure for both the witnesses.
- If any device is not working then, click on Options button and select non working devices checkboxes and submit.
- Before completing the Step 4 you can reset the party entries by clicking on Reset button.
- You can lock the witness details by clicking on Lock button.
- Click on STEP 4 button to complete Witness Admission.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STEP 4

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Witness Lists

Show 10 entries

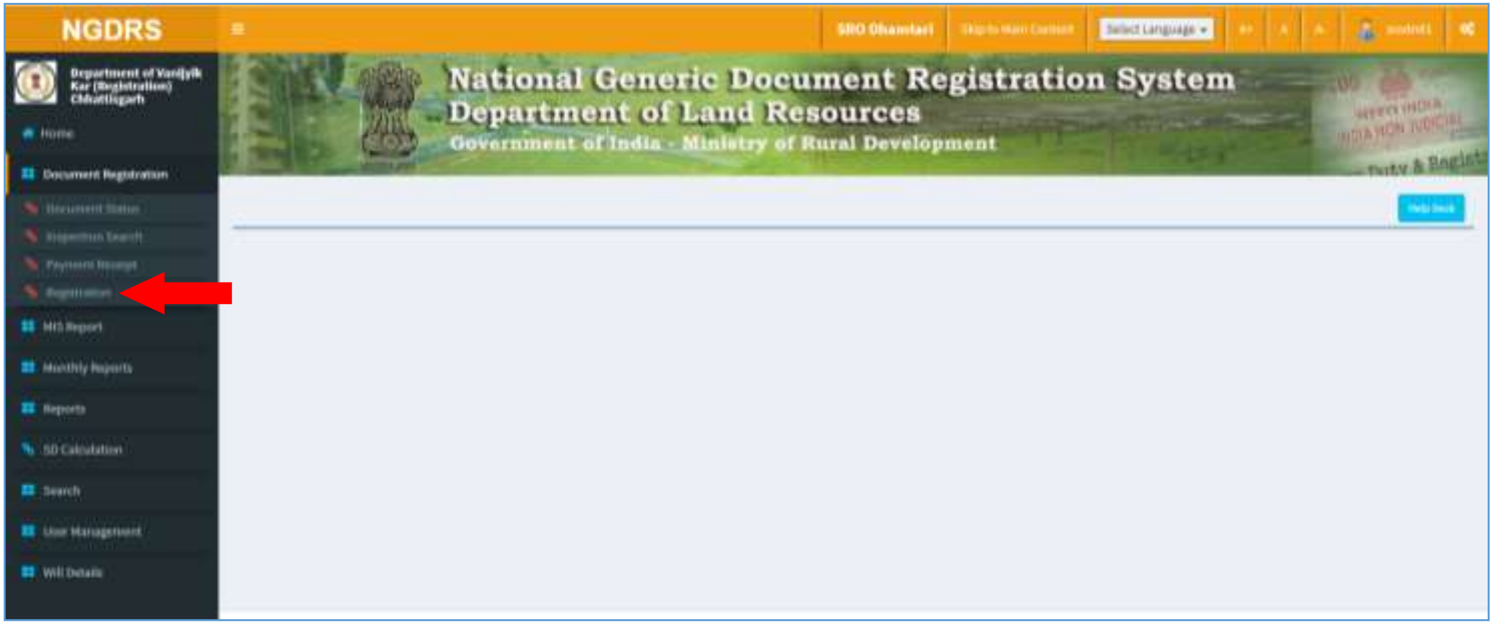
Search:

Sr. No.	Witness Full Name	Witness Type	Gender	Date Of Birth	Age	Photo	Finger	Party Sign	Action
1	MADHURI AHER		Female		32				
2	SANKET RANE		Male		34				

Showing 1 to 2 of 2 entries

Organization Login Page (For SRO Role)

- Now SRO role comes in picture for final registration of the document.
- Login by SRO username and password.
- Enter CAPTCHA and click on login.
- Click on Registration Submenu from Document Registration Menu.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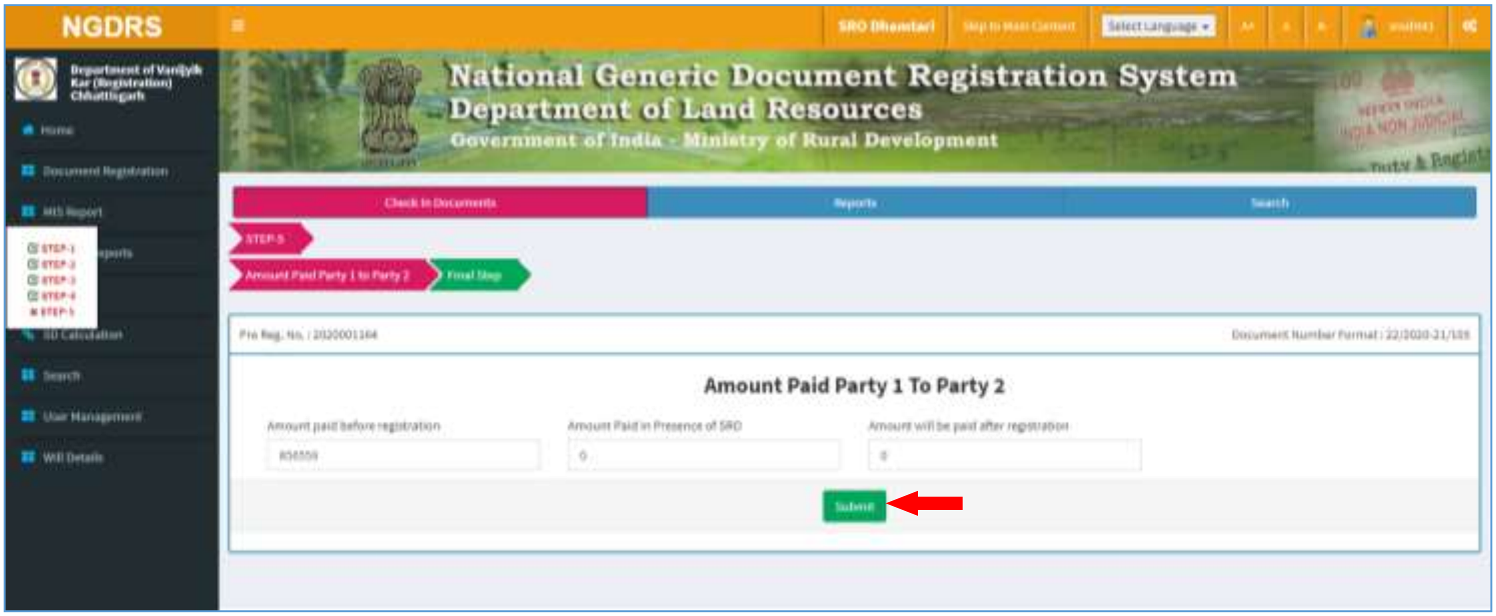
Check In Document

- Click on Appointment Date and select the Date.
- Click on Select button to Check in Document.

(F) Step 5

1. **Amount Paid Party 1 To Party 2**

- Enter Amount paid before registration, Amount Paid In Presence of SRO, Amount will be paid after registration.
- Click on Submit button.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STEP-5
Amount Paid Party 1 to Party 2
Final Step
Submit

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Amount Paid Party 1 To Party 2

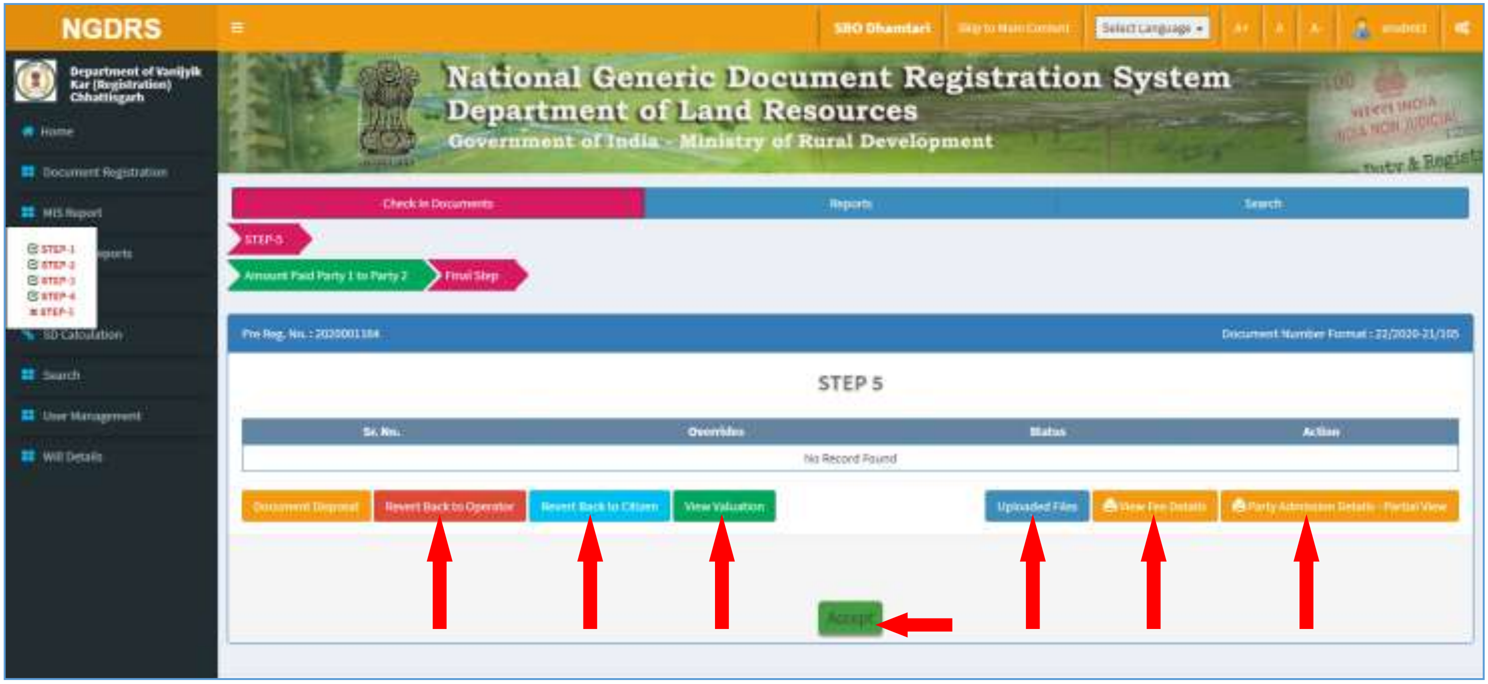
Amount paid before registration: 856559

Amount Paid in Presence of SRO: 0

Amount will be paid after registration: 0

2. Final Step

- Click on Uploaded Files button to view Uploaded Files. Click on View Fee Details to view fee details.
- Click on View Valuation to view property valuation report. Click on Revert Back to Revert Back the document.
- Click on Revert Document to Revert Back the document. Click on Summary 2 Partial View button to view Partial View of Summary 2.
- Click on Accept button to accept the document by SRO.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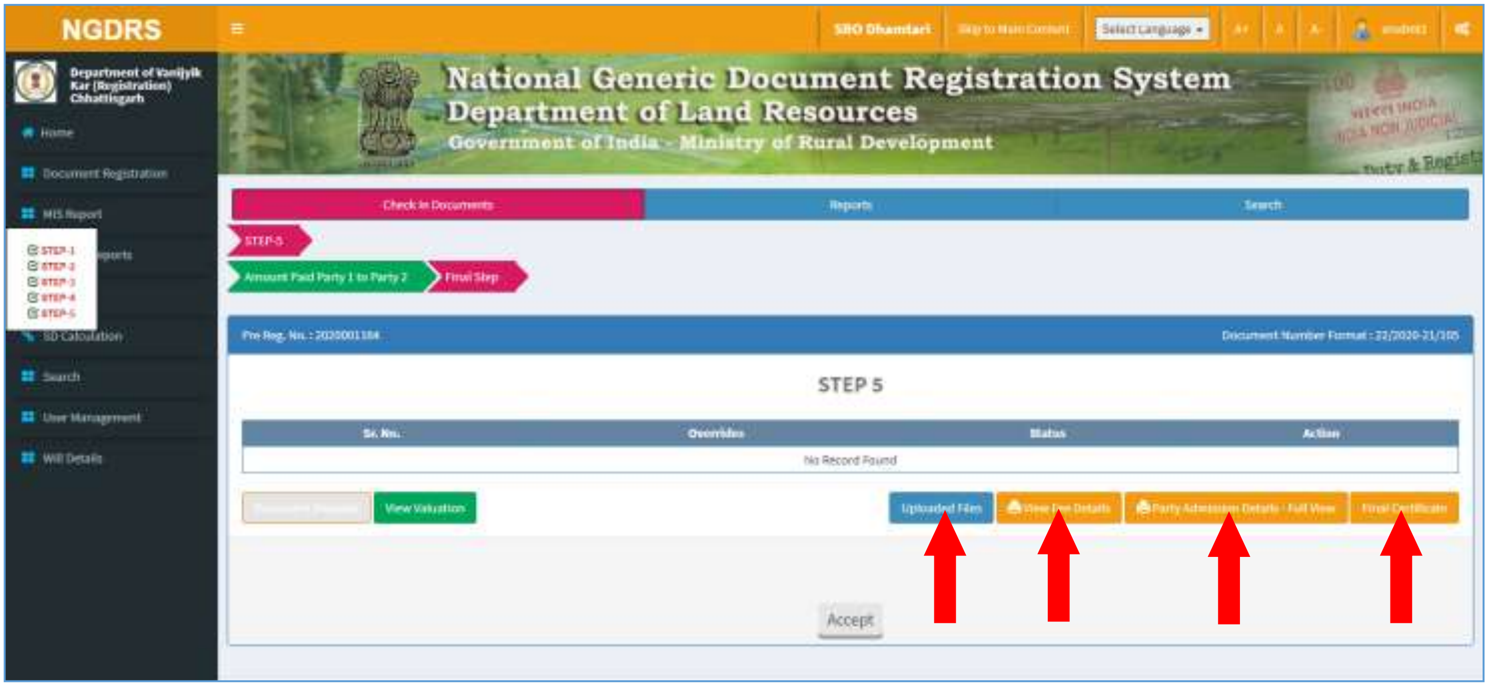
Overrides
Status
Action
No Record Found
Document Disposal
Revert Back to Operator
Revert Back to Citizen
View Valuation
Uploaded Files
View Fee Details
Party Admission Details - Partial View
Accept

After Completion of Registration:

- Click on View Summary 1 button to view Summary 1 report.
- Click on Summary 2 Full View button to view Full View of Summary 2.
- Click on Index Report button to view Index report.
- Click on Document Download button to download Final Document.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View Fee Details
Party Admission Details - Full View
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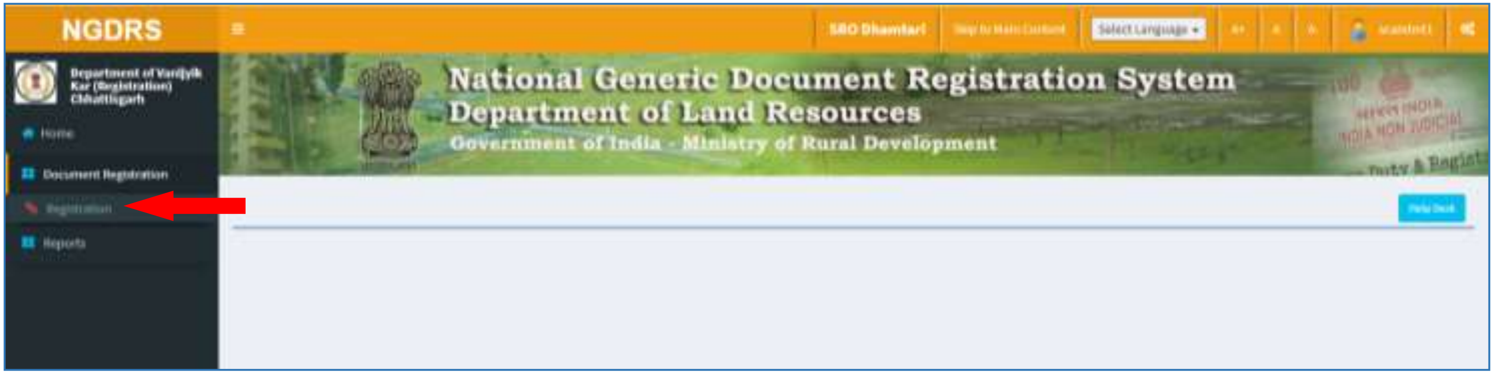
Accept

Organization Login Page (For Scanner Operator Role)

- Login by Scanner Operator username and password.
- Enter CAPTCHA and click on login.
- Click on Registration Submenu from Document Registration Menu.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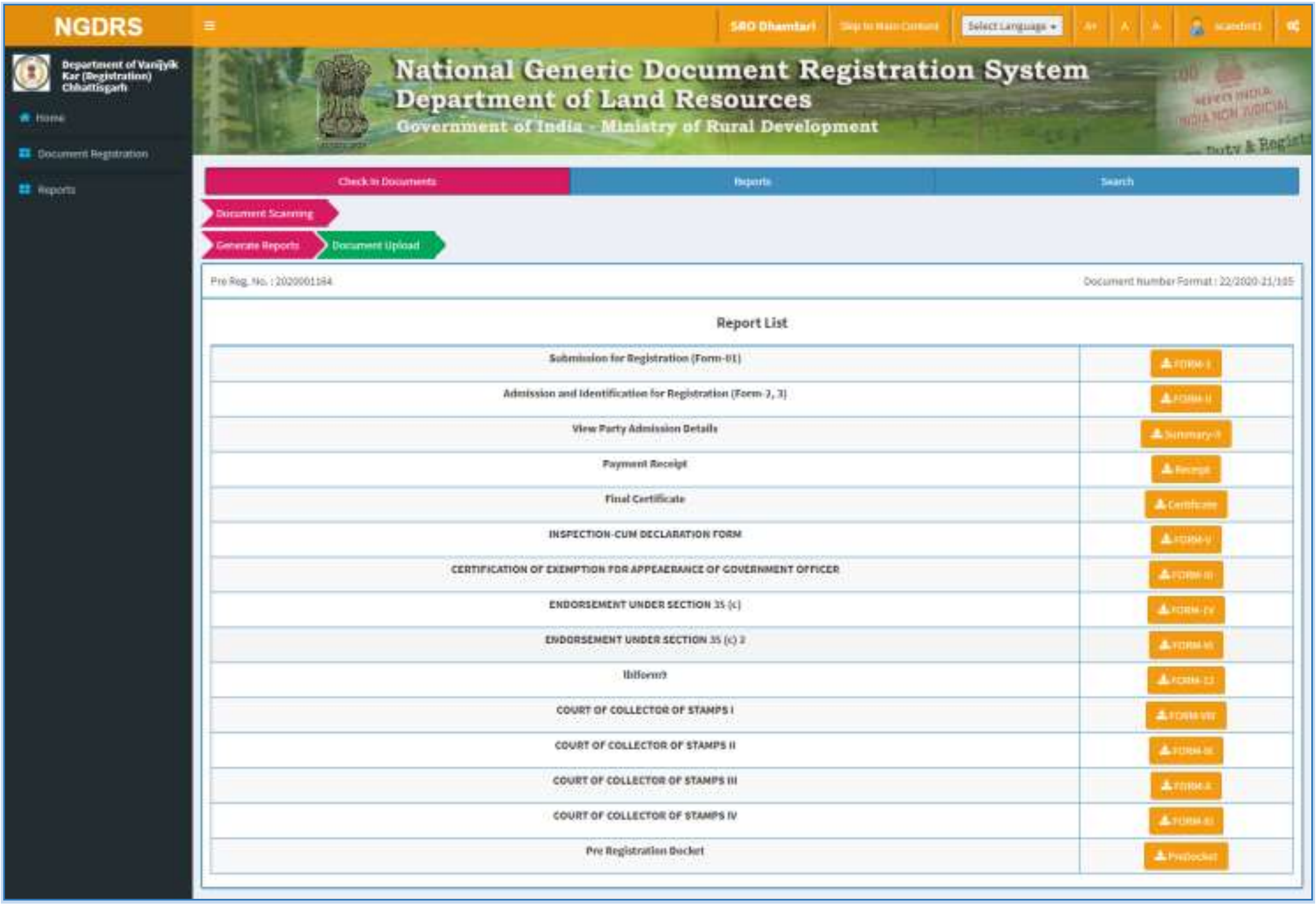
Check In Document

- Click on Appointment Date and select the Date.
- Click on Select button to Check in Document.

Document Scanning: - 1. Generate Reports

- Download the report list as per requirement, complete the scanning procedure.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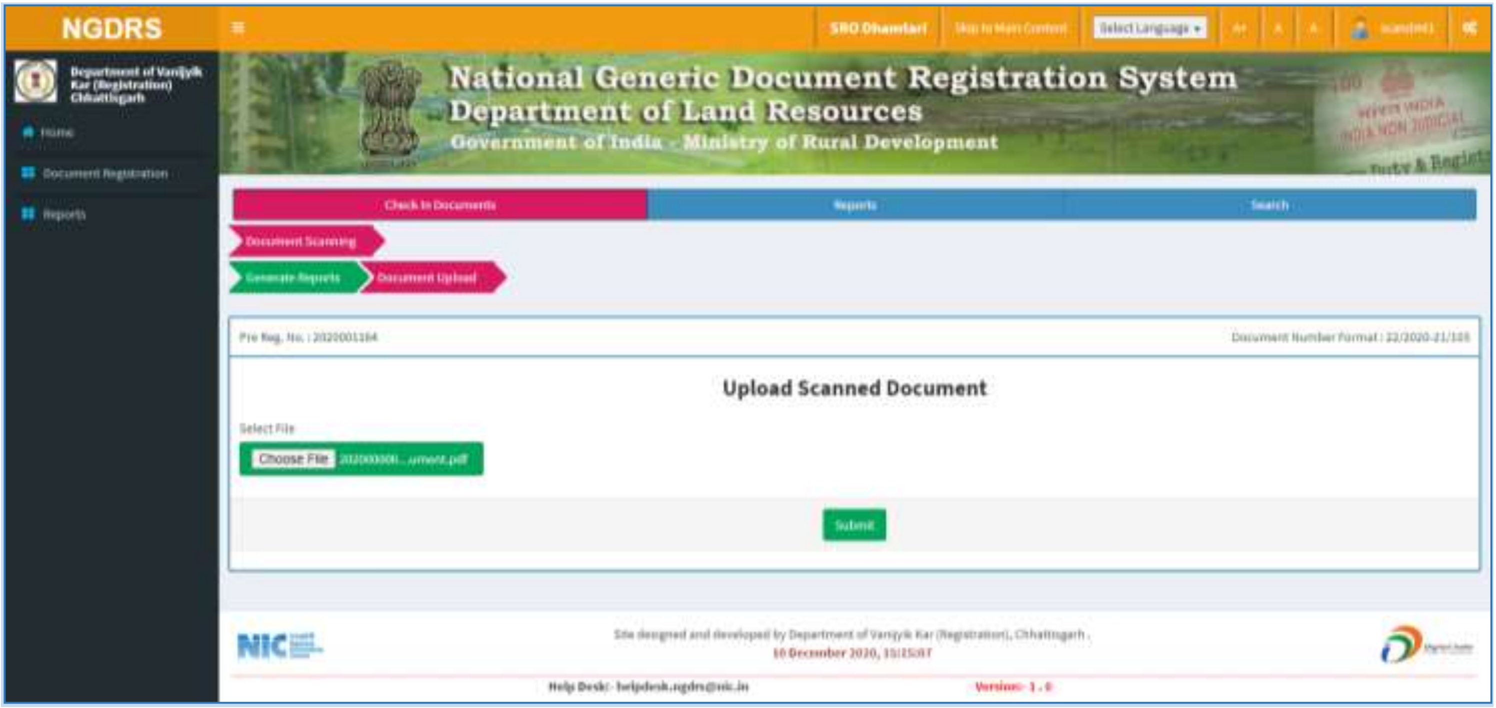
Submission for Registration (Form-01)	FORM-I
Admission and Identification for Registration (Form-2, 3)	FORM-II
View Party Admission Details	Summary-II
Payment Receipt	Receipt
Final Certificate	Certificate
INSPECTION-CUM DECLARATION FORM	FORM-V
CERTIFICATION OF EXEMPTION FOR APPEAERANCE OF GOVERNMENT OFFICER	FORM-III
ENDORSEMENT UNDER SECTION 35 (c)	FORM-IV
ENDORSEMENT UNDER SECTION 35 (c) 2	FORM-VI
libform9	FORM-12
COURT OF COLLECTOR OF STAMPS I	FORM-VIII
COURT OF COLLECTOR OF STAMPS II	FORM-IX
COURT OF COLLECTOR OF STAMPS III	FORM-X
COURT OF COLLECTOR OF STAMPS IV	FORM-XI
Pre Registration Docket	PreDocket

Document Scanning: - 2. Document Upload

- Click on choose file button to upload scan document.
- Click on Submit button to Upload Scanned document.
- After submission you can Download Uploaded document by clicking on Download button.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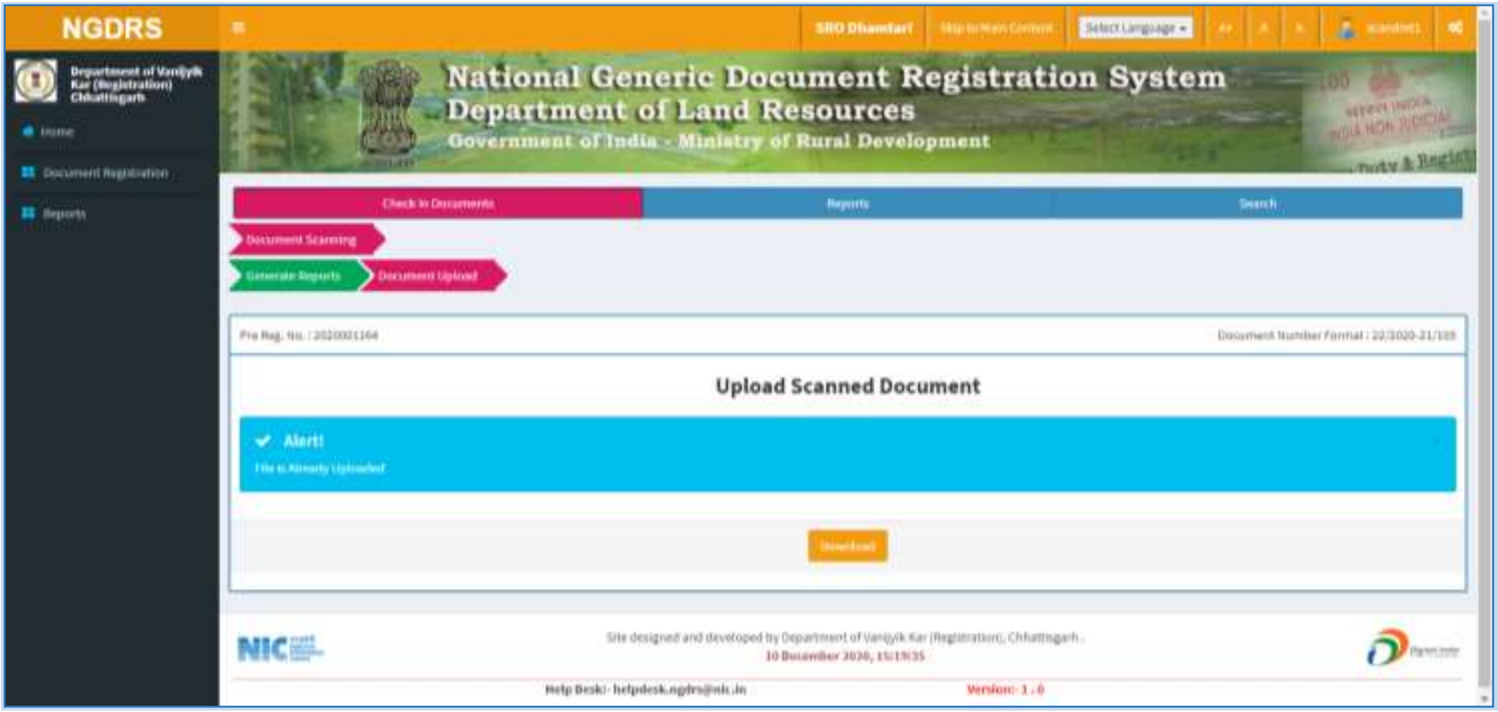
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