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सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH19564405286460R
Certificate Issued Date : 29-Jul-2019 10:25 AM
Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference : SUBIN-JHJHSHCIL0126537624177733R
Purchased by : SURESH KUMAR SINGH AND OTHER
Description of Document : Article 23 Conveyance
Property Description : IMMOVABLE PROPERTY
Consideration Price (Rs.) : 33,33,000
 (Thirty Three Lakh Thirty Three Thousand only)
First Party : SUPRABHAT PAL AND OTHERS
Second Party : SURESH KUMAR SINGH AND OTHER
Stamp Duty Paid By : SURESH KUMAR SINGH AND OTHER
Stamp Duty Amount(Rs.) : 1,33,350
 (One Lakh Thirty Three Thousand Three Hundred And Fifty only)



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

बन्धन निसंग 21 के अर्धीन और एंटी-मोफ्त
 काइतकारी एकर की धारा 46(2) के अर्धीन
 जो माहूर 29 अक्टूबर 2019 को अर्धीन
 की अनुसूची 1 के अर्धीन 23 के अर्धीन
 ग्रथावत एकर बंधन एकर के अर्धीन निरुद्ध
 कर्ही 29 दिक्कत है एकर अर्धीन एंटी-मोफ्त
 नहीं है।

29.7.19

29.7.19

Suprabhat pal

Santosh

Kumar Paul

Uttam Kumar Paul

29.7.19

29.7.19

0002768580

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at www.indiestamp.com. Any discrepancy in the details on this Certificate and its verification on the website is void.

This is not a legal document. It is only for the purpose of the certificate. It is not a legal document. It is only for the purpose of the certificate.

Rs. Received. Dhanbad. Rs. 33,33,000/- St. 1,32,350/-

amount fees Paid Rs. 10/0 74/- GRN 1961761628

श्री संतोषी कामजारी वीं जांचा :

15

29/7

अचल अधिकारी यशपाल से प्राप्त राशि अनुसार दस्तावेज में दर्जित मौजद नम्बर 02 को नया खाता नं. निविदा खाले से बाहर है / सूची बंद नहीं है।

29/7/19

Santosh Kumar Paul

Uttam Kumar Paul

29.7.19



Suprabhat Paul

Fees Paid

AG 99990.00
Sale. 3.00
PRR. 1.00

99994.00



9/7/19

THIS DEED OF ABSOLUTE SALE is made on this the 29th day July Two Thousand Nineteen, By and between (1) SRI SUPRABHAT PAL Son of Late Madhu Sudan Pal, (2) SRI SANTOSH KUMAR PAL, Son of Late Kiran Chandra pal, (3) SRI UTTAM KUMAR PAUL, Son of Late Anil Chandra Paul all resident of Lowadih, P.O.- B. Polytechnic, P.S. & Dist. Dhanbad, (4) SMT ILA RANI PAUL, wife of Sri Sambhu Nath Paul (Daughter of Late Anil Chandra Paul), resident of Nirsha, Pithakiyari, P.S. Nirsha, Dist. Dhanbad(Jharkhand) all by faith Hindu, by Caste Subarna Banik, by occupation cultivation and Housewife, hereinafter called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

29-07-19 10-00-100

कार्यालय सनवा में प्रशासकीय कार्यालय का/सदर कार्यालय

1 प्रशासक सुभाषचंद्र प्रसाद 2011 में अधीन

सुभाषचंद्र प्रसाद

2-40 कचु सुदन प्रसाद

3- लक्ष्मी कान्हा

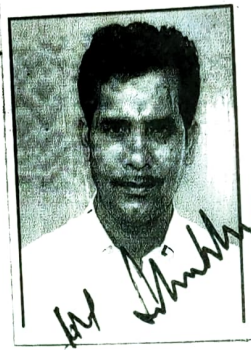
4- सुनील कुमार खन्ना

5- सुनील कुमार खन्ना

कार्यालय का हस्ताक्षर

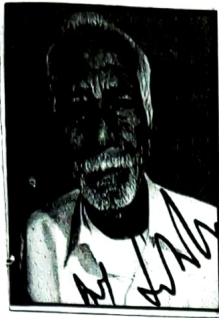
29-07-19

31.7.19



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S. Suresh Kumar Singh

Suresh Kumar Singh

= 2 =

Anil Kumar Singh

Uttam Kumar Singh

20th May 2019

29.7.19



AND IN FAVOUR OF

1. SRI SURESH KUMAR SINGH Son of Late Raghunandan Singh, **2. SRI ANAND** Son of Sri Suresh Kumar Singh, both by faith Hindu, by Caste Rajput, by occupation Business, resident of Kali Mandir Road, Bekarbandh, P.S. & Dist. Dhanbad-826001(Jharkhand), hereinafter jointly called and referred to as the PURCHASERS (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 **OTHER PART**.

WHEREAS, by virtue of a registered deed of Sale No. **12** dated 02.01.1956, Registered at Dhanbad Sub-Registry office, sold by Sri Magaram Pal son of Late Asutosh Pal in favour of **Srimati Nakal Bala Dashi** wife of Sri Kiran Chandra Pal, Srimati Nakal Bala Dashi purchased his entire right, title, interest and possession to in and over **65.33 Decimal** of land, out of Survey settlement Plot Nos. 1387, Khata No. 80 (New Khata No. 62), **Mouza Nawadih, Mouza No. 2**, under P.S. Dhanbad, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid **Srimati Nakal Bala Dashi** have been in peaceful and uninterrupted possession over the **said 65.33 Decimal land** by exercising diverse acts of ownership and possession and also by getting her name Mutated in the Serista of the Land Lord the State of erstwhile Bihar (now Jharkhand), and paying Rent for the same ; And

WHEREAS, Srimati Nawal Bala Dashi died leaving behind her Three Sons namely Shri Anil Chandra Pal, Shri Madhusudan Pal and Sri Santosh Kumar Pal (vendor No. 2 hereto), Shri Anil Chandra Pal died leaving behind his Three Sons and One Daughter namely Sri Shakti Pada Pal, Sri Prakriti Pal, Sri Uttam Pal (vendor No. 3 hereto) and Smt Ila Rani Pal



Sri Prabhakar Paul

Santosh Kumar Paul

Uttam Kumar Paul

29.7.19

(vendor No. 4 hereto), and Shri Madhusudan Pal died leaving behind his Four Sons namely Sri Nayan Pal, Sri Suprabhat Pal (vendor No. 1 hereto), Sri Devi Prasad Pal and Sri Prahlad Pal are in peaceful possession over the said 65.33 Decimals Land, by exercising diverse acts of ownership and possession and also by getting their name Mutated in the Sherista of the Landlord the State of Jharkhand vide Succession Mutation Case No. 2549(I)2008-09 and paying Rent for the same under Thoka No. 1022 [and also entered in volume No. 1, page 498 of register II of Dhanbad Circle office]; And

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over the said land measuring an area 16.5 Decimals or to **say 10 Katha** (by the present vendor No. 1, Sri Suprabhat Pal sold 2 Katha, vendor No. 2, Sri Santosh Kumar Pal sold 3 Katha, vendor No. 3, Sri Uttam Kumar Paul sold 2 Katha and vendor No. 4, Smt Ila Rani Paul sold 3 Katha), which has been sold by this deed and has been shown in the Red colour on the map, morefully described in the Schedule hereto for a total Consideration of Rs.33,33,000/- (Rupees Thirty Three Lac Thirty Three thousand) only; And

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

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.33,33,000/- (Rupees Thirty Three Lac Thirty Three thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms,



By pro-bhat Paul

Sarabjit Kumar
Paul

Uttam Kumar Paul.

20th Nov 2019

29.7.19



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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 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 thereof 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 the same to any person or persons or otherwise as per his choice.

2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same are in no manner defective and are in no manner encumbered by way of mortgage etc. and there are no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold are 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.
3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. ___/- 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.

Sri Pra. Shrivastava
Sri M. Lash
Sri Kumar
Paul

Uttam Kumar Paul.

29.7.19

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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 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 vendors and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T Act.

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

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Nawadih, (Mouza No. 2), under P.S. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Nawadih, Mouza No. 2,

Khata Nos. 81 [New Khata No. 62].

Plot Nos. 1387 [New Plot No. 1485]

out of which measuring **an area 16.5 Decimals or to say 10 Katha** of land (out of the exclusive own share of the vendors), is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

Sydney that you

Sambhar Kumar Paul

Uttam Kumar Paul

North Plot No

29.7.19

= 6 =

North: Part of this Plot
 South: New Plot No. 1486
 East: Part of this Plot
 West: Part of this Plot

Memo of Consideration

Rs.33,33,000/- only paid by the purchaser to the vendors by different instruments of different dates.

WITNESSES:-

1. Manoj Kumar Paul
Santosh Kumar Paul
Vidh-Lowadih Dhanbad
2. Shambhu Paul
Shambhu Nath Paul
Nioga Dhanbad.



25/2/19 9:20 AM
 29.7.19



Sri Perambalur

Sankar Kumar
= 7 =

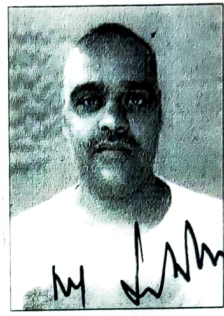
Uttam Kumar Reddy

Perkasa (Perkasa) Reddy

29.7.19

Aruud

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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.

Juditha Chetty.
No. 02/1990



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000058886

Deed Type	Sale Deed
Number of Pages	72
Fee Details	Stamp Duty :- Rs. 133320, PR :- Rs. 1, SP :- Rs. 1080, A1 :- Rs. 99990, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3320229/- , Transaction Amount :- Rs.3333000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Nawadih Location :- Other Road, Nawadih Word No 0 Property Boundaries :- East: PART OF THIS PLOT, West: PART OF THIS PLOT, South: NEW PLOT NO . 1486, North: PART OF THIS PLOT Khata Number - 62Plot Number - 1485Volume Number - 1Page Number - 498 Area Of Land :- 16.50 Decimal







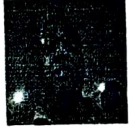

Sh./Smt.SUPRABHAT PAL s/o/d/o/w/o LATE MADHU SUDAN PAL has presented the document for registration in this office
today dated :- 31-Jul-2019 Day :- Wednesday Time :- 15:40:06 PM






SUPRABHAT PAL(Individual)




Party Name	Document Type	Document Number
SUPRABHAT PAL	PAN/UID	BYSPP8050J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANTOSH KUMAR PAL Address1 - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD, Address2 - ... Jharkhand PAN No.: ANSHP5648M				SELLER Age:84			

Sl. No.	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SUPRABHAT PAL Address1 - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: BYSPP8050J,Permission Case No.-	Yes	Suprabhat Pal Address:- , , , VILL LOWADIH POST B.POLYTECHNIC PS DHANBAD, LOWADIH, , Dhanbad, 828130, , Jharkhand, India		SELLER Age:44			<i>Suprabhat Pal</i>
3	ILA RANI PAUL Address1 - NIRSHA , PITHAKIYARI , P.S. - NIRSHA , DHANBAD, Address2 - , , , Jharkhand PAN No.: FHKPP6748E,Permission Case No.-	Yes	Ila Rani Paul Address:- , , , Nirsa, , , Pithakiyari, , Dhanbad, 828205, , Jharkhand, India		SELLER Age:54			<i>Ila Rani Paul</i>
4	UTTAM KUMAR PAUL Address1 - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: BYVPP8624F,Permission Case No.-	Yes	Uttam Kumar Paul Address:- , , , VILL LOWADIH PO B.POLTENIC PS DHANBAD, DHANBAD, , Dhanbad, 828130, , Jharkhand, India		SELLER Age:47			<i>Uttam Kumar Paul</i>
5	SURESH KUMAR SINGH Address1 - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: AIDPS9970J,Permission Case No.-	Yes	Suresh Kumar Singh Address:- , , , Near Kali Mandir, Kali Mandir Road, Shankar Colony, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		PURCHASER Age:66			<i>Suresh Kumar Singh</i>

J	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	ANAND Address1 - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.: AEHPK5417Q, Permission Case No.-	Yes	Anand Address:- , Near Kali Mandir, Kali Mandir Road, Shankar Colony Bekar Bandh, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		PURCHASER Age:43			

Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MANOJ KUMAR PAUL S/o-D/o SANTOSH KUMAR PAUL Address1 - LOWADIH , DHANBAD, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANOJ KUMAR PAUL Address1 - LOWADIH , DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb Impression, are affixed in my presence.

Above mentioned, (**UTTAM KUMAR PAUL , ILA RANI PAUL , SUPRABHAT PAL , SANTOSH KUMAR PAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**MANOJ KUMAR PAUL**) Son/Daughter/Wife of (**SANTOSH KUMAR PAUL**) resident of (**LOWADIH , DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer 

Seal and Signature of Registering Officer 

Date:- 31-Jul-2019



झारखण्ड सरकार

Date :-29-Jul-2019

Document Registration Summary 1

- Government/Market Value: ₹3320300/-
- Transaction Amount: ₹3333000 /-
- Paid Stamp Duty: ₹133350 /-

Receipt : 179756

Receipt Date : 29-07-2019

Presenter Name: -

On Date 29-07-2019 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

PR	₹1
SP	₹1080
LL	₹3
A1	₹99990
Stamp Duty	₹133350

Total ₹234424

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	133320	133350	-30	E-STAMP	SURESH KUMAR SINGH AND OTHER	• Certificate Number : IN-JH19564405286460R	133350
PR	1	1	0	GRAS	Anand	• GRN Number : 1901761628 • DEPT Transaction Id : 57c94d565b5b28c404bc • Transaction Type :	1
SP	1080	1080	0	GRAS	Anand	• GRN Number : 1901761628 • DEPT Transaction Id : 57c94d565b5b28c404bc • Transaction Type :	1080
A1	99990	99990	0	GRAS	Anand	• GRN Number : 1901761628 • DEPT Transaction Id : 57c94d565b5b28c404bc • Transaction Type :	99990

LL	3	3	0	GRAS	Anand	<ul style="list-style-type: none"> • GRN Number : 1901761628 • DEPT Transaction Id : 57c94d565b5b28c404bc • Transaction Type : 	3
Sub Total	234394	234424	-30				

Article : Sale Deed Number of Pages : 72

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Payment Gate Way Response

Transaction Success! Please Note Your Transaction Id.

Name	Anand
Token No	20190000058886
Amount	101074
Transaction ID	57c94d565b5b28c404bc
GRN	1901761628
CIN	10002162019072901331
Time	2019-07-29

Print

Top

Other Description of the Property	Pin Code - 826001
Government/Market Value	3320229
Transaction Amount	3333000

SELLER	-Mr. SUPRABHAT PAL, Address - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE MADHU SUDAN PAL , PAN No.- *****050J,Permission Case No.- , Aadhaar No. *****7314
	-Mr. SANTOSH KUMAR PAL, Address - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE KIRTAN CHANDRA PAL , PAN No.- *****648M,Permission Case No.- , Aadhaar No. *****3914
	-Mr. UTTAM KUMAR PAUL, Address - LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE ANIL CHANDRA PAUL , PAN No.- *****624F,Permission Case No.- , Aadhaar No. *****9963
	-Mr. ILA RANI PAUL, Address - NIRSHA , PITHAKIYARI , P.S. - NIRSHA , DHANBAD- ,Father/Husband Name ANIL CHANDRA PAUL , PAN No.- *****748E,Permission Case No.- , Aadhaar No. *****6721
PURCHASER	-Mr. SURESH KUMAR SINGH, Address - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD- ,Father/Husband Name LATE RAGHUNANDAN SINGH , PAN No.- *****970J,Permission Case No.- , Aadhaar No. *****2599
	-Mr. ANAND, Address - KALI MANDIR ROAD BEKARBANDH , P.S. AND DIST - DHANBAD- ,Father/Husband Name SURESH KUMAR SINGH , PAN No.- *****417Q,Permission Case No.- , Aadhaar No. *****6042

Witness Information	Mr. MANOJ KUMAR PAUL , Address - LOWADIH , DHANBAD- ,Father/Husband Name-SANTOSH KUMAR PAUL
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Identifier Details	Mr. MANOJ KUMAR PAUL , Address - LOWADIH , DHANBAD- ,Father/Husband Name-SANTOSH KUMAR PAUL
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Property Id:156812		
Fee Rule:Sale Deed		
1	Stamp Duty	1,33,320


Property Id:156812		
Fee Rule:Sale Deed		
1	PR	1
2	SP	1,080
3	LL	3
4	A1	99,990

Total

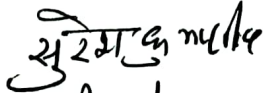
1,01,074

All the entries made, have been verified by me and are found same as the entries of the document presented.

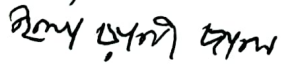
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Uttam Kumar Paul

Said only / Suma Paul



Pre Registration Docket

Date :- 29-07-2019 12:57 pm

Office Name :- SRO - Dhanbad
Token No:- 20190000058886

Appointment :- 29-Jul-2019 Time:- 12:20

Article	Sale Deed
Pre Registration Date	28-Jul-2019
No. Of Pages	36
Stamp Duty	133320
Paid Stamp Duty	0
Total Fees	₹ 1,01,074.

Property Id: **156812**

Valuation No. : 203452 / 2019	:- 2019-2020	User Id : 3743	Date : 29-July-2019 12:44:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Nawadih	Village/City : Nawadih	
Nawadih Word No 0 - Other Road		-	
Khata Number - 62			
Plot Number - 1485			
Volume Number - 1			
Page Number - 498			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	16.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.5 x 201226=3320229	₹33,20,229/-
A	Total		₹33,20,229/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹33,20,300/-
Total Amount in Words : Thirty Three Lakhs Twenty Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF THIS PLOT, West: PART OF THIS PLOT, South: NEW PLOT NO . 1486. North: PART OF THIS PLOT
Area	Land area : 16.50 Decimal

Token No.: 20190000058886

CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **31-Jul-2019** by **SUPRABHAT PAL, S/O, D/O, W/O LATE MADHU SUDAN PAL** resident of LOWADIH , B - POLYTECHNIC , P.S. AND DIST - DHANBAD , . This deed was registered as Document No.: **2019/DHAN/4800/BK1/4413** in Book No :- **BK1**, Volume No :- 425 from Page No :- 461 to 532 at, office of **SRO - Dhanbad**

Date:- **31-Jul-2019**


Registering Officer

धनबाद नवाडीह 2 श्री संतोष कुमार पाल वो नयन पाल वो सुप्रभात पाल वो देव प्रसाद पाल वो प्रहलाद पाल, श्रीमति रेखा पाल, प्रकृति पाल वो उत्तम पाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
62	1485	0 एकड़ 65.33 कठा 0 छटाक

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जात का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा (2008-2009) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल (नकदी)	46.30	324.10	46.30	46.30	46.30	46.30
गुजारी (भावली)	11.58	81.06	11.58	11.58	11.58	11.58
सेस	23.15	162.05	23.15	23.15	23.15	23.15
सूद	23.15	162.05	23.15	23.15	23.15	23.15
मुतफरकात	9.26	64.82	9.26	9.26	9.26	9.26
मीजान	113.44	794.08	113.44	113.44	113.44	113.44

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा (2008-2009) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल (नकदी)	324.10	46.30	46.30	46.30	46.30	
गुजारी (भावली)	81.06	11.58	11.58	11.58	11.58	
सेस	162.05	23.15	23.15	23.15	23.15	
सूद	162.05	23.15	23.15	23.15	23.15	
मुतफरकात	64.82	9.26	9.26	9.26	9.26	
मीजान अदायकारी	794.08	113.44	113.44	113.44	113.44	

(१) मीजान कुल (लफ्जों में) : One Thousand Two Hundred Forty Seven Rupees and Eighty Four Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1247.84

तारीख अमला तहसील कुनिन्दा : 22-01-2019

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Print

NOTARY
DHANBAD



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 169549fd2aa99c7a9c1c

Receipt Date : 24-Dec-2021 01:48:35 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Affidavit

District Name : Dhanbad

Stamp Duty Paid By : SIGMA HOME DEVELOPERS

Purpose of stamp duty paid : AFFIDAVIT

First Party Name : SIGMA HOME DEVELOPERS

Second Party Name : AS APPLICABLE

GRN Number : 2109020623

-: This stamp paper can be verified in the [jharnibandhan site](#) through receipt number :-

AFFIDAVIT



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



24 DEC 2021

SI No Date
22

BEFORE: THE NOTARY PUBLIC, DHANBAD.
AFFIDAVIT

I, Suresh Kumar Singh, Son of Late Raghunandan Singh, aged about 67 years, by faith Hindu, by occupation Business, resident of Shukkar Colony, Kali Mandir Road, Bekarbandh, Dhanbad, P.O. & P.S. Dhanbad, District Dhanbad, Jharkhand-826001, do hereby solemnly affirm and declare that :-

1. That, I am one of Partner of SIGMA HOME DEVELOPERS,
2. That I am absolute owner of property details as under :-
Mouza Nawadih, Mouza No.2, Khata No.81 New Khata No.62
Old Plot No.1387, New Plot No.1485, Area 16.5 decimals
(10 Kathas) butted and bounded as
North : ~~Rikaxof~~ part of this plot
South : New Plot No.1486, Road
East : Part of this plot
West : Part of this plot.
3. That the above property's market value Rs.65,00,000 (Rupees sixty five ~~the~~ Lacs) approx.
4. That, I am swearing this affidavit to produce it before the authority concerned for needful.
5. That, the contents of above affidavit are true and correct

Verification

Solemnly affirmed before me by the deponent who is duly identified by Sri N.P. Singh Advocate, Dhanbad.

The statements made are true to my knowledge and belief. I sign this verification here at Dhanbad on 24/12/2021.

Identified by:

Advocate



Notary Public, Dhanbad.

NOTARY
DHANBAD

24.12.2021

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 18, 2019

पंजी प्रति

भाग वर्तमान	5	पृष्ठ संख्या	15						इस्टेट का नाम	JHARKHAND
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-01	इस्टेट का प्रकार	खेती	
मौजा का नाम	नवाडीह	होलिंग संख्या	62	तौजी संख्या		थाना नम्बर	2			

1 SRI SURESH KUMAR SINGH, पिता-LATE
RAGUNANDAN SINGH, जाति- - एवं 2 SRI ANAND,
पिता- SRI SURESH KUMAR SINGH, जाति- -

काल नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	नगान	सेस
1485		0 हे 16.5 डि 0 हे	सामान्तरण मुकदमा संख्या 1427/2019 - 2020	6	0
		0 हे 16.5 डि 0 हे			

कृषि सेस	कृषि सेस चान्	स्वास्थ्य सेस	स्वास्थ्य सेस चान्	कृषि सेस	कृषि सेस चान्
बकाया	साल	बकाया	साल	बकाया	साल

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

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

वपरा टेमें



BACK

एक कम्प्यूटर जनित प्रति
जिसमें केवल प्रती की जानकारी के लिए है
जिसमें भी प्रती की प्रतियों के लिए संबंधित अधिकारियों से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर वित्तक करें

र
य

//jh

भारतीय गैर न्यायिक

सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

NOTARY
DHANBAD

C 432215

SI No. 09 Date 07 JUL 2014 Time 2:00 PM

Suresh Kumar Singh
Anand

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made this the Eighteenth day of October Two thousand & Thirteen by and between:-

1. Sri **SURESH KUMAR SINGH** S/o Late Raghunandan Singh, by faith Hindu, by occupation business, residing at Kali Mandir road, Bekarbandh, P.O. & Distt. Dhanbad, Jharkhand 826001, hereinafter called and referred to as the **FIRST PARTY** of the **FIRST PART**.

2. Sri **ANAND KUMAR** S/o Shri Suresh Kumar Singh, by faith Hindu, by occupation business, residing at Kali Mandir road, Bekarbandh, P.O. & Distt. Dhanbad, Jharkhand 826001, hereinafter called and referred to as the **SECOND PARTY** of the **SECOND PART**.

The expression above parties hereinabove unless repugnant to the context or meaning there of shall include and always deem to have included their respective heirs, executors, administrators and / or permitted assigns and all the parties hereinabove together shall be referred to as the **PARTNERS**;

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DHANBAD



Suresh Kumar Singh
Anand

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES MUTUALLY AGREE AND CONVENIENT WITH EACH OTHER AS FOLLOWS:-

1. That this Deed of Partnership shall have effect on and from 18.10.2013 and at will.
2. That the business of the partnership shall be carried on under the name and style of " **M/S SIGMA HOME DEVELOPERS** "
3. That the partnership business shall be Civil Contract work and Builders & Developers & general order supply and such other business and businesses as the partners may decide on mutual consent.
4. That head Office of the business of the firm shall be at Nawadih, Hirak Road, Dhanbad, and branches shall be at such other place or places as the partners may agree upon.
5. That the necessary capital required for the smooth and proper running of the partnership business shall be contributed by all the parties and same shall be reflected in the books of account. The partner shall also get interest @ 12% per annum on their capital. Rate of interest may be changed on mutual consent of the partners
6. That all parties have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm. The said partners shall be working partners. It is hereby agreed to that in consideration of the said parties keeping themselves actively engaged in the business of the partnership firm and working as working partners, shall be entitled to remuneration.

The remuneration payable to the said working partners shall be computed in the manner laid down or deduction under section 40(b)(v), read with Explanation 3 of the Income-tax Act, 1961 or any other applicable provision as may be in force in the income-tax assessment of the partnership firm for the relevant accounting year. Such amount of remuneration shall be distributed between the said working partners in the following proportion:

- | | | |
|----|-------------------------|---------------------|
| A. | Shri Suresh Kumar Singh | 50 % of such amount |
| B. | Shri Anand Kumar | 50 % of such amount |

The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case

NOTARY
DHANBAD



Suman Kumar Singh
A fraud

may be. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.

7. That the Net Profit after paying interest and Salary to the partners, shall be divided among the partners and the net loss born by them as follow :-

FIRST PARTY	50 % (50 paise in a rupee)
SECOND PARTY	50 % (50 paise in a rupee)

8. That at the end of every 31st March an account of the partnership business shall be taken and Profit/Loss, if any, shall be distributed amongst the partners according to their respective shares.

9. That the proper Books of accounts shall be maintained, and the partners shall be at liberty to check, inspect, copy out the same during the usual business hours.

10. That the both parties shall be entitled to draw out of the partnership business any sum or sums of money as may be mutually agreed amongst the parties and such sums to be duly accounted for on each succeeding settlement of the account and division of the profits of the partnership and any excess of drawings found on each settlement shall be refunded.

11. That both the parties shall have power to open & close and operate Banking Account for above said work in the name of the firm jointly or severally and to draw, endorse and negotiate cheques, bill or exchange and other negotiable instrument in the name of the firm and also to give valid discharge on payments received on behalf of the firm either from Government Department or other constants of the firm.

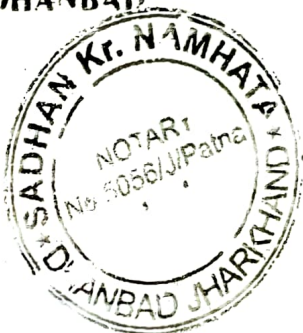
12. That both parties shall indemnify the firm for any loss caused to it by his fraud or wilful neglect in the ordinary conduct of the business of the firm.

13. That the firm shall indemnify all or any one of the partner in respect to payments made and liabilities caused by him/them on behalf of the firm :-

- i. in the ordinary and proper conduct of business.
- ii. in doing such acts in any emergency for the purpose of protecting the firm from any loss, as would be done by person of an ordinary prudence in his own case.

21/7/14
NOTARY

DHANBAD



Suman K. Singh

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14. That both parties shall have power to:-
- Compromise, settle or relinquish any claim or portion of claim by the firm.
 - Submit tenders on behalf of the firm, receive cheques in payment of bills and grant receipts there for in Govt, or semi Govt. Deptt. .
15. That if in the best interest of the firm admission of a new partner be deemed advisable , the partners reserve their rights by mutual agreement to admit one or more partner/partners in the firm on such terms and conditions as they may then be agreed upon mutually by and between the sitting partners and the incoming partner or partners.
16. That during the continuance of this partnership no partner shall without the consent of all the other partners in writings :-
- enter into a bond or become surety for any persons in his respective capacity on behalf of the firm excepting in the ordinary course of the business of the firm .
 - withdraw any suit or proceeding filed on behalf of the firm .
 - admit any liability in a suit or proceeding against the firm.
 - lend any money belonging to the firm to any outsider.
 - relinquish or compromise any claim or a portion of any claim by the firm.
 - take a lease of or acquire immovable property on behalf of the firm.
 - transfer immovable property belonging to the firm .
 - acknowledge any debt due from the firm so as to extend the period of limitation for instituting legal proceeding against the firm .
- submit a dispute relating to the business of the firm to the arbitration.
- assign , mortgage or charge his share or interest in the firm, whole or in part , to any person other than a partner of the firm .
- That in case of death of any partner or partners the partnership business shall not stand dissolved and the heir or heirs of the deceased partner/partners shall be deemed to be a partner/partners on and from the date of death of such partner/partners and the partnership shall stand reconstituted ipso facto. .

NOTARY
DHANBAD



Suresh Kumar Singh
Araud

18. That in the event of any partner desiring to retire from the partnership business, they shall give to the other partners three month's notice in writing where upon the proper and amicable adjustment and settlement of accounts may be made in presence of partners and the retiring partner.

19. That the firm shall be dissolved with consent of all the partners for any reason whatsoever.

20. That after dissolution of the firm the partners shall cause a full and accurate inventory to be prepared of the affairs of the partnership taking into account all the assets of the firm including goodwill and also all liabilities, if any.

21. That at any time within 30 days of the taking of the decision by the partners to dissolve the partnership any partner or partners may elect to take the business of the firm including all assets, liabilities as well as goodwill at a value determined by the mutual consent of the partners and in such event he or they shall make payment to the other partners of their shares capital along with shares in the profit of the firm or the share of value so determined by the mutual consent of all the parties.

22. That in all matters not specifically mentioned herein the relationship of the partners shall be governed by the provisions of the Indian Partnership Act, 1932.

23. That all disputes and questions in connection with partnership or this Deed arising between the partners or between any one of them and the legal representatives of the other or others or between their respective legal representative and whether during or after the partnership shall be referred to the arbitration of two arbitrators one appointed by each party of this partnership deed and the decision of the arbitrators shall be final and binding on all the partners and their representatives.

IN WITNESSES WHERE OF THE PARTIES, HERETO, PUT THEIR RESPECTIVE SIGNATURES ON THIS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

Pawan Kumar Singh
Katurgach Attarwal

Ashutosh Kumar Singh
Bekar Bandh, Dhanbad

SIGNATURES:

1. S. K. Singh
Suresh Kumar Singh
Araud



NOTARY
DHANBAD

BY
P. P. Advocate
02.7.11