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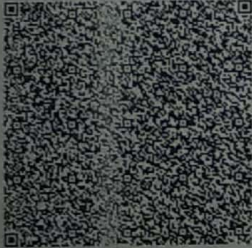
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH13621624920560R
Certificate Issued Date	: 04-Jan-2019 06:09 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0117880543343487R
Purchased by	: MANOJ KUMAR
Description of Document	: Article 33 Gift
Property Description	: LAND
Consideration Price (Rs.)	: 25,000 (Twenty Five Thousand only)
First Party	: SMT NEETA KUMARI VERMA
Second Party	: MANOJ KUMAR
Stamp Duty Paid By	: MANOJ KUMAR
Stamp Duty Amount(Rs.)	: 1,590 (One Thousand Five Hundred And Ninety only)



Please write or type below this line

बिहार नियम 21 के अधीन और अधिनियम
 नं. 13 का अन्तर्गत एक्ट की धारा 1 के अधीन
 का प्रावधान है और इण्डियन स्टाम्प एक्ट-1899
 की अनुसूची 1 या 1 के 32 के अधीन
 द्वारा दाय्य लगाना गया है। अथवा दिकर
 नहीं है या विपक्ष है या स्टाम्प शुल्क अपेक्षा
 नहीं है।

बिहार नं. 13 का अधिनियम
 धारा IV की धारा

04.02.19

04.02.19

TQ 0008131704

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SHCIL



4-2-19

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3590

of 1590.
Royati Sda, 25000/Dhanbad

पञ्जाब का पहला नया मुद्रा प्रणाली
का निष्पत्ति किन्ना 04.02

भूमि संबंधी कार्यावाही का जांचा
04.02

9 कागद

Do

अंचल अधिकारी चण्डा से प्रकृत सूची
अनुसार दस्तावेज में उचित राजा कश्चनपुर
नम्बर 05 का नया ख. नं. शकरी याकलीस
निषिद्ध खाते से बाहर है/सूची बंद नहीं है।
4/2/19

753.44 online
VidC 6/19 1900052121



6/10/50
05/10/19

जयार जाकुमर चण्डा के पत्नी
2424 दि. 26.12.18 के अधीन 1/1

08.01.19

04.02.19

DEED OF GIFT

THIS DEED OF GIFT is made on this the 5th day of January, Two thousand Nineteen, BY SMT. NEETA KUMARI VERMA wife of Sri Ram Chandra Prasad, by caste Kayasth by occupation Service, resident of Rangatand Railway Colony, Dhanbad, P.S. Dhanbad, District Dhanbad, Jharkhand, hereinafter called and referred to as the D O N O R : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART: Adhar No. 6423 0739 8825.

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04.02.19

AND IN FAVOUR OF

DHANBAD NAGAR NIGAM, hereinafter called and referred to as the D O N E E : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the OTHER PART: Represented by its authorized Signatory SRI MANOJ KUMAR son of Debu Teli, by caste Teli, by occupation Service, resident of Bokaro Steel City, Marafari Colony, Chas, Bokaro, Qtr. No. 2100, Sector 12/E, P.S. & District Bokaro, Jharkhand, Adhar No. 9474 6118 4960.

04-02-19

10-00-1-00

1987-88 का ... अथवा पंजीकृत/अपजारीकृत में जिला अवर निबंधक

एक प्रमाणिकृत प्रस्तावना में ... अथवा एक अधीन

संख्याकारियों का उत्तरदायी में से एक श्री नीला कुमारी वर्मा

पिता/पति का नाम राजेश कुमार पता पुनवा जिला पुनवा

व्यक्ति का पता पुनवा जिला पुनवा

[Signature]

04-02-19

अथवा पंजीकृत का उत्तरदायी



नीला कुमारी वर्मा
05.01.19
04.02.19



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--: 2 :-

WHEREAS the land which is morefully described in the schedule below, purchased vide registered sale deed being No.6239 dated 13.09.1996, from Jawahar Singh, in favour of Donor's own name, registered at Registrar of Assurance Calcutta U/S 7(2) III, and entered in Book No.1, Volume No.94, Pages 07 to 12, for the year 1996, and since then Donor is in peaceful possession thereof, and mutated her name vide mutation case No.1115(I) 2005-06 and paying rent for the same under Thoka No.1439, and also recorded in Register-II, vide Volume No.02, Page No.266, and Online rent paid vide receipt No.0656330693.

AND WHEREAS the vendor has deposited the deficiate value to the State Govt. vide Dhanbad Tresury Chalan No.7C dt.21.02.2003, and the deed has been certified by the regd. authority Dhanbad, on 26.02.2003 .thereafter mutated the same which is above mentioned.

AND WHEREAS the Donor applied for sanction of plan for construction of this residential house to Dhanbad Nagar Nigam, and for sanction of plan Dhanbad Nagar Nigam needed 12 feet wide Road, in front of the land of Donor, as per Jharkhand building bye laws, 2016 but the road width in front of donor is only 11 feet or to say----- Sqft. of land to the Donee, as per norms of Dhanbad Nagar Nigam, for widening the road width the donor hereby gifting 2.08 Sqm or to say 22.39 Sqft. of land.

NOW THIS DEED OF GIFT WITNESSETH :

1. That the Donor by this deed of gift while in enjoyment of sound health and intellect without any reluctance has voluntarily conveyed absolutely and forever and transferred all of his right, title, interest and possession in and over the below mentioned schedule land in favour of the Donee TO HAVE AND TO HOLD the same as beneficial owner.



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2. That the Donor has delivered possession of the gifted property unto the donee and the donee who has taken possession by accepting the gift, and henceforth neither the donor nor her heirs and successors shall have any claim or demand or share in the property hereby gifted.

3. That the Donee shall from this day, use, hold and enjoy the said property absolutely and forever and enjoy the said property by various ways, i.e. by living thereon, or otherwise as per his accord, together with right, benefits, easements, title, interest which the donor hereinbefore had been enjoyed.

4. That the stamp duty and registration fees has been paid as per present market value of the schedule property, which comes to Rs. 25,000/- only.

SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza BISHUNPUR, P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA : BISHUNPUR, Mouza No. 05, Municipal Ward No. 20,
Holding No. 0200002118000M0. New Khata No. 144 (Old Khata No. 26),
New Plot No. 564 (Old Plot No. 293), measuring an area 3.30 dec.
of land, purchased by the Donor and out of which measuring (6.71 mt
0.31 mt.) 2.08 sqmt. or 22.39 sqft. or to say 0.051 decimals of land
is hereby gifted by this gift deed, which is residential land and
situated under subsidiary Road, being plan attached herewith and
shown in colour Red, which is bounded by :- (New Boundry)
North : New Plot No. 321. South : New Plot No. 973.
East : New Plot Nos. 334, 335 & 338. West : New Plot No. 565.
Old Boundry :
North : Smt. Shahila Devi.
South : Smt. Kiran Devi.
East : 10 feet wide Road, thereafter Shanti Roy.
West : Harbansh Sinha.



4-2-19

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-: 4 :-

IN WITNESS WHEREOF the Donor hereto have set and subscribed her hands out of her own free will and choice on this the day, month and year first above written.

I, the Donee hereby accept this Gift.

Manoj

(I put my signature for and on behalf of the Donee)
Signature of the Donee.

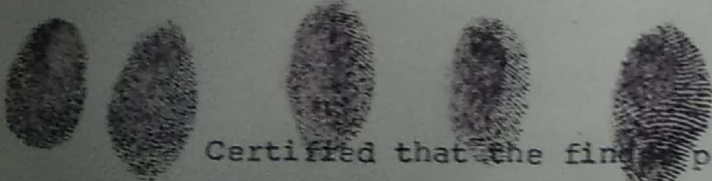
Manoj



Manoj
05.01.19

WITNESSES :

1. विजय कुमार
विश्वं मालेश्वर प्रसाद
ठाकुर कुन्दी रोसा
पानाश व जिवा/धानबाद
05.01.19
2. Malin K. Gupta
S/O → Bijay Kumar Gupta
Paradi Bhanon
Temple Road, Manatand
Dhanbad.
05.01.19



Certified that the fingerprints of the left hand of the Donor and Donee, whose photographs affixed in the document have been duly obtained before me.

K. P. Chatterjee
Signature.

K. P. Chatterjee
Advocate, Dhanbad
E. No.- 2933/04

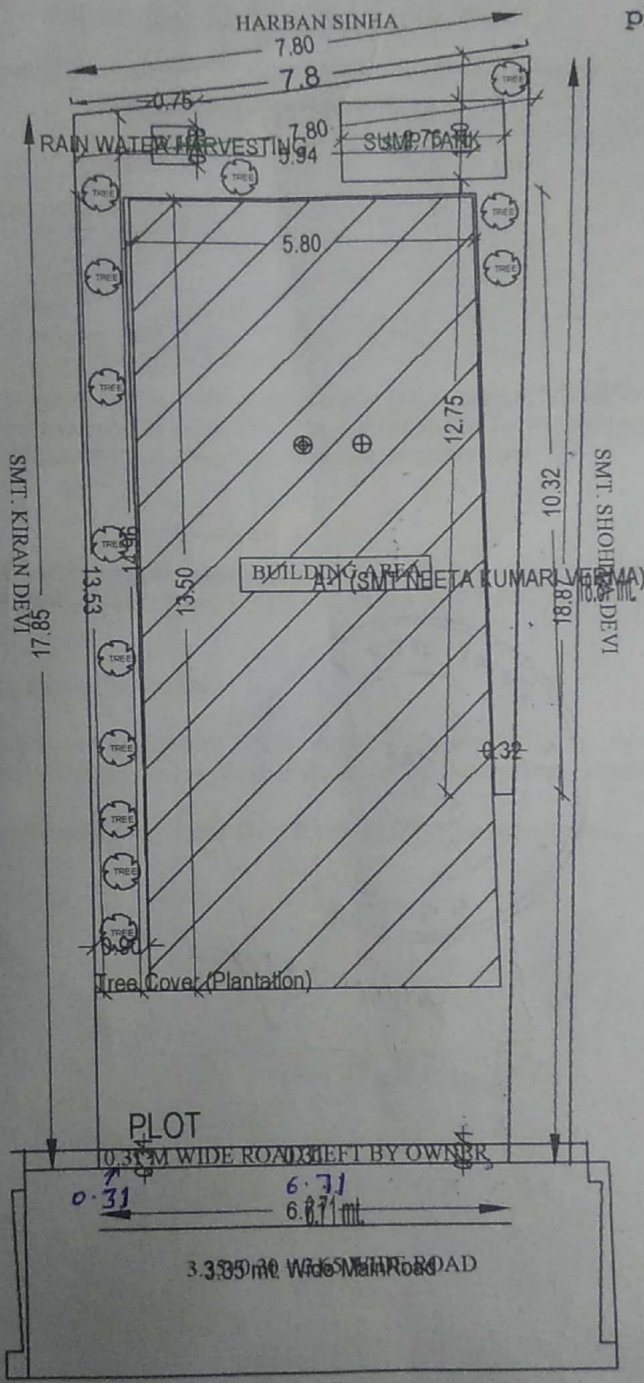
K. P. Chatterjee
Advocate
Dhanbad
E No: 2933/04.
05.01.19



4-2-19



Mouza : Bishunpur,
 Mouza No.05,
 New Khata No.144(Old
 Khata No.26).
 New Plot No.564(Old
 plot No.293).



Handwritten signature and name in Hindi: श्री नाकुमार देवी

SITE PLAN

SITE PLAN

0.051 D

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Handwritten signature and date '04.02.19' with a checkmark.

Dhanbad Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMISSION

APPENDIX - 'E' /BYELAW NO 7.1

From,

The Municipal Commissioner
Dhanbad Municipal Corporation

To,

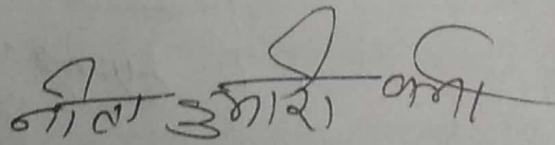
SMT. NEETA KUMARI VERMA
RANGATAND, DHANBAD, 826001

Re:sanction of your building plan case no. DMC/BP/0113/W20/2018 dated 9/7/2018 for grant of license for the **Building Development Permission** in Khesra No.: OLD-293, NEW-564 on RS Plot no.: OLD-293, NEW-564 Situated in Colony/Street: VILLAGE ROAD Mohalla/Bazar/Road: VILLAGE ROAD.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by **Municipal Commissioner Dhanbad Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of RS.1496/-
2. You have to furnish & Deposit a Gift Deed of 2.08 sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of RS.7864/- labour cess @ 1% of the project cost.



Dhanbad Municipal Corporation