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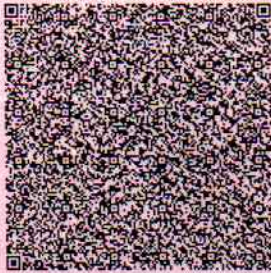


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH026695554050710
Certificate Issued Date : 18-May-2016 10:01 AM
Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference : SUBIN-JHJHSHCIL01034256399640140
Purchased by : USHA VERMA
Description of Document : Article 23 Conveyance
Property Description : LAND
Consideration Price (Rs.) : 9,05,000
 (Nine Lakh Five Thousand only)
First Party : SANTOSH KUMAR ATTORNEY
Second Party : USHA VERMA
Stamp Duty Paid By : USHA VERMA
Stamp Duty Amount(Rs.) : 32,600
 (Thirty Two Thousand Six Hundred only)



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 20/05/16
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दस्तावेज जांचा ग
 प्रपत्र IV जांचा

Santosh Kumar
Bhramar Prasad

18516

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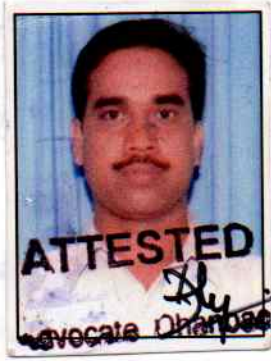
Rajati Sale 1905000/- at 22600/-

*सबसे अधिकतम... 22600/- से कम नहीं
अनुसार... 18/5/16... 22600/-*

*पक्षकारों की पहचान पत्र की मूल प्रति का निम्नलिखित प्रमाण मूल्य से कम नहीं है।
विक्रय मूल्य मन्दी कागजातों को जाँच।*



*18/5
24435/-
2000/-
1-88
264.35
26706.23*



ABSOLUTE SALE DEED

*Santosh Kumar
Bhuvaneshwar Yadav*

180516

पक्षकारों की पहचान पत्र की मूल प्रति का निम्नलिखित प्रमाण

18/5/16

THIS DEED OF ABSOLUTE SALE made this the 18th day of May Two Thousand Sixteen between 1. SMT. CHHABIBALA DEVI 2. SMT. ARATI DEVI both wife of Late Laxmi Narayan Mandal 3. SRI RAJ KUMAR MANDAL son of Late Laxmi Narayan Mandal by faith Hindu, by caste So Mandal (Suri), by occupation house wife and cultivation etc., resident of Sabalpur, P.S. Saraidhela, Sub-Division & District Sub- Registry Office and District Dhanbad (Jharkhand) 4. SAHAYOGI PROPERTIES PVT. LTD., J.C. Mallick Road, Hirapur, Dhanbad represented by its director SRI BHUWNESHWAR YADAV son of Late Ram Swarup Yadav by faith Hindu, by caste Gowala, by occupation business, resident of Bapur Nagar, Saraidhela, P.S. Saraidhela, Sub-Division & District Sub- Registry Office and District Dhanbad (Jharkhand) here-in-after jointly 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 respective heirs, executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizens] [Above vendors Nos.1 to 3 are represented by their constituted Attorney SRI SANTOSH KUMAR son of Sri Sukar Gope by faith Hindu, by caste

18-5-16

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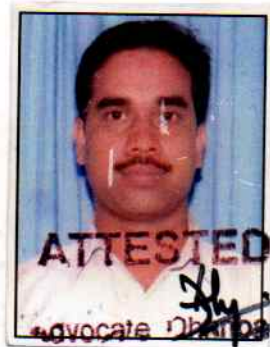
30-07-11 चर्चा

सतीश कुमार

सुकर जोष

सहयोगी नगर सार-2 सरायेला चर्चा

जवाला नोकरी



18-5-16

Santosh Kumar

1810516

20/05/16





Ramesh Kumar
Dhanbad

18/05/16



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Gowala, by occupation service, resident of Sahayogi Nagar, Sector-2, P.S. Saraidhela District Dhanbad by virtue of registered General Power of Attorney No.IV-1401 dated 30/07/2011 registered at Dhanbad District Sub Registry Office]. The vendors are alive and the aforesaid general power of attorney is not revoked till today.

A N D

Ramesh Kumar

SMT. USHA VERMA wife of Late Rameshwar Prasad Verma by faith Hindu, by caste Kayastha, by occupation Service, resident of L-168, Lakshmi Bhandaar, Sindri P.S. Sindri District Dhanbad at present residing at Yamuna Niwas, Manoram Nagar, L.C. Road, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called the **PURCHASER** 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 OTHER PART. [Indian Citizen]

WHEREAS, the lands of Plot No.611 bearing Khatian No.8 of Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad along with other lands has been originally recorded in the name of Jatal Mandal, the father in law of vendor No.1, 2 and grandfather of vendor No.3 and others in the last cadastral survey settlement records of rights.

AND WHEREAS after the death of Jatal Mandal, the vendor Nos.1 to 3 being his legal heirs and successors inherited the said lands along with other lands in their exclusive own share and have been possessing the same in peaceful and

Saikatash Kumar

Bhramarasinghela

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undisturbed possession thereof and also paying the rents in the Landlord Sheresta the State of Bihar at present the State of Jharkhand under Thoka No.8 thereto regularly.

AND WHEREAS vendor No.4, purchased 61 Decimals of lands in Plot Nos. 613, 620, 564, 567, 570 bearing Khatian No.56 of Mouza Sabalpur No.11 P.S. Saraidhela District Dhanbad morefully described in the schedule below by virtue of registered Sale Deed No. 6163 dated 04/05/2010 (entered in Book No.1 Vol. No.180 Pages 71 to 90 being Deed No.6163 for the year 2010) from Dr. Chittaranjan Gorai and others & Sale Deed No.6164 dated 04/05/2010 (entered in Book No.1 Vol. No.180 Pages 91 to 110 being Deed No.6164 for the year 2010) from Bijali Gorai both registered at Dhanbad District Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the landlord Sheresta the State of Jharkhand vide mutation case No.1641 (ii) 2010-2011 and has been paying the rents under Thoka No.1212 thereto regularly.

AND WHEREAS thus the vendors jointly became the sole exclusive and only owners of the lands morefully described in the schedule below and have been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendors being in urgent need of money expressed their desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum

Sanjiv. Kumar
Bhuvaneshwari

18105716

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of Rs.9,05,000/- only which the vendors have accepted for the sale of the said property.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.9,05,000/- only paid by the purchaser to the vendors the receipt whereof the vendors doth hereby admit and acknowledge in full and final settlement.

The vendors doth hereby grant, convey, transfer, assign, absolutely and forever all that property morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendors now have good, valid and subsisting title of the said property morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendors or any person or persons claiming right through them and the vendors shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and

Santosh Kumar
Bhramar Singh

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placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendors have not transferred or encumbered the said property or any part thereof and if it is found later on that the vendors have in any way or manner transferred or encumbered the said property or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendors along with all their heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof. The purchaser shall leave one feet six inches of land out of her own purchased land towards the proposed road side and shall construct the drain to pass the waste-water out of her own pocket in the said land.

That the purchaser shall here after pay an annual rent of Rs.0.60 paises to the present landlord the state of Jharkhand and shall get her name mutated with the landlord Sheresta the state of Jharkhand. The vendors shall remain bound to give their full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand.

The vendors have delivered possession of the said property to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza - **SABALPUR** P.S Saraidhela Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.11 Khatian No.8 (Eight) Plot No.611 (P) Area 2.12 Decimals, Khatian

Ran tosh. Kumar
Bhramar Singh

18105716

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No.56 (Fifty Six) Plot No.613 (P) Area 2 Decimals, Grand Total Area 4.12 Decimals (Four Point One Two Decimals) or to say 2.5 Kathas of land sold herewith. (As per plan attached hereto and shown in colour Red).

Butted & Bounded By:-

North :- Sunil Yadav.

South :- Proposed road.

East :- Vendor's own land.

West :- 16 feet wide proposed road.

IN WITNESSES WHEREOF the vendors doth hereby set and subscribe their hand out of their own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair abad land, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

Ran tosh. Kumar

(Signature of the vendor) 18105716

WITNESSES

1. भुवनेश्वर यादव
पिता - स्व: रामेश्वर नारायण
मनोरम नारायण यादव

2. रमेश कुमार सिन्हा
पिता: नारायण सिंह
लक्ष्मी देवी

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18105716

एगताश. कुमेर
अध्यापक

18105716

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PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

अध्यापक



(SIGNATURE)

18105716

PAN-AQAPV 5370N



Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, and the deed has been prepared in my office as per draft supplied by the parties :-

अध्यापक
18105716

Advocate, Dhanbad.
En. No. 4894/2006.

Vendor:- (i) Chhabibala Devi (ii) Arti Devi Both w/o Late
 Laxmi Narayan Mandal (iii) Raj Kumar Mandal s/o
 Late Laxmi Narayan Mandal Resident of Sabalpur
 P.O. - K.G. Ashram P.S. Saraidhela, Dhambad.

Attorney:- Santosh Kumar s/o Sukar Gope of Sahaspuri
 Nagar sect-II, Saraidhela, Dhambad.

Vendor:- Bhuvaneshwar Yadav s/o Late Ram Swarup
 Yadav of Bahu Nagar, I.S.M., Dhambad.

Vendee:- Usha Verma w/o Late Rameshwar Prasad
 Verma. of Sindri P.O. + P.S - Sindri, Dhambad.

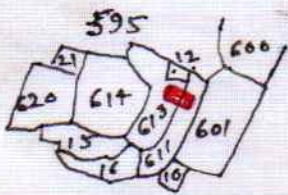
Schedule:- Mouza - Sabalpur No. 11 Khata No. 8 Plot No.

611 (P) Area:- 2.12 Deci Khata No. 56 Plot No. 613 (P)

Area:- 02 Decimals Total Area:- 4.12 Decimals



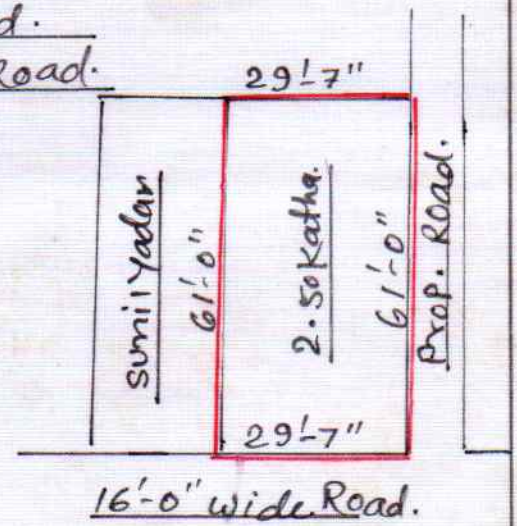
N - Sunil Yadav.
 S - Prop. Road.
 E - Vendor Land.
 W - 16'-0" wide Road.



Scale 1" = 330'-0"

Santosh Kumar
 Bhuvaneshwar Yadav

30/11/16



Traced by
 [Signature]