

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-JH02408233245515O

: 14-Mar-2016 10:09 AM

: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

: SUBIN-JHJHSHCIL01030724933912370

: SAMIDA KHATOON

: Article 23 Conveyance

: LAND

: 11,37,000

(Eleven Lakh Thirty Seven Thousand only)

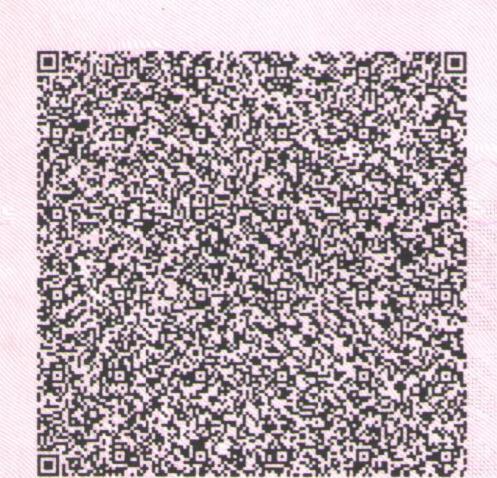
: SUBHASHISH GHOSH

: SAMIDA KHATOON

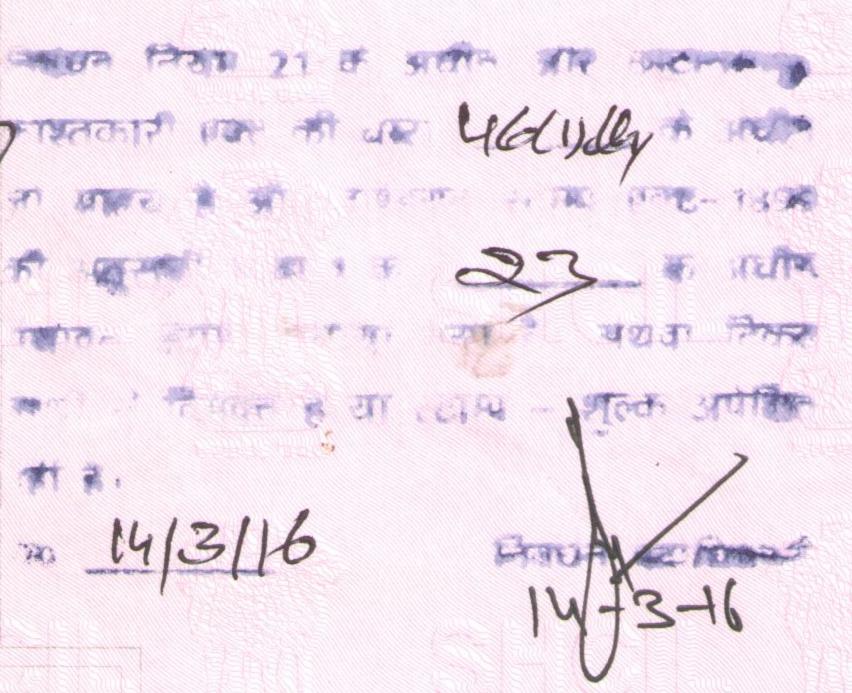
SAMIDA KHATOON

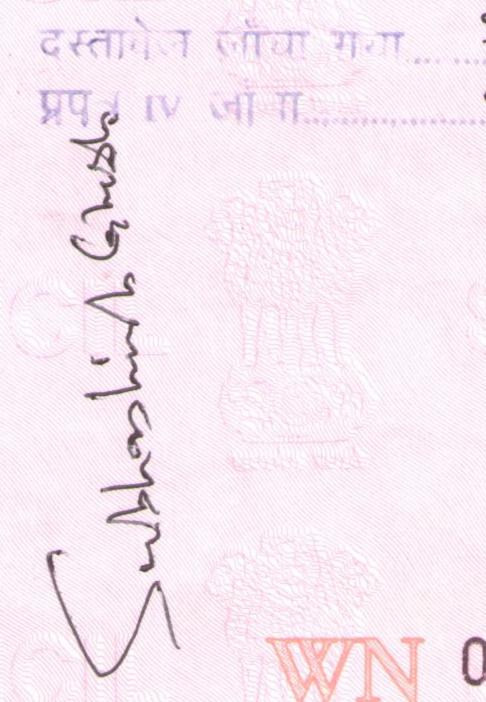
: 40,950

(Forty Thousand Nine Hundred And Fifty only)



·Please write or type below this line-







0003482385

Statutory Alert:

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- 2. The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



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R. Reigati stanhad. B. 11,37,000/- Stomp. 40950/2

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अधिकारी . इस्प्रेक्षित भीजा . के प्राप्त मूर्वी अभी भीजा . के प्राप्त मूर्वी कि भीजा . के प्राप्त मूर्वी कि भीजा . के प्राप्त में के प्राप्त

Fest Pariel

For 30699.00
9 306.99

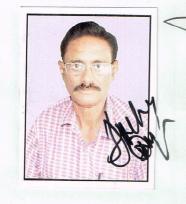
Fallen. P. 50

Roo. Par. - 94

31,009.43

13/16.

वे मुलार निर्धारित कृतान पुरुष की मूल प्रति वसकारों का पहचान पुत्र की मूल प्रति का मिलान किया।



Mcrch Two Thousand Sixteen, by and between SRI SUBHASHISH GHOSH Son of Late Saila Bilas Ghosh, by Faith Hindu, by caste Kayastha, by occupation Business (Self Employed), Resident of Gajuatand, P.S. Dhansar, Dist. Dhanbad, hereinafter called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

14-3-16

अस्ति के स्वास्ति के अस्ति है जिस्से अस्ति के असी असी के असी कर की असी के असी के असी के अस



Smhlashin Ghosh 14/3/16





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And in favour of

Momin, by occupation Housewife, resident of Resident of Gajuatand, P.S. Dhansar, Dist. Dhanbad, hereinafter jointly called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS, the below mentioned schedule land, within Survey Settlement Plot No. 119, measuring an area about 06 Kathas of land, appertaining to Khata No. 53, of Mouza Manaitand, Mouza No. 50, under P.S. Dhansar, Chowki Sadar Sub-registry office and Dist. Dhanbad, was purchased in the name of Smt. Shovana Ghosh Wife of Saila Bilash Ghosh (Mother of the vendor hereto), by virtue of a registered Deed of Sale, being Deed No. 3634 dated 24.03.1982, from its rightful owners Sri Sunil Chandra Singh Choudhary and others, Registered at Dhanbad Sub-Registry office, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase, the mother of the vendor hereto Smt. Shovana Ghosh, had been in peaceful possession over the said land, by exercising diverse acts of ownership and possession and

= 3 =

also by getting her name Mutated in the Serista of the Land Lord the State of erstwhile Bihar (Now Jharkhand) vide Mutation Case No. 9 (III)/MANAI/1982-83 and paying rent for the same under Thoka No. 524; And



WHEREAS, the said Smt. Shovana Ghosh, during her lifetime executed a Will on 08.11.2011, in favour of her son Sri Subhashish Ghosh, and bequeathed the aforesaid land in his favour and after death of said Smt. Shovana Ghosh, his son Sri Subhashish Ghosh, got probate of the aforesaid Will from The Court of The District Judge VII, Dhanbad, vide Probate Case No. 07/2012 dated 08.05.2013; And

WHEREAS, thus the vendor hereto Sri Subhashish Ghosh, became the sole and absolute owner of the aforesaid land and there is no other claimant of the property exists; And

WHEREAS the Vendors hereto to meet his financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over a portion of land measuring 1440 Sq.ft. or to say 3.30 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.11,37,000/- (Rupees Eleven Lac Thirty Seven thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser on being satisfied



by the title of the vendor hereto has agreed to purchase the said land for a consideration of the sum of Rs.11,37,000/- (Rupees Eleven Lac Thirty Seven thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum Rs.11,37,000/- (Rupees Eleven Lac Thirty Seven thousand) only, paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, 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 her choice.

- 2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is 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 is 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 Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
- That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.2/- 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.
- 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 Vendor to do or execute for better or morefully assuring to the Purchaser the

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land hereby sold and also to render all assistance and cooperation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.

5. That the below 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 vendor and purchaser hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF THE VENDORS 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 THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Manaitand, (Mouza No.50), under P.S. Dhansar, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Manaitand, Mouza No.50,

Khata No. 53 (Fifty Three),

Plot No. 119 (One hundred and nineteen), out of which measuring an area 1440 Sq.ft. (Two thousand four hundred and forty Square feet) or to say 3.30 Decimals (Three Point Three Zero Decimals) of land, is hereby sold by this sale deed, (which is residential land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Land to-day purchased by Md. Tauqeer Alam and brothers.

South: Land of Late Kazi Rahmatullah.

East: Late R. L. Prasad.

West: Municipal Sub-Road.

Memo of consideration

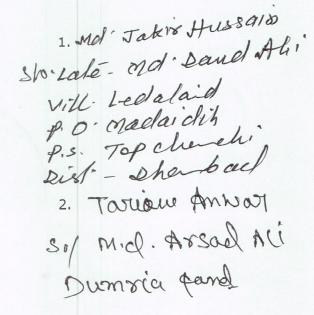
Rs.11,37,000/- (Rupees Eleven Lac Thirty Seven thousand) only paid by the purchaser to the vendor in the manner as follows :-

Cheque No.	Date	Amount
600697	14.03.16	Rs.4,00,000/-
600698	14.03.16	Rs.4,00,000/-
600699	14.03.16	Rs.3,37,000/-

= 8 =

WITNESSES:-

Note: - Bhat in the fage NO. 1 & 2 the executant have Ciled his varue in Short and Thoroglar in full by his own house withing.







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, as per draft deed supplied by the parties.

lien 3/8

seller:- Sri Subhashish Ghosh. slo late Saila Ghosh. of Gajuatand.

P. S. Dhansaz, Dist. Dhanbad.

Purchaser: - Shamida Khatoon. Wo Kaji Rahmatullah. of Gajua- tand. P.S. Dhansar, Dist. Dhanbad.

Schedule: - Mouza Manaitand No: 50, P.S. Dhansar, under Khata No: 53, Plot He 119. (Part) Area 1440 - Sq. ft. or to say 3.30. Decimals. of Land.

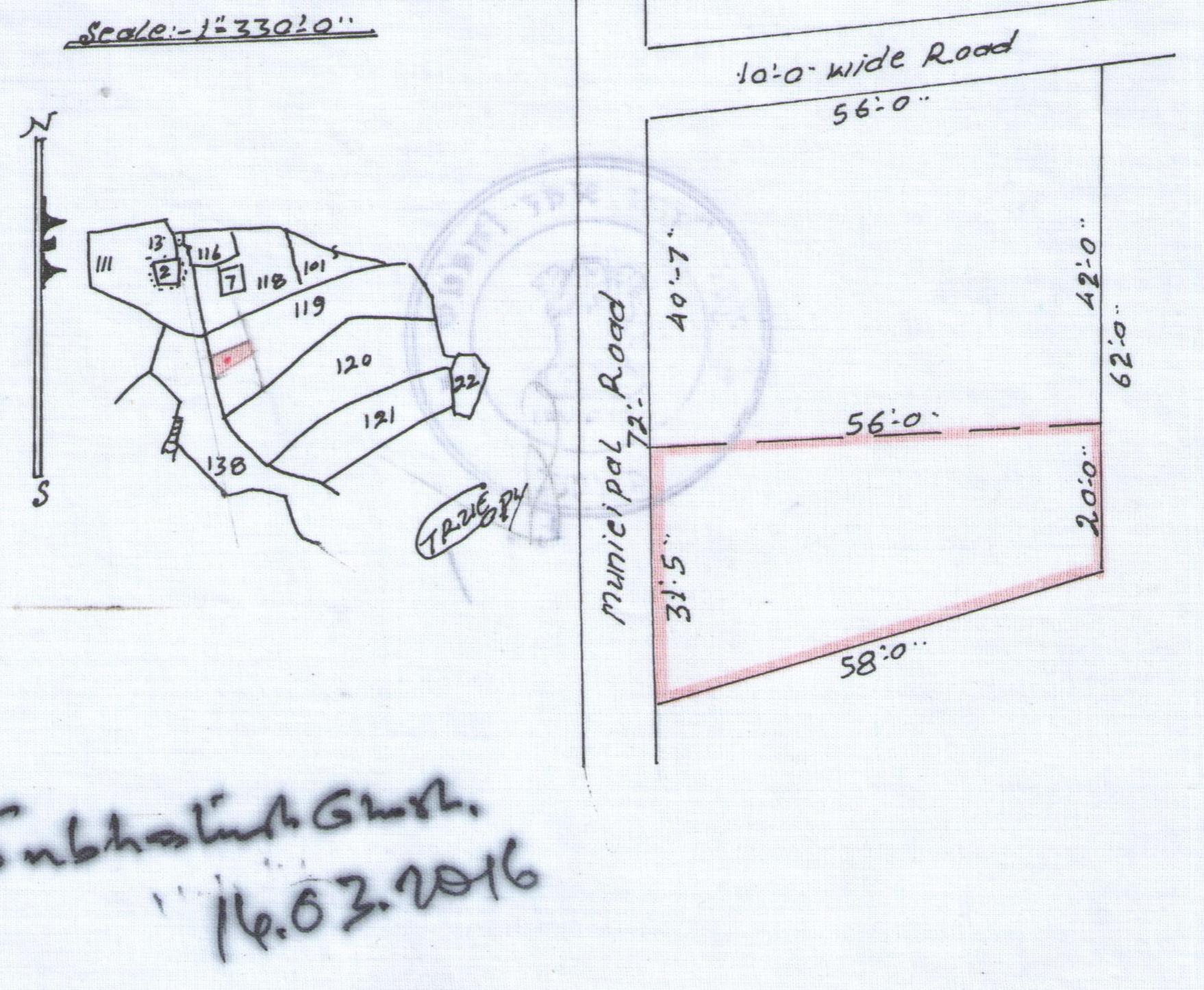
shown in colour red.

Boundary:-North:- Tageer Alama others.

South:- Late Kaji Rahmatullah.

East:- Late R. L. Prasad.

West:- Municipal Road.



Joseph.



अन्तल अधिकारी का कायालिय धानबाद

दाक स्मान्त्र तं १ ।।।। मनई/82-83

15/7/82 श्रीमती शारेशना हारेषा पति श्री शौल विलास हारेषा सार्किन — मनइटाँड श्रिणुवाटाँड हो नामान्तरण के लिये आवेदन पत्र दिया है। आवेदन पत्र के मुताबिक आवेदिका मौजा मनइटाँड मौजा नं 50 हाता नं 53 हे हाता नं 19 रक्वा 6 करा जमीन निबंधित दस्तावेज संख्या 3634 दिना 24/3/82द्वारा श्री सुनील चन्द सिंह चौधारी से हारादे हैं।

आवेदन पत्र मूल में हल्का कर्मचारी को जांच कर प्रतिवेदन देने हेतु दें दें। इस बीच एक आम इसतहार निर्णत करें।

हा अस्_पहर और अधिकारी धानबाद

आम इस्तहार का तामिला बिना कोई आपति के वापस आया। हल्का कमधारी का जाँच प्रतिवेदन अंधल निरीक्षण के माध्यम से अनुसांसा के साथा प्राप्त हुआ जिसके अवलोकन से प्रतित होता है कि प्रमणत जमीन रैयती छाति की है एवं इसका लगान थाने ने १४ में विक्रेता के नाम पर वसूल होता है। जमीन पर आवेदिका का दछाल है।

12 a



the copy.

Date fixed for notifying the requisite number of stamps and folios.

Date of delivery of the requisite stamps and folios.

Date on which the copy was ready for delivery.

Date of making over the copy to the applicant.

26.12.08

31.12.08

3/1/2-08

02.1.09

02.1.09

अंचल अधिकारी का कायालिय धानबाद

दाक कार्याक में १।।।।मनई/82-83 नामा-तरणा अदा खिल खा रिणा के आचेदन पर तहसीलदार या अमीन की रिपोर्ट का फारम

गाव - मनईटाइ श्नाना धानवाद ध गाना से 50

इस्टेट का नाम - विहार सरकार जिला धानबाद

।: लिखों विक्य, दान, वटवारा या ।। सेल उत्तरिहानार। विकी द्वारा अन्तरित क्षोत्र का रकवा 6 क

द्वा नव 3634

24/3/82

खातियान संख्या अभिष्णारी का नाम चलाट संख्या रकवा लगान और होतियां

हाता नं 53 परिं सुनीन कुमार चाहारी दी 🏻 . ०९पैसा धानेना नी 94

नामान्तरणा।दा हाल हा रिजा के बाद मल हो लिईंग

नया हो लिहुग

श्रीमति सोधाना हा कि स्वामी श्री शील विकास हा हिए सा७ मनईटाँड भगजूनाटाँड ४

. 6 अना

वलील के अनुसार



FORM No. (J)36
GRANT OF PROBATE OF WILL
(Section 289 of the Indian Succession Act, 1925)

IN THE COURT OF THE DISTRICT JUDGE VII, DHANBAD.

PROBATE CASE NO. 07/2012.

Subhashish Ghosh

S/o. Late Saila Bilas Ghosh
Resident of Gajuatand, P.S. Dhansar,
Dist. Dhanbad.

.... Applicant.

Versus.

Debashish Ghosh

S/o. Late Saila Bilas Ghosh

Resident of Gajuatand, P.S. Dhansar,

Dist. Dhanbad.

....Opp. party.

contd 2/-

I, Nikesh Kumar Sinha, District Judge VII of District Dhanbad, hereby make known that on the 23rd day of May in the year 2013, the last WILL of Late Sovana Ghosh, Wife of Late Saila Bilash Ghosh of Gajuatand, hereunto annexed was proved and registered before me, and that administration of the property and credits of the said deceased, and in any way concerning her WILL was



- 2 -

granted to Subhashish Ghosh, the executors in the said WILL named, he having undertaken to administer, the same and make full and true inventory of the said property and credits and exhibit the same in the court within six months from the date of this grant or within such further time as the court may from time to time appoint, and also to render to this court a true account of the said property and credits within one year from the same date, or within such further time as the court may, from to time, appoint Granted this 23rd day of May, 2013 under the seal & signature of the court.

Mahbods Ham

Misc. Clerk

05.08.13

DISTRICT JUDGE VIITH DHANBAD.





मुभाशीय घोष Subhashish Ghosh जन्म तिथि/ DOB: 01/02/1964 पुरुष / MALE



4646 8962 0484

आधार-आम आदमी का अधिकार

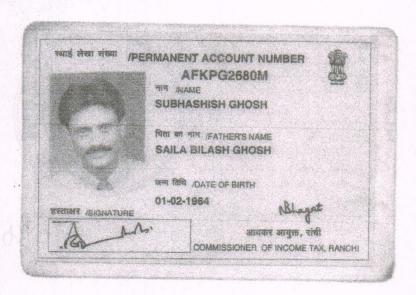


भारतीय विशिष्ट पहचान प्राधिकरण BNICAR DEATH GATED AUTHORITY OF NOTA

पता: S/O: शैल विलाश घोष, महाबीर मंदिर के पास, गज़्आटांड, धनवाद, धनवाद, झारखण्ड - 826001

Address: S/O: Saila Bilash Ghosh, Near Mahavir Mandir, Gajustand, Dhantiad, Dhantad, Jharkhand - 826001

Aadhaar-Aam Admi ka Adhikar



Subhamus Ghost.



नाम: समीदा खातुन

NAME: Samida Khatoon

पति का नाम: काजी रहमतुल्लाह

HUSBAND'S NAME: Kaji Rahmatullah

लिंग / Sex :गहिला / Female जन्म की तारीख / आयु : Date of Birth / Age : 03/06/1949

पता - म.क.10 ,गजुआटांड कुम्हार पट्टी ,धनबाद, थाना- धनसार ,जिला- धनबाद

Address - HNo.10 Gajuatand Kumhaar Patti DHANBAD, PS- DHANSAR DIST- Dhanbad

निर्वाचक रजिस्ट्रीकरण अधिकारी के

वारीख : Date: 06/01/2014

स्केन हस्वाक्षर Scanned Signature of lectoral Registration Officer

विद्यान समा क्षेत्र संख्या और नाम: 40-धनवाद

Assembly Constituency No. & Name: 40-Dhanbad

नोट / Note

 इंग कर्ड को चारण करने मात्र से यह कोई गारठे नहीं है कि आप वर्तमान निर्वाचक नामावली में निर्वाचक है। कृपका अपना नाम प्रत्येक चुनाव से पहले वर्तमान नामावली में जांच से ।

क्ताना नामावती म जान के। Mere possession of this card is no guarantee that you are elector in the current electoral roll, Please check your name in the current electoral roll before every election.

2. इस काई में उदिलाखिर जन्मिदियें को निर्माचक नामावती में पंजीवलन के आतावा जन्म वित्ती भी स्थित में आयु के प्रमाण के रूप में नहीं माना जाराना! Date of Birth mentioned in this card shall not be treated as a proof of age / D.O.B. for any purpose other than registration in electoral roll.

2367 260

Samida Khatooh



भारत सरकार GOVERNMENT OF INDIA



मो. जाकिर हुसैन Md. Jakir Hussain जन्म वर्ष / Year of Birth : 1952 पुरुष / Male



3649 7896 6576

आधार - आम आदमी का अधिकार

Md. Takis Hussam



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

गता: S/O: मो. दाउद अली, लेदाटांड, मदैडीह, धनबाद, तोपचांची, झारखण्ड, 828402

Address: S/O: Md. Daud Ali, Ledatand, Madaidih, Dhanbad, Topchanchi, Jharkhand, 828402

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www

P.O. Box No.1947, Bengaluru-560 001

1947 1800 180 1947

Issue Token	
Presenter/Executant's Name	Subhashish Ghosh
Token For	Registry Commence of the second commence of t
Counter No.	1
Online Application ID (If Any)	Verify On-line Payment
e-Stamp Certificate No. (If Any)	IN-JH024082332455150 Verify
	Issue Token
IN-JH02408233245515O: Stamp Details For Verification. Pleas CertificateNo: IN-JH024082 CertificateIssuedDate: 14-Mar-2016	332455150

AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJHSHCIL01030724933912370

Purchasedby: SAMIDA KHATOON
DescriptionofDocument: Article 23 Conveyance

PropertyDescription: LAND ConsiderationPriceRs: 11,37,000

FirstParty: SUBHASHISH GHOSH
SecondParty: SAMIDA KHATOON
StampDutyPaidBy: SAMIDA KHATOON

StampDutyAmountRs: 40,950

Maximum Token Issue Time : 2 PM

G Ms Marshing Growsh



निबंधन विभाग, झारखंड धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 40

Token Date/Time: 14/03/2016 13:33:59

42

Document Type

Sale Deed

Subhashish Ghosh

40950

Presenter' Name & Address Stampable Doc. Value

1137000 1137000

Gajuatand, Ps- Dhansar, Dhanbad DOE

Date of Entry Total Pages

14/03/2016

Document/Transaction Value Special.Type

Remarks / Other Details

Stamp Value Serial No.

Book

0 Old Serial No.

CNO/PNO

Property Details:

App. ID

e-Stamp Cert. No. IN-

JH02408233245515O

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	2 02 0				Boundary West	H No	Category	Area	Min. Value
DHANBAD	50	31	MANAITAND	53	119	Alam &	Land Of Late Kazi Rahamatullah	Prasad	Municipal Sub Road		U_RES	3.3 Decimal	995095.2

Other Property Details:

Th. No. Wrd Area Rate **Amount** Property Type Mauza Location

Party	Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	$(V \vdash NU)(V) \bowtie V$		Late Saila Bilas Ghosh	Business	पिता	काएस्त	Male	AFKPG2680M			Gajuatand, Ps- Dhansar, Dhanbad	do
2	1/ - 11 1			House Wife	पति	मोमीन	Female	AFSPK3052K			Gajuatand, Ps- Dhansar, Dhanbad	Do
3	Identifier	Md. Jakir Hussain	Late Md. Daud Ali	Business	पिता	मोमीन	Male				Ledatand, Topchanchi, Dhanbad	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	PR	0.94	0.00	0.94
3	A1	30,699.00	306.99	31,005.99
4	SP	630.00	0.00	630.00
Total		31,332.44	306.99	31,639.43

Smbhoshin Grosh

उपरयुक्त	प्रंविष्टियाँ	दस्तावेज	में	अंकित	तथ्यो	के	अन्रूप	考	-

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है ।

डाटा इंट्रि ऑप्रेटर का हस्ताक्षर

स्वीकार किया

•जिसकी

निवासी.....

......ने इस दस्तावेज के निष्पादन को मेरे समक्ष

Md. Jakis Hussain



Token No.40 Token Date: 14/03/2016 13:33:59

Serial/Deed No./Year:1862/1628/2016

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Subhashish Ghosh Father/Husband Name:Late Saila Bilas Ghosh (VENDOR) Gajuatand, Ps- Dhansar, Dhanbad		
2	Samida Khatoon Father/Husband Name:Late Kazi Rahamatullah (VENDEE) Gajuatand, Ps- Dhansar, Dhanbad		
3	Md. Jakir Hussain Father/Husband Name:Late Md. Daud Ali (Identifier) Ledatand, Topchanchi, Dhanbad		

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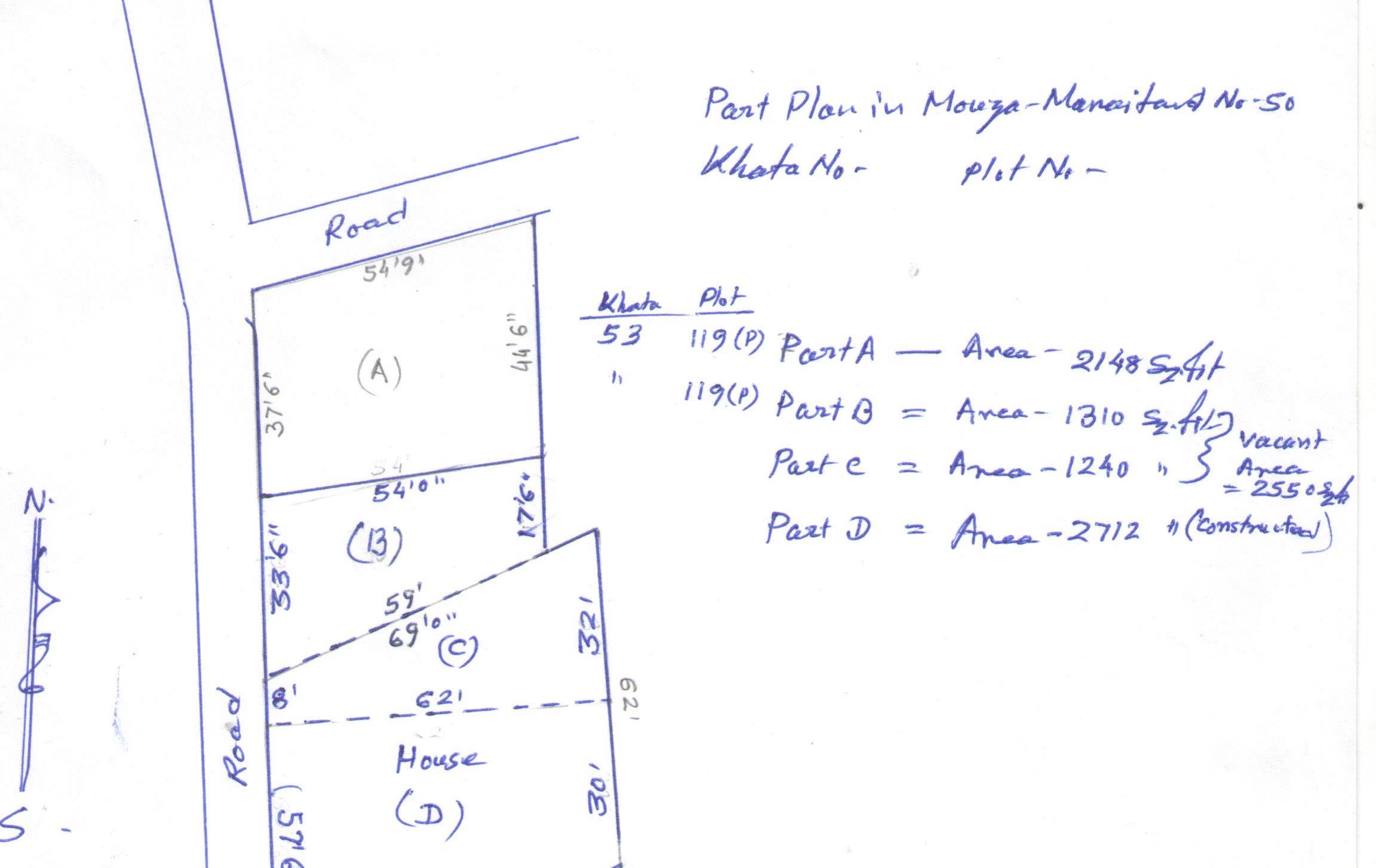
 Deed No
 1862/1628

 Year
 2016

 Date
 14/03/2016 17:48:09

Registering Officer

Signature of Operator



Measurment done by:

Showdel (Amin)
02/01/2017