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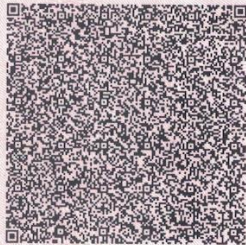


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH023948258569120
 Certificate Issued Date : 09-Mar-2016 05:18 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL01030563332919090
 Purchased by : JAGDISH PRASAD PASWAN
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 4,14,000
 (Four Lakh Fourteen Thousand only)
 First Party : DINESH KUMAR TIWARI
 Second Party : JAGDISH PRASAD PASWAN
 Stamp Duty Paid By : JAGDISH PRASAD PASWAN
 Stamp Duty Amount(Rs.) : 16,600
 (Sixteen Thousand Six Hundred only)



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

क्यापतकारी काल की धारा 46 के अधीन
 का शासक ने की अधिनियम द्वारा 1895
 की अनुच्छेद 1 का 1 के 23 के अधीन
 कथावत द्वारा जारी की जा सका है
 कथावत का प्रमाण है या स्टांप - मुक्त अधिनियम
 की है।

दस्तावेज जाँचा गया.....
 प्रपत्र IV जाँचा.....

10.3.16

10.3.16

Dinesh G. Sison

10.03.16

WN 0003482288

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SHCIL



10.03.16

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Rakyat-sale Dhanbad 4,14,000/- 57-16600/-

19 अक्षांश

8

तमिलनाडु कर्नाट जमीन का मूल्य नया परिसर का
के अनुसार निर्दिष्ट न्यूनतम मूल्य से कम नहीं है

10/03/16

पक्षधरो का पहचान पत्र की मूल प्रति
का मिलान किया।

10/03/16

मकल अधिकारी...से प्राप्त सुधी
अनुसार वसुधायन ने कर्नाट जमीन...
नम्बर ...1-2...के अलावा नं०...
मिलान करने से कतर है/सही नहीं है
10/3/16

विक्रय प्रति सभी कागजातों को जांचा।

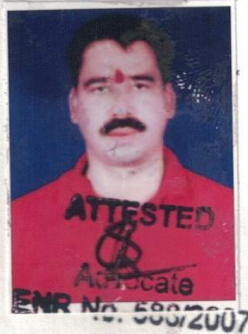
10/03/16

freepaid

AO 12420 = 00
Sal 2 = 50
Pfee 0 = 94
Qfee 124 = 20

12,547 = 64

10/3



Dinesh & Binoo

10.03.16

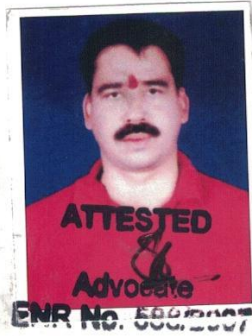


DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made this the 10th day of March..... Two Thousand Sixteen, By and Between : **M/S TECHNO CULTURE BUILDING CENTRE PRIVATE LIMITED**, represented by its Director **SRI DINESH KUMAR TIWARI**, son of Late Baleshwar Tiwari, by faith Hindu, by caste Brahmin, by occupation Service, Resident of Luby Circular Road, Hem Tower, Hirapur, P.S. & Dist. Dhanbad(Jharkhand), hereinafter called and referred to as the **VEN-DORS**: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives and assigness) of the **ONE PART**:

AND IN FAVOUR OF

SRI JAGDISH PRASAD PASWAN, son of Late. Hari Paswan, by faith-Hindu, by caste Dushadh, by occupation- Retired, resident of Mines Resque Station, Dhansar, P.S. Jharia & Dist.Dhanbad(Jharkhand), hereinafter called and referred to as the **PUR-CHASER**:(which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs,executor, successors, administrators, legal repre-sentatives and assigness) of the **OTHER PART** :



Dinesh D. Siwani



10.03.16

10.03.2016 - 10.03.2016
 के कार्यालय परिसर में निम्नलिखित विषयों पर अंतर निवेदन
 द्वारा प्रभाषित परस्पर-विरोधी निवेदन
 निवेदनकारिता के अन्तर्गत डिनेश कुमार सिवाणी
 निवेदनकारिता का विषय 2008 सालिखवा निवादी
ड.म.सि.सि विषय यसराठ यसराठ
सिवाणी
 10.03.2016



...2...

AND WHEREAS, the survey settlement Plot No.-969, appertaining to Khata No.81 of Mouza -KOLAKUSMA, Mouza No.- 12, under Police Station-Saraidhela, chowki,sadar registry office Dhanbad,District Dhanbad, the land which is morefully described in the schedule below purchased by **M/S TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED** through its Director Sri Dinesh Kumar Tiwari by virtue of Registered Sale Deed being No.16448 dated 21.12.2011 from Sujit Mandal & Others through their attorney Onkar Prasad, registered at Dhanbad Sub-Registry Office, Dhanbad and entered in Book No.1, Volume No.538, Pages 167 to 194, for the year 2011, and mutated Vide Mutation Case No.289(II)2012-13 and paying rent for the same Under Thoka No.5188.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereon became desirous of selling an area **1.88(One Point Eight-Eight)Dec.** of land thereon unto a willing purchaser to meet his personal expenses.

AND WHEREAS the purchaser knowing the intention of the vendors has agreed to purchase the said property and offered to pay a sum of **Rs-4,14,000/-.(Rupees- Four Lac Forteen Thousand) Only**, as the highest consideration thereon which the vendor has accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of **Rs-4,14,000/-.(Rupees- Four Lac Forteen Thousand) Only**, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said property which is morefully described in the schedule below and in consideration of the terms,condition and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of **ABSOLUTE SALE** his entire right, title, interest and possession etc. together with all claims, demands, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever **TO HAVE AND TO HOLD** quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making house etc. Thereon, by living thereon or by letting out the same to any person or persons or otherwise as the purchasers likes.

...3

Handwritten signature and date: 10.03.16

Dhirendra Singh
10.03.16

...3...

2. That the vendors doth hereby covenant with the purchasers that he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future, if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co- sharer or that the vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess **Twenty Five Paise** to the Landlord the State of Jharkhand and or any amount that may assesses for the said property hereby sold to the purchasers by virtue of this sale deed.

4. That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

The aforesaid property hereby conveyed by this sale deed is not prohibited by the Government i.e. dosenot come under Govt.Land, Govt.Settlement, Bhudan Land, forest Land, Adwasi Land, Keshar-e-Hind and dosenot come under Govt.Acquisition Land and the Vendor and purchaser satisfied with the Contents of this sale Deed.

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

S C H E D U L E

All that piece and parcel of **RAIYATI LAND** situated in Mouza: **KOLAKUSMA**, police station Saraidhela, chowki, sadar registry office Dhanbad, in the District Dhanbad. Mouza: **KOLAKUSMA**, Mouza No. **12**, Khata No. **81**, **Plot No.969**, out of which measuring an area **820 Sqft** or to say **1.88(One Point Eight-Eight) Dec.of land** is hereby Sold by this sale deed, as per plan attached herewith and shown in colour red, and the land is being used for residential purpose under subsidiary Road.

Butted and bounded by :-

- NORTH :- Part of Same Plot**
- SOUTH :- Part of Same Plot**
- EAST :- Proposed Road**
- WEST :- Part of Same Plot**

Purchaser/ Purchasers Photo



JAGDISH PRASAD PASWAN
10.03.16



WITNESSES

1. Shyam Kr. Choubey
S/O - Sri Hari Shankar Choubey
R/o - Hem Tower, L.C. Road
Dhanbad

10.03.16

2. Pooveen Raj verma
S/O Baleshi Shekhar
of Hisapur Dhanbad

10.03.16

Certified that the finger print of the left hand of the vendor/ vendors and purchaser/purchasers whose photograph affixed in the document have been duly obtained before me.

Signature

Licence No. 588/2007

Advocate, Dhanbad

दिवाणू लीवाणू
10.03.2016

Aimeh G. Siwon

10.03.16