

2108

1807

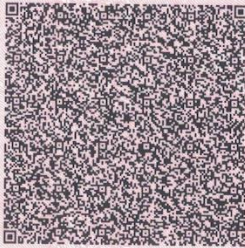


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH01136814536236N  
 Certificate Issued Date : 10-Mar-2015 12:12 PM  
 Account Reference : NONACC (BK)/ jhcanbk02/ HIRAPUR/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHCANBK0201409978710893N  
 Purchased by : HARADHAN BANERJEE AND OTHERS  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND  
 Consideration Price (Rs.) : 4,58,000  
 (Four Lakh Fifty Eight Thousand only)  
 First Party : PARIBODH MANDAL AND OTHERS  
 Second Party : HARADHAN BANERJEE AND OTHERS  
 Stamp Duty Paid By : HARADHAN BANERJEE AND OTHERS  
 Stamp Duty Amount (Rs.) : 18,400  
 (Eighteen Thousand Four Hundred only)



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

संबंधित विधि के अन्तर्गत जारी किया गया है।  
 कायदा/काली नंबर 46  
 जो नगर/ग्राम/पंचायत/मंडल/जिला/राज्य का है।  
 की संख्या/दिनांक 23  
 कायदा/काली नंबर 1053-15  
 जारी करने की तिथि 10/03/15

1053-15

10/03/15

Haradhan Banerjee

XM 0002802111

**Statutory Alert:**  
 1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.  
 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.

Raiyati sale Dhanbad 4,58,000/- st 18400/-

35  
8  
20

अबल अधिकारी...से प्राप्त सूची में  
अनुसार रस्तावेज में दर्जित मीजा...  
नम्बर 12...के खाता नं०...  
निम्नलिखित खाते से बाहर है/सूची बद्ध नहीं है

Fee paid  
AM 13740200  
Sal 2500  
Pfee 0994  
Pfee 137240  

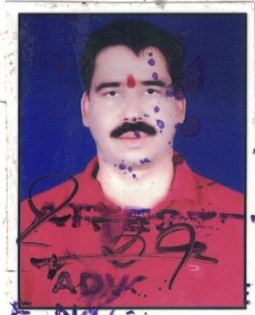
---

13880=84

10.3

10/3/15

तपस्वील वर्गीत जमीन का मूल्य मांग दरिद्रता का  
के अनुसार निर्धारित मूल्य से कम नहीं है



A Dinesh Kumar Tiwari

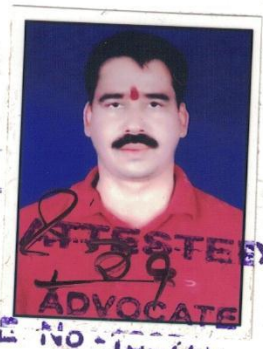
10.03.15



**DEED OF SALE**

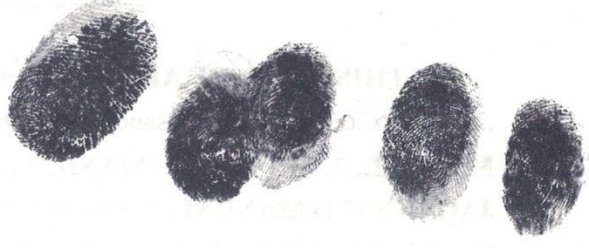
**THIS DEED OF ABSOLUTE SALE** is made this the 10<sup>th</sup> day of March Two Thousand Fifteen, **By and Between** : **1. SRI PARIBODH MANDAL, 2. SRI BABLU MANDAL**, sons of Late Phulchand Mandal, **3. SRI JAGANNATH MANDAL, 4. SRI MANPURAN MANDAL**, sons of Late Ahlad Mandal, all by faith Hindu, by caste Sumandal, by occupation Cultivation, Resident of Kolakusma, P.S. Saraidhela & Dist. Dhanbad (Jharkhand) 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 its heirs, executors, successors, administrators, legal representatives and assigness) of the **ONE PART**: on behalf of vendors their constituted attorney **SRI DINESH KUMAR TIWARI**, son of Late. Baeshwar Tiwari, by faith Hindu, by caste Brahmin, by occupation Service, Resident of Hirapur, Luby Circular Road, Hem Tower, P.S. and Dist. Dhanbad (Jharkhand), Vide Power No. **(IV) 205** of dt. **02.02.2011**, registered at Dhanbad Sub Registry office, Dhanbad.

10/08/15 10A/1.00  
205/02.02.11-मन्वा/15  
डिनेश कुमार सिवाही  
वि. वा. सिवाही  
सिवाही  
9/15/01



10/08/15

Dinesh K Siwani  
10.03.15



Dine G Sinoh  
10.03.15

...2...

**AND IN FAVOUR OF**

**1. SRI HARADHAN BANERJEE**, son of Late. K. L. Banerjee, **2. SRI SANDIP KUMAR BANERJEE**, son of Sri Haradhan Banerjee, by faith-Hindu, by caste Brahmin, by occupation Service, resident of Lal Banglow Damodar Colony, Near Durga Mandir, PE-9, P.O. Jamadoba, P.S. Jorapokhar & Dist. Dhanbad, hereinafter 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, executor, successors, administrators, legal representatives and assigness) of the **OTHER PART** :

**AND WHEREAS**, the survey settlement Plot No.-939, appartaining to Khata No.09 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, originally recorded in the name of Rajni Mandal and others, who was the great grand father of the vendors, and after the death of vendors father, grand father and great grand father, vendors are inheriting and enjoying the same in peaceful and undisturbed possession thereof and also paying rent Under Thoka No.09.

**AND WHEREAS** the vendors while thus in peaceful and undisturbed possession thereon became desirous of selling an area **2.29(Two Point Two-Nine) 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- 4,58,000/-.(Rupees- four Lac Fifty Eight Thousand) Only**, as the highest consideration thereon which the vendor has accepted.

...3

Dinul G. Sinon  
10.03.15

...3...

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

1. That in consideration of the sum of **Rs- 4,58,000/-.(Rupees- four Lac Fifty Eight 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 more fully 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 purchaser likes.
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.

.....4

Dine C Sironi  
10.03.15

....4.....

The aforesaid property hereby conveyed by this sale deed is not prohibited by the Government i.e. does not come under Govt. Land, Govt. Settlement, Bhudan Land, forest Land, Adwasi Land, Keshar-e-Hind and does not 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. **09**, **Plot No. 939**, out of which measuring an area **1000 Sqft** or to say **2.29 (Two Point Two-Nine) 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 :-**

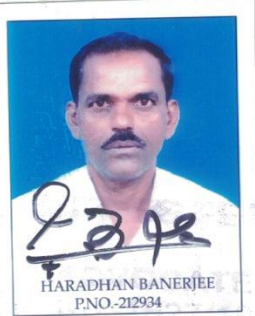
**NORTH :- Part of Same Plot,**  
**SOUTH :- Part of Same Plot,**  
**EAST :- Proposed Road,**  
**WEST :- Part of Same Plot.**

....5

Dinesh C Sinwar

10.03.15

Purchaser/ Purchasers Photo

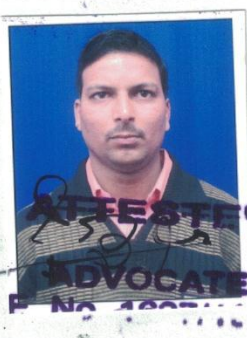


*Handwritten signature*

10.03.15



WITNESSES



Sandip Kumar Banerjee

10.03.15



1.

1. Mirangam Prasad  
S/o - Sri Santosh Kumar Sin  
L.C. Road, Hirapur, Dhanu  
10.03.15

2. Buddha Dew Pal  
S/o Lt. Sadhan Chandra Pal  
Hirapur, Dhanu  
10.03.15

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*  
Signature  
10/3/15

*Signature*  
Licence No. 100-1627/13

*Handwritten signature*