

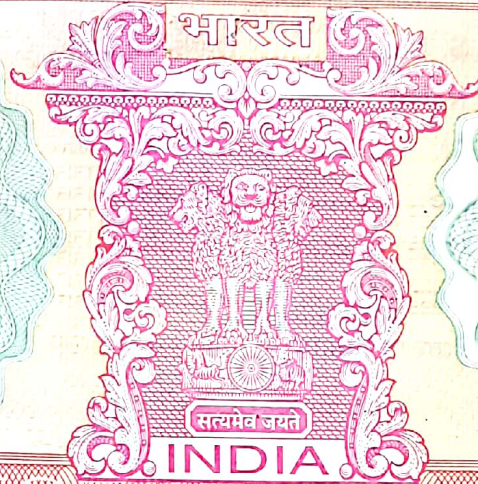
5525

Royalty sale Dhanbad 2,50,000/-

5090

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

18918

Vide Plot No. 499, Swd 1961

पञ्जाब प्रदेश JHARKHAND
राजतकार... की...
... और...
की अनुसूची...
... लगाया...
... विमुक्त...
... है।

दस्तावेज नं... भूमि संबंधी कागजातों की जांच...
... 863774
... IV नं...
... किया।

1861 No. 20 dt 27.5.18

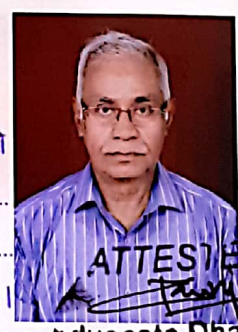
... वर्गीत जमीन का मुख्य भाग दर्शिका
... अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है।

Peels. 633.44 paid mode
PAN. 1802450862 dt 26.7.18

Free paid

Att x
Sel 2-5
Pfee 0-297
3=44

अंचल अधिकारी... से प्राप्त...
अनुसार दस्तावेज में वर्णित मौजा...
नम्बर... के खाता नं...
लिपिद्वि खाते से बाहर है/सूची बद्ध नहीं।



ATTESTED
Advocate Dhanbari

DEED OF ABSOLUTE SALE

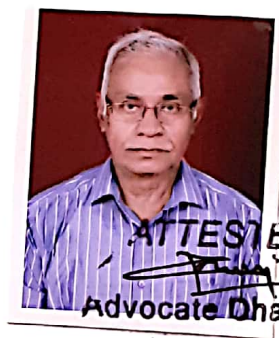
THIS DEED OF ABSOLUTE SALE is made this the 26th day of July Two Thousand Eighteen,

कोषागार से निम्न

कोषागार पदाधिकारी
धनबाद

S. No. 2169 Date 25/11/18
Name Smt. Bela Dal
At Hirapur
P.S. Dhanbad
Value of Stamp 57 (Fifty)
Through
Part of Stamp

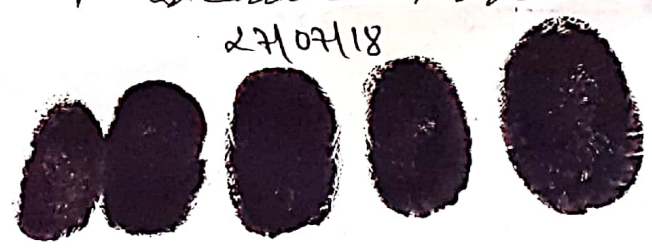
ASHISH KUMAR ROY
S V Dhanbad, L. No.-12/85-86



27.07.2018
कोषागार पदाधिकारी का अवर निबंधक
द्वारा प्रमाणित पुस्तक
पर्याप्तता का दावा
पंजापति का
वाम
वामि

कोषागार पदाधिकारी का हस्ताक्षर
27.07.2018

अपराध का हस्ताक्षर
Amarendra Pand
27/07/18



- 2 -
BY & BETWEEN

Amalendu Paul
26/07/18

SMT. GITA DUTTA wife of Late Shambhu Nath Dutta and daughter of Late Nitai Chandra Paul by faith Hindu, by caste Tambuli, by occupation house-wife, resident of Hirapur, P.O. & P.S. Dhanbad, District Dhanbad, (Jharkhand) at present residing at Indubhushan, Radhanagar Nuri Para, P.O. & P.S. Burdwan, District Burdwan (W.B.) 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 her heirs, successors, legal representatives, administrator and assigns of the ONE PART. [Indian Citizen] Above vendor is represented by her constituted Attorney ***SRI AMALENDU PAUL*** [Aadhaar No.9087 6507 4846] [PAN-ACVPP 0047M] son of Late Nitai Chandra Paul by faith Hindu, by caste Tambuli, by occupation retired, resident of Chiragora, Hirapur, P.O. & P.S. Dhanbad, District Bokaro, (Jharkhand) by virtue of registered General Power of Attorney No.IV-261 dated 28/06/2018 registered at Additional District Sub Registrar Office Burdwan, (W.B.). Aforesaid vendor is alive and power of attorney is not revoked till today.

AND : IN FAVOUR OF

SMT. BELA PAL [Aadhaar No.3235 4089 9367] [PAN-EEZPP 5503N] wife of Sri Amalendu Pal by faith Hindu, by caste Tambuli, resident of Chiragora, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) 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, successors, legal representatives, administrator and assigns of the OTHER PART. [Indian Citizen]

Anandendu Paul
81/EO/92
26/07/18

- 3 -

WHEREAS Nitai Chandra Paul, the father of the vendor, became the sole, exclusive and only owner of 3.50 Kathas i.e. 5.77 Decimals of lands in Plot No.200 under Khata No.5 of Mouza Barmesia Mouza No.49 P.S. Dhansar & District Dhanbad purchased by virtue of registered Sale Deed No.22220 dated 12/08/1974 (entered in Book No.1 Vol. No.75 Page No.100 to 103 being Deed No.22220 for the year 1975) from Samaresh Bhattacharya, registered at Dhanbad District Sub Registry Office.

AND WHEREAS further while in peaceful possession over the said lands, aforesaid Nitai Chandra Paul mutated his name in the landlord Sheresta the State of Jharkhand vide Mutation Case No.11 (iii) 1981-1982 and has been paying the rents under Thoka No.244 thereto regularly (**entered in online Register-II as Vol./Bhag No.2 Page No.363 in the name of Nitai Chandra Paul, the father of vendor**).

AND WHEREAS after the death of aforesaid Nitai Chandra Paul, the vendor being his daughter and one of his legal heir and successor inherited the said lands morefully described in the schedule below in her exclusive own share i.e. 1/4th share and has been possessing the same in peaceful and undisturbed possession thereof.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said property morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

A. Madhavan Prasad
26/07/18

- 4 -

AND WHEREAS the vendor being in urgent need of money expressed her desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.2,50,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.2,50,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that landed 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 vendor now has good, valid and subsisting title of the said lands 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 and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through her and the vendor 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

Amaleshwar Paul -
26/07/18

- 5 -

things for further and more perfectly assuring the said lands and every part thereof and 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 vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of right and title of the vendor and the purchaser suffers any loss of whatsoever nature the vendor along with all her heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.50 paises only to the present landlord the state of Jharkhand from this day. The purchaser shall get her name mutated with the State of Jharkhand and Dhanbad Municipal Corporation. The vendor shall remain bound to give her full consent for the purpose of mutation in the name of the purchaser in the Landlord Sheresta the State of Jharkhand and Dhanbad Municipal Corporation.

The vendor has delivered possession of the schedule mentioned landed property to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **BARMESIA** P.S. Dhansar Sub Division and District Sub Registry office and District Dhanbad Mouza No.49 Khata No.5 (Five) Plot No.200 (Part) Area 3.50 Kathas out of which the vendor's exclusive own share i.e. 1/4th share only Area 0.875 Kathas or to say 630sft. i.e. 1.44 Decimals (One Point Four Four Decimals) of lands sold herewith. [Dhanbad Municipal Corporation Ward No.29, Municipal Holding

Amalendu Paul
26/07/18

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No.0290002111000M0]. [As per plan attached herewith and shown in colour Red].

Butted and Bounded by:-

North:- Plot No.198.

South:- Amalendu Paul in Part of Plot No.200.

East:- Rasta.

West:- Part of Plot No.200.

The nature of land hereby sold is residential and situated at sub road.

The nature of lands hereby sold is Rayati.

The land hereby sold is outside the limit of Government land, Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Amalendu Paul

(Signature of the vendor) 26/07/18

Memo of Consideration:-

Rs.2,50,000/- paid vide Cheque/D.D./cash/Online Fund Transfer on different dates by the purchaser to the vendor.

Amalendu Paul

(Signature of the vendor) 26/07/18

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe her hands out of her 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.

81/79/18
26/07/18

Anandendu Paul

- 7 -

3. Dilip Kr Paul
S/o. 4. Nishi Choudhary Paul
Chiragora, Dhanbad
26/07/18







WITNESSES

1. Rajesh Srivastava
Late S.P. Srivastava
L.C. Road Dhanbad
26/07/18

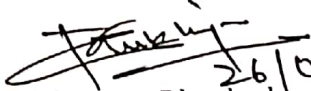
4. Prem Kr Singh
S/O N.K. Singh
Chiragora, Hirapur
Dhanbad
26/07/18

2. Ram Prasad Singh
Late - Kamta B. Singh
Polytechnic Road
Dhanbad
26/07/18

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Photograph of the Purchaser	Bela Paul 26/07/18 Signature				
 ATTESTED Advocate Dhanbad	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					

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, prepared in my office as per draft supplied by the parties :-

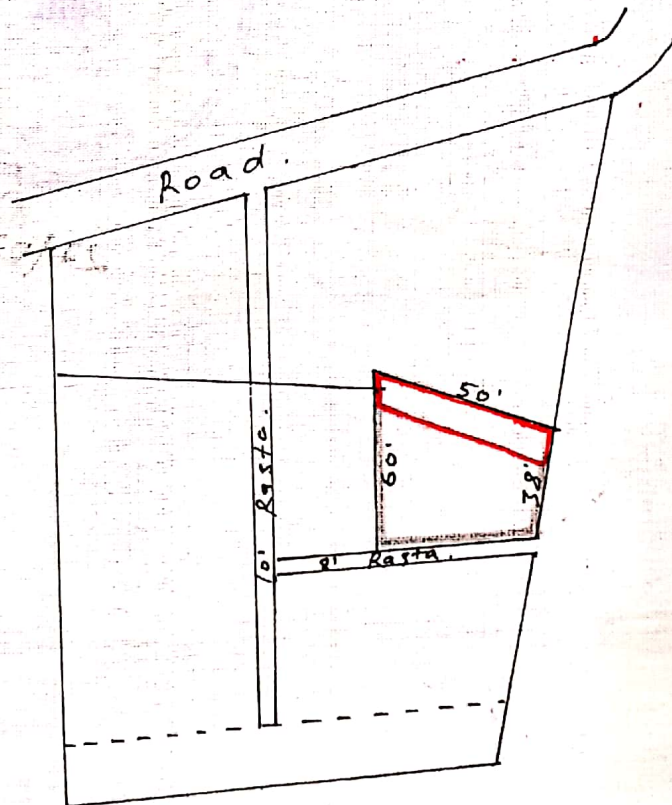
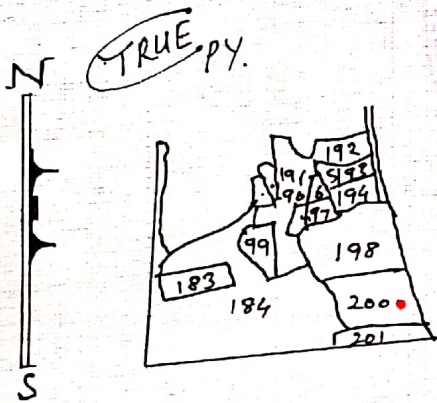

26/07/2018
Advocate, Dhanbad.

Seller:- Gita Dutta w/o Late Shambhu Nath Dutta of Indubhushan Radha Nagar Nuri Para Burdhaman P.S & Dist. Burdhaman.

Attorney:- Amalendu Paul s/o Late Nitai Chandra Paul of opp. Jack & Jill School Chiragora Hirapur. Dhanbad.

Purchaser:- Bela Pal w/o Amalendu Pal of Jack & Jill School Chiragora Hirapur. Dhanbad.

Schedule:- Mouza. Baromasia No. 49. P.S. Khata No. 5, Plot No. 200 - Area 630 - Sqft. Shown in red colour.



Amalendu Paul
Bela Paul
26/07/18

निबंधन विभाग, झारखंड

Dhanbad

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

No: 17

Token Date/Time: 27/07/2018 11:33:55.

Document Type	Sale Deed	Presenter	AMALENDU PAUL	Date of Entry	27/07/2018
Presenter Name & Address	Chiragora, Hirapur, P.S. Dhanbad District Dhanbad	DOE		Total Pages	42
Stampable Doc. Value	250000	Stamp Value	50	Book	1
Document/Transaction Value	250000	Serial /Deed No.	/	CNO/PNO	
Special Type		Old Serial No.	/	e-Stamp Cert. No.	
Remarks / Other Details		App. ID	234142		

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	49	29	BARMASIA	5	200	2	363		Plot No.198	Amalendu Paul, Plot No.200	Rasta	Plot No.200	0290002111000M0	DHANBAD MUNICIPAL CORPORATION	U_RES	1.44 Decimal	237659.04

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address
VENDOR	Gita Dutta Through	Late Shambhu Nath Dutta	House-wife	पति	तमोली	Female		xxxxxxx58		Hirapur, P.S. Dhanbad District Dhanbad	Indubhushan, Radhanagar, Nuri Para, P.O., P.S. Burdwan, District Burdwan (W.B.)
Power Holder	Amalendu Paul	Late Nitai Chandra Paul	Retired	पिता	तमोली	Male		xxxxxxx58	xxxxxxx4846	Chiragora, Hirapur, P.S. & District Dhanbad	Chiragora, Hirapur, P.S. & District Dhanbad
VENDEE	Bela Pal	Amalendu Pal	House-wife	पति	तमोली	Female		xxxxxxx15	xxxxxxx9367	Chiragora, Hirapur, P.S. & District Dhanbad	Chiragora, Hirapur, P.S. & District Dhanbad
Identifier	Rajesh Srivastava	Sudama Prasad Srivastava	Business	पिता	काएस्त	Male		xxxxxxx99	xxxxxxx8078	L.C.Road, Dhanbad, P.S. Dhanbad District Dhanbad	L.C.Road, Dhanbad, P.S. Dhanbad District Dhanbad

Fee Details:

SN.	Fee Name	Net Amount
1	SP	630.00
2	PR	0.94
3	LL	2.50
4	A1	0.00
	Total	633.44

Amalendu Paul

Bela Paul

Holding Details provided by the user has been mutated in the name of -AMALENDU PAUL, DILIP PAUL, SEETU DATTA AND BHARATI SEN

Register/Details provided by the user has been mutated in the name of -Name: नितई चन्द्र पाल, Address: धनबाद, C/o: कृति चन्द्र पाल

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपर्युक्तटिपियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Amalendu Paul
दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि ऑफिस का हस्ताक्षर

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

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान पिता

निवासी पेशा ने की।

Rajesh Srivastava

Amalendu Paul
निबंधन पदाधिकरी का हस्ताक्षर

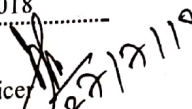


निबंधन विभाग, झारखंड
धनबाद

Token No.17 Token Date: 27/07/2018
Serial/Deed No., Year :5525/5090/2018
Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	Gita Dutta Through Father/Husband Name:Late Shambhu Nath Dutta (VENDOR) Hirapur, P.S. Dhanbad District Dhanbad		
2	Amalendu Paul Father/Husband Name:Late Nitai Chandra Paul (Power Holder) Chiragora, Hirapur, P.S. & District Dhanbad		
3	Bela Pal Father/Husband Name:Amalendu Pal (VENDEE) Chiragora, Hirapur, P.S. & District Dhanbad		
4	Rajesh Srivastava Father/Husband Name:Sudama Prasad Srivastava (Identifier) L.C.Road, Dhanbad, P.S. Dhanbad District Dhanbad		

Book No. 1
Volume 408
Page 347 To 388
Deed No 5525 / 5090
Year 2018
Date 27/07/2018

Registering Officer  27/7/18


Signature of Operator