

2745

2518



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH16535097343212R  
 Certificate Issued Date : 03-May-2019 11:48 AM  
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0121410532620012R  
 Purchased by : ASHA SHARMA  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND  
 Consideration Price (Rs.) : 17,67,000  
 (Seventeen Lakh Sixty Seven Thousand only)  
 First Party : TAPAN KUMAR BHATTACHARYA  
 Second Party : ASHA SHARMA  
 Stamp Duty Paid By : ASHA SHARMA  
 Stamp Duty Amount(Rs.) : 5  
 (Five only)



Please write or type below this line

नवमान दिनांक 21 के प्रमाण और प्रमाणित  
 काष्ठकारी एक्ट की धारा 46(1)(b) के प्रमाण  
 का प्रावधान है जो 1908 के अधिनियम 1899  
 की अनुसूची 1 के अंतर्गत 23 के प्रमाणित  
 प्रमाणित स्टांप प्रमाणित गया है। प्रमाणित विकर  
 केशरी में विभक्त है या स्टांप - शरत प्रमाणित  
 नहीं है।

10/5/19

Tapan Kumar Bhattacharya

10/5/19

प्रमाणित किया

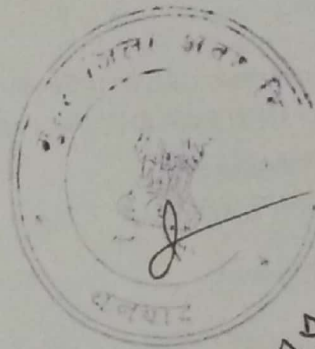
10/5/19

Tapan Kumar Bhattacharya

SR 0001787672

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.



18/11/19

## Warning

The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorized Collection center address displayed at [www.shcilestamp.com](http://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 Laser Geometric Flexible patterns and Subtle Logo images, Complex Geometrical design borders, Sub-copy text, the appearance of patterns with special security marks and other Open and Closed features.

W. Rayyat: Dhanbad Rs. 17,67,000/- Stamp. 05/-  
मुनि रायदी मानजाक को जाँचा :

Notification No. 499 & 500 dt. 19.6.17.

Vide Aff. No 12 dt. 10.5.19.

concome fees paid Rs. 844/- dt. 10.5.19.

GRN No. 1901085153.

अंचल अधिकारी से प्राप्त मुनी

अनुसार १०/०५/१९

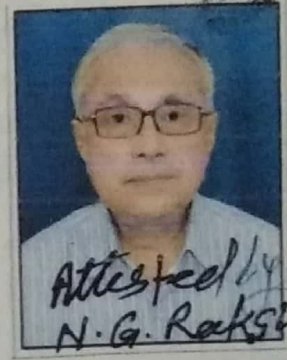
07

द्वारा

10/5/19

25  
2  
10/5/19

Tapas Kumar Bhatnagar  
10/5/19



Attested by  
N.G. Rakshit

**DEED OF SALE**

**THIS DEED OF ABSOLUTE SALE** is made on this the 10th day of MAY, 2019 (Two thousand Nineteen), BY AND BETWEEN : SRI TAPAN KUMAR BHATTACHARYA Son of Late Satyendra Nath Bhattacharya, by faith Hindu, by caste Brahmin, by occupation Business, resident of Jaysree House, Jharudih, Dhanbad, P.S. & District Dhanbad, Jharkhand, hereinafter called and referred to as the V E N D O R : (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART : Adhar No.3712 7087 8913 & PAN : ACJPB8854E.

Reed Paid  
Agy 00.00  
Saler 3.00  
Pwr 1.00  
4.00

**AND IN FAVOUR OF**

SMT. ASHA SHARMA, wife of Sri Sanjay Kumar Sharma, by faith Hindu, by caste Badhai(Carpenter), by occupation Housewife, resident of Dumariyatand, Near Samudayik Bhawan, Manaitand, P.S. Dhansar, 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, executors, successors, administrators, legal representatives and assigns) of the OTHER PART: Adhar No.9119 6743 9424 & PAN : GYQPS4849F.

10/5/19

10/5/19

10/5/19

2019 ई. का 10/5/19

कार्यालय, जिला न्यायालय, जिला, जयपुर, राजस्थान

द्वारा अध्यापीकृत मृतदाता/पिता

न्यायालयों का टाइटिल

पिता/पिता की

पत्नी रवि कुमारी जी पिता

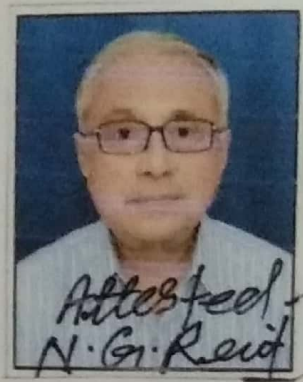
का पिता

नाम पिता

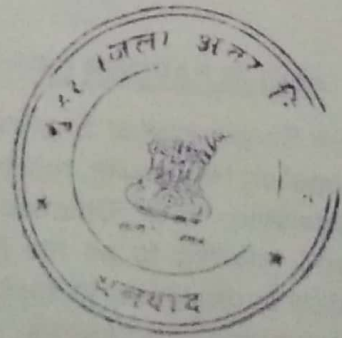
जन्म तिथि पिता

10/5/19

Tapankumar Bhatnagar



Tapankumar Bhatnagar  
10/5/19



Tapan Kumar  
Bhattacharya  
10/5/19

WHEREAS the land which is morefully described in the schedule below purchased by vide regd. Sale deed No. 8210 dated 20.09.1948 from Aghnu Mahato and others(by caste Gwala) & Regd. Sale deed No.2701 dated 14.03.1952, purchased by Khitendra Nath Bhattacharjee son of Late Ras Govind Bhattacharjee, in Plot No.771, 772 and others bearing Khatian No.36 of Mouza Hirapur, Mouza No.07, P.S. & District Dhanbad, from Raja Shri Shri Kali Prasad Singh, aforesaid Khitendra Nath Bhattacharjee son of Late Ras Govind Bhattacharjee, grand father of the vendor, registered at Dhanbad registry office.

AND WHEREAS aforesaid Khitendra Nath Bhattacharjee after such purchase while in peaceful and undisturbed possession over the said lands executed a will on 23.12.1966 in favour of his one grandson Tapan Kumar Bhattacharya, regarding the said lands along with his other properties and after the death of aforesaid Khitendra Nath Bhattacharjee, his will dated 23.12.1966 was duly probated vide Probate Case No.3/1979 in the Court of the Learned District Judge, Dhanbad in favour of Tapan Kumar Bhattacharya (vendor of this deed).

AND WHEREAS thus Tapan Kumar Bhattacharya, the vendor became the sole , exclusive and only owner of the lands morefully described in the schedule below along with other lands 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 or bodies and also mutated his name in the landlord sherista the State of Jharkhand vide Mutation case No.337(II)2004-05, and has been paying the rent under Thoka No.1519 thereto regularly, and entered in online Register-II, as Volume No.07 and Page No.1519 in the vendor's name.

AND WHEREAS the vendor being in urgent need of money to meet his personal expenses expressed his desire to sell the land which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs.17,67,000/-(Rupees Seventeen lacs sixty seven thousand) only, as the highest consideration thereof, which the vendor has accepted, for the sale of the said lands.

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

That in consideration of the sum of Rs. 17,67,000/-(Rupees Seventeen lacs sixty seven thousand) only, paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admits and acknowledges in full and final settlement.



-3-

Tapen Kumar  
Bhunia  
10/5/19

The vendor doth hereby grant, sells, conveys, transfers, assigns, absolutely and forever all that lands 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 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 him 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 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 land or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the landlord the State and shall get her name mutated with the landlord Sheresta the State of Jharkhand. The vendor shall remain bound to give her full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the said lands to the purchaser this day.

That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land, Adhivasi land and does not come under Govt. Acquired land and B.C.C L. Land, and the Vendor/





4

Tapan Kumar Bhunia  
10/5/19

Vendors and their reserved class under the C.N.T. Act. and the vendor and purchaser satisfied with the contents of this deed.

There is no case pending there in any court of law or Govt. offices, such as acquisition/requisition/restoration or any type of case under any law of court over the said landed property.

IN WITNESS WHEREOF the vendor has set and subscribed her hands on this the day, month and year first above written.

#### SCHEDULE

All that piece and parcel of Tikuri land situated in Mouza HIRAPUR, P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad. \_\_\_\_\_

MOUZA : HIRAPUR, Mouza No.07, \_\_\_\_\_

Municipal Ward No.20, Holding No.0200001691000M0.

KHATA NO.36 (Thirtysix), PLOT NO.172 (Part),

Area 1.86 Kathas or 1345 Sqft. or to say 3.08 dec. (Three point zero eight decimals) of residential land in other Road, is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red. \_\_\_\_\_

#### BUTTED AND BOUNDED AS FOLLOWS :

NORTH : Vendor's Niz.

SOUTH : Vendor's Niz.

EAST : House of Prasadjee & Arjun Prasad.

WEST : 2' + 12' + 2' = 16' wide Road.

#### Memo of Consideration :

Rs.14,13,000/- paid vide cheque No.353634 Dated 02.05.2019 of HDFC Bank Mumbai.

Rs.3,54,000/- paid vide cheque No.828326 Dated 03.05.2019 of SBI Railway Station Area Purana Bazar, Dhanbad.



PHOTOGRAPH

Tapen Kumar Bhaleya  
10/5/19

PHOTOGRAPH OF PURCHASER :



Asha Sharma  
10/5/19

by  
N. G. Rakshit



Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the documents have been duly obtained before me. Prepared the documents as per details supplied by the parties.

Signature Naru Gopal Rakshit  
of Dhanbad  
L. No 4/93.

WITNESSES :

1. Santosh Kumar  
S/o Sri Ramadhar Sah  
LIG-67, HOUSING COLONY  
SARDAR PATEL NAGAR,  
DHANBAD 10/5/19

2. Rajiv Ranja  
S/o Sri Birendra Rai  
C/o Chhedanni Lal patel  
Hatis tand  
Gomoh Dhanbad.  
10/5/19



Seller:- Sri Tapan Kumar Bhattacharya. s/o Late Satyendra Nath Bhattacharya. of H.No. 87/B. Jharudih. Jaysree House, Hirapur. P.S. & Dist. Dhanbad.

Purchaser:- Smt. Asha Sharma. w/o Sri Sanjay Kumar Sharma. of Dumriyatand, Near Samudayik Bhawan Dhanbad

Schedule:- Mouza Hirapur No. 7, P.S. Dhanbad. under Khata No. 36. Plot No. 172. (Part) Area 1345-sq. ft. or to say 3.08-Deecimals. = 1.86-Kathas. of land.

shown in colour Red.

Boundary:- North:- Vendor's Niz

South:- Vendor's Niz

East:- House of Prasadjee & Arjun Prasad

West:- 2'+12'+2' = 16'0" wide Road.



Tapan Kumar Bhattacharya  
10/5/19

Asha Sharma  
10/5/19

manoj



कार  
uthor  
of li  
2189/4

01

