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सत्यमेव जयते

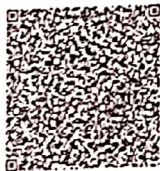
INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH15587303219193R
Certificate Issued Date	: 29-Mar-2019 10:45 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0120123135343027R
Purchased by	: SANTOSH KUMAR SINGH
Description of Document	: Article 23 Conveyance
Property Description	: IMMOVABLE PROPERTY
Consideration Price (Rs.)	: 1,15,00,000 (One Crore FifteenLakh only)
First Party	: DIP NARAYAN SINGH
Second Party	: SANTOSH KUMAR SINGH
Stamp Duty Paid By	: SANTOSH KUMAR SINGH
Stamp Duty Amount(Rs.)	: 4,60,010 (Four Lakh Sixty Thousand And Ten only)



Santosh Kumar Singh



Please write or type below this line

नबन नियम 21 के अधीन और जॉयनमन्तु  
काश्तकारी एक्ट की धारा 46(1)(b) के अधीन  
का प्रावण है और इण्डियन स्टाम्प एक्ट-1899  
के अनुच्छेद 1 या 1 के 23 के अधीन  
प्रयातन स्टाम्प लागू गरा है। अथवा टिकट  
नशी म विमुक्त है या स्टाम्प - शुल्क अपेक्षित  
की है।

30/3/19

*Don*  
निबन प्रमाणित

30.3.19.

03-04-19

एकपेच धापा  
रु IV धापा

रूप नालिका विदे

30.3.19  
3-4-19

UP 0000553035

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.

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Scanned by CamScanner

Sarabjit Singh



30-3-19  
3-4-19

## 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 Authorised 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 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."



R. Raiyati Dhanbad Rs. 1,15,00,000/-

Stamp - 4,60,010/-

Balance Paid Rs. 34,57,54/- dt. 29.3.19  
GRN No. 1900 82 3753.

अचल अधिकारी प्राण से प्राप्त सूची  
अनुसार व मंडल में दर्जित भूमि सा.र.स.क.  
नं. 11 का मूल्य 1,15,00,000/-  
निपिष्ट खात से जहर है/ सूची बंद नहीं है।

तपरीत कर्णित जागीन का मुल्य माग दर्शिका  
व अगुवार निर्धारित न्यूनतम मुल्य अ कम है।

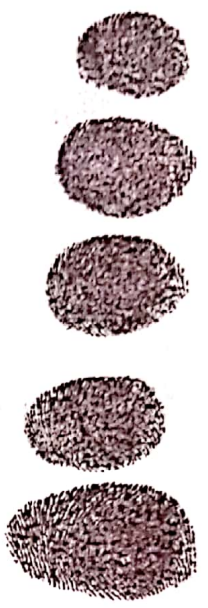
30/3

30/3/19

भूमि संबंधी कागजातों का जाँचा।

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30.3.19



Taxes Paid  
HG 3,45,000.00  
Salami 3.00  
Poo Rec. 1.00  
3,45,004.00

**DEED OF SALE**

30/3/19

THIS DEED OF ABSOLUTE SALE is made on this the 30<sup>th</sup> day of March, Two Thousand Nineteen, BY AND BETWEEN: SRI DIP NARAYAN SINGH, son of Ram Shankar Singh, by caste Rajput, by occupation Advocate, resident of Phusbunglow, P.O.: Jorapokhar, P.S. Jorapokhar, District Dhanbad, permanent resident of Vill.: Tendar, P.S.: Kanke, Kamre, Kamre, Dist.: Ranchi, Pin-835222 (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 his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**:

**AND IN FAVOUR OF**

SRI SANTOSH KUMAR SINGH, son of Sri Bali Ram Singh, by Caste Rajput, by occupation Business, resident of Shanti Colony, Saraidhela, P.S. Saraidhela, District 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 its executors, administrators, legal representatives and assigns) of the **OTHER PART**:

1

Santosh Kumar Singh



30.3.19

WHEREAS the land which is morefully described in the Schedule below, previously purchased vide Regd. Sale Deed No. 1552, dated 06.02.1989, from Chhedilal Poddar and others, in favour of Sri Ram Naresh Singh, regd. at Dhanbad registry office, and entered in Book No.-1, Volume No.-17, Pages 289 to 292, for the year 1989 and then said Sri Ram Naresh Singh sold the same to the Vendor hereto (Sri Dip Narayan Singh), by vide registered sale deed being No.-3907, dated 18.08.2001, registered at Dhanbad registry office and mutated vide mutation case No. 716(II)/2001-02, and paying rent for the same under Thoka No.-452, and recorded in Register-II, vide Volume No.-02 and Page No.-53 and online rent paid vide receipt No.-0696995229.

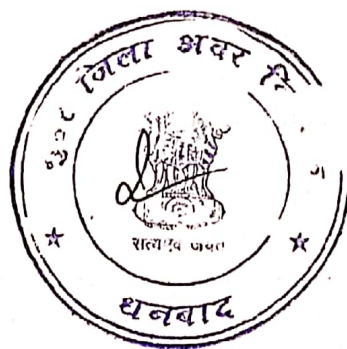
AND WHEREAS the vendors being in urgent need of money to meet his personal expenses expressed his desire to sell the land which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs. 1,15,00,000/- (Rupees one crore fifteen lacs) only, as the highest consideration thereof.

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

That in consideration of the sum of Rs. 1,15,00,000/- (Rupees one crore fifteen lacs) only paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledge) for the sale of the said land which is described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of ABSOLUTE SALE all their entire right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and 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 to any person or persons or otherwise as the purchaser likes.

That the vendors doth hereby covenant with the purchaser that the vendors are the true and lawful owner of the land and they are in sole and exclusive possession over the said land and they have 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

Saibah Jomier Singh



30-3-19  
3-4-19

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30.3.19

vendors are not the true and lawful owner of the land or has other sharer or co-sharer or that the vendor have no right and authority to transfer the said land and if by any other reasons thereof in regard of the title of schedule property, the purchaser is put to any loss the vendors doth hereby unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs. 5/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this sale deed.

That the vendors 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 purchaser to in and over the vendors' land and the vendors shall render all possible aid and assistance to the purchaser in getting the purchaser's name mutated in the sherista of the Landlord the State of Jharkhand

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 and adivasi land and does not come under Govt. acquisition land and the vendor and purchaser satisfied with the contents of this deed.

That the parties hereto shall compliance the latest provision U/s. 194-1A of the Income Tax Act, 1961.

IN WITNESS WHEREOF the vendors have set and subscribed their hands out of their own free will an choice on this the day, month and year first above written.

#### SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza Sabalpur, P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.

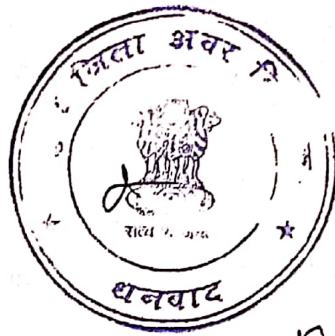
MOUZA : SABALPUR, Mouza No.-11,  
NEW KHATA NO.-22 (Old Khata No.-12),  
New Plot No.-65 (Old Plot No.-400(P))

Area – 36 decimals, of residential land, in other road, is hereby sold by this sale deed.

As per plan attached herewith and shown in colour Red.

Sandesh Kumar Singh

Santosh Kumar Singh



30-3-19  
3-4-19



रॉय गणेशन सिंह  
30.3.19

**BUTTED AND BOUNDED AS FOLLOWS:**

NORTH : Hirak Road.

SOUTH : Plot No.-401 & 406 & Village Road.

EAST : Plot No.-416.

WEST : Plot No.-400 (P) and Reliance office Building.

**PHOTOGRAPH OF PURCHASER:**



ATTESTED BY  
Deed Writer  
L. No.-7/1984

Santosh Kumar Singh  
30.3.19

(6)

अशोक शर्मा

अशोक शर्मा  
30.3.19

S. Bhola Saw

Am+po- maheshpur

S/o- SRI Jyagan

P.S- Madhuban

Dhanbad

Aadhareno- 758624998435

आधार नं:- 444992552752

**WITNESSES:**

Rekha Simha

1. W/O SRI Abhay K. Simha

Simadli, Telipara Hira Pur  
Dhanbad.

2. रमेश्वर सिंह

पिता- रमेश्वर सिंह, जम प्रकाश नगर  
गली नं:- 6, बरहाड़, धनबाद

आधार नं:- 948166251944

3. Shobha Singh

पति- राज कुमार सिंह

जम प्रकाश नगर  
गली नं:- 6, बरहाड़, धनबाद

आधार नं:- 623113742654

4. पालन देवी 30.3.19

पति- शिव पूजन सिंह

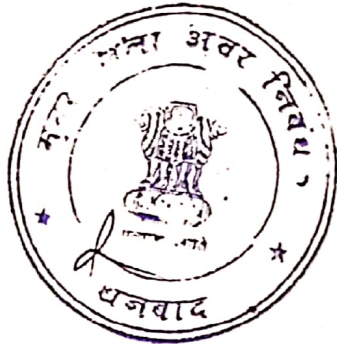
रे हाकीज के पिछे  
बैंक मीड़, धनबाद

Certified that the finger prints of the left hand of the Vendors and the Purchaser, whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature. Nimai Chandra Banerji  
Deed writer -  
L. No. 7-1984  
Dhanbad

Santosh Kumar Singh

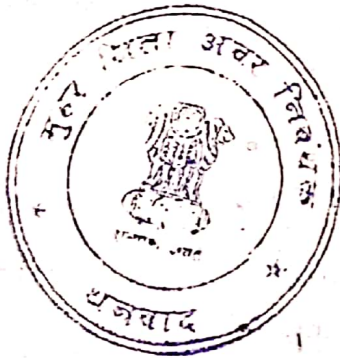
Smitoli Kumar Singh



30-3-19

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Seller:- Sri Dip Narayan Singh s/o Ram Shankar Singh of Phusbunglow, PS: Joyapokhar, Dist Dhanbad

Purchaser:- Mr. Santosh Kumar Singh s/o Sri Bali Ram Singh of Shanti Colony Baradhela, PS: Baradhela, Dist Dhanbad

Schedule:- mouza: Sabalpur No: 11. New Khata No: 22  
Old Khata No: 12. New Plot No: 65,  
Old Plot No: 400 CP Area: 36 Dec.

Boundary:- North : HIRAK ROAD  
South : Plot No 401 & 406 & Village Road  
East : Plot No 416  
West : Plot No 400 CP & Reliance office Building

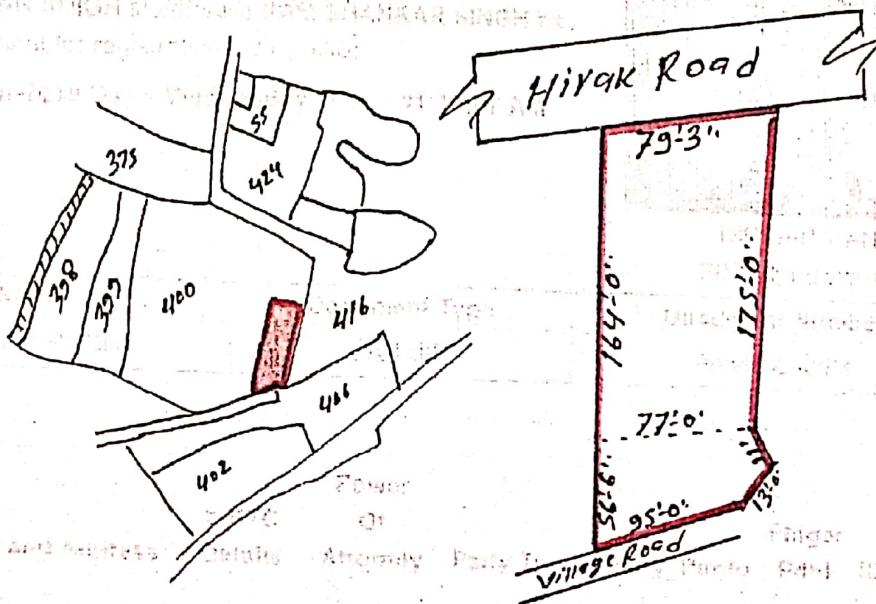
Shown in

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1-1/20/2017



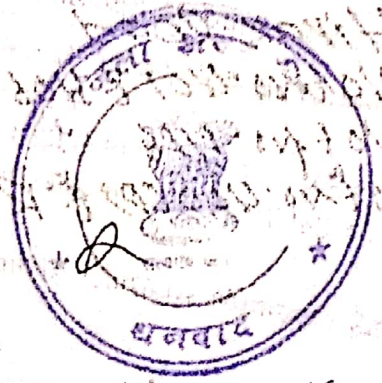
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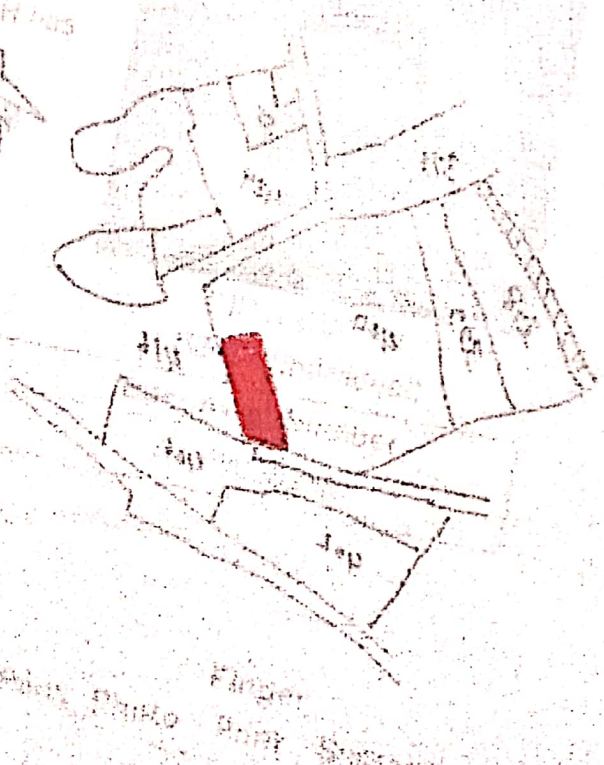
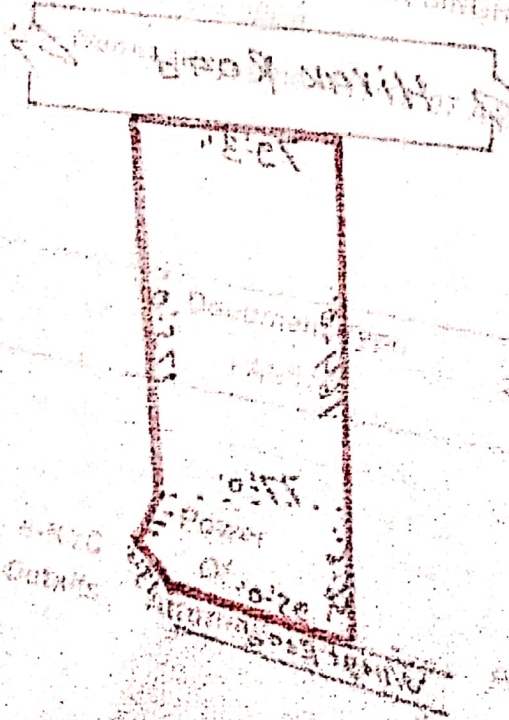
T.67  
2/4

Satish Kumar Singh

1. The area of the plot is 1000 sq. ft. (approx.)  
 2. The plot is situated in the village of ...  
 3. The plot is bounded by ...  
 4. The plot is ...  
 5. The plot is ...  
 6. The plot is ...



2/130/1/1/5  
 2-4-18





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

## Deed Endorsement

Token No :- 2019000009961

Deed Type	Sale Deed
Fee Details	Stamp Duty :- Rs. 460000, A1 :- Rs. 345000, LL :- Rs. 3, PR :- Rs. 1, SP :- Rs. 750,
Property No.	1
Valuation Details	Value :- Rs.11479752/- ,Transaction Amount :- Rs.11500000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Sabalpur Location :- Main Road, Sabalpur Word No 23 Property Boundaries :- East: OLD PLOT NO 416, West: OLD PLOT NO 400(P) AND RELIANCE OFFICE BUILDING, South: OLD PLOT NO 401 AND 406 AND VILLAGE ROAD, North: HIRAK ROAD Volume Number - 2Page Number - 53Khata Number - 22Plot Number - 65Holding Number - 0220002870000M0 Area Of Land :- 36.00 Decimal

Sh./Smt. DIP NARAYAN SINGH sold/o/w/o RAM SHANKAR SINGH has  
presented the document for registration in this office  
today dated :- 03-Apr-2019 Day :- Wednesday Time :- 11:18:07 AM







DIP NARAYAN  
SINGH(Individual)

Party Name	Document Type	Document Number
DIP NARAYAN SINGH	PAN/UID	ANVPS5025M

Sr.NO	Party Name and Address	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature





432019

1	<b>DIP NARAYAN SINGH</b> Address1 - TENDER ,PS- KANKE RANCHI, Address2 - ... Jharkhand PAN No.: ANVPS5025M,Permission Case No.-	Dip Narayan Singh Address:- ... VILL- TENDAR PS- KANKE, Kamre, , Ranchi, 835222, , Jharkhand, India	SELLER Age:46			२५ ११ २०१९
2	<b>SANTOSH KUMAR SINGH</b> Address1 - SHANTI COLONY SARAIHELHA DHANBAD, Address2 - ... Jharkhand PAN No.: AWTPS0448R,Permission Case No.-	Santosh Kumar Singh Address:- , Behind Guru Kripa Show Room, , Shanti Colony, Saraidhela, Nichitpur, , Dhanbad, 828127, , Jharkhand, India	PURCHASER Age:47			Santosh Kumar Singh

Santosh Kumar Singh

Identification:

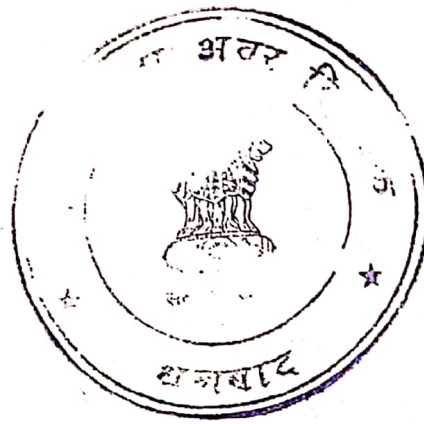
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>REKHA SINHA</b> S/o-D/o LATE MAHENDER PRASAD Address1 - SIMALDIH TELIPARA HIRAPUR DHANBAD, Address2 - ... Jharkhand PAN No.:			Rekha Sinha

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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Savitri Kumar Singh





1	REKHA SINHA Address1 - SIMALDIH TELIPARA HIRAPUR DHANBAD, Address2 - , , , Jharkhand			
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Signature of Operator

*[Signature]*  
 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( DIP NARAYAN SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (REKHA SINHA) Son/Daughter/Wife of (LATE MAHENDER PRASAD) resident of (SIMALDIH TELIPARA HIRAPUR DHANBAD) and by occupation (House Wife).

*[Signature]*  
 Signature of Registering Officer

Date:- 03-Apr-2019

*[Signature]*  
 Seal and Signature of Registering Officer



Sarabjit Kumar Singh

Sudhakar Singh

