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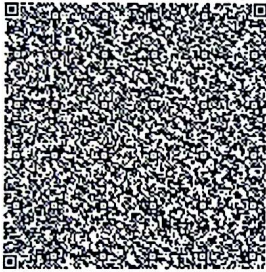


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH039455051468010
 Certificate Issued Date : 19-Nov-2016 11:39:AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL01054430995451450
 Purchased by : TANUJ KUMAR JOSHI
 Description of Document : Article 23 Conveyance
 Property Description : LAND WITH CONSTRUCTION
 Consideration Price (Rs.) : 53,50,000
 (Fifty Three Lakh Fifty Thousand only)
 First Party : YOGESH OJHA AND OTHER
 Second Party : TANUJ KUMAR JOSHI
 Stamp Duty Paid By : TANUJ KUMAR JOSHI
 Stamp Duty Amount(Rs.) : 2,14,010
 (Two Lakh Fourteen Thousand And Ten only)



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

दस्तावेज जांचा गरम A
प्रपत्र 19 जीया #

Yogesh Ojha
Dster. Ojha.
22.11.2016

23/11/16

22.11.16



VO 0004247105

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.
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“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.”



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Sale Tubewell Land.

R. Ramati Dhanbad. Rs. 53,50,000/-

Stamp 2,14,010/-

पिछ वृत्ति गच्छी कागजातों को जंचा।

✍

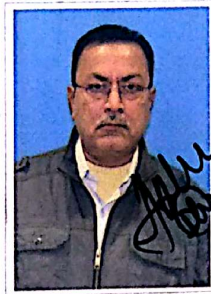
सपत्नीस यणीत जमीन का मूल्य मांग दर्शिका एवं अनुसूचित निर्धारित न्यूनतम मूल्य से कम नहीं है।

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पक्षकारों का पहचान पत्र की मूल प्रति का मिलान किया।

✍

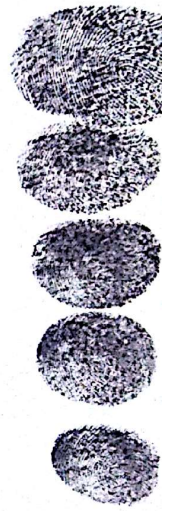
अवकाश अधिकारी...से प्राप्त हुआ
अनुसार जलवादीक में स्थिति थी...
51...के...
...से बाहर है...
22/11/16



Yogesh Ojha

Usha Ojha

22/11/2016



Recd Paid

Rs) 16,05,00.00

@ 16,05.00

16,21,05.00

✍
22/11/16.

THIS DEED OF ABSOLUTE SALE is made on this the 22nd day NOVEMBER Two Thousand Sixteen, by and between 1. SRI YOGESH OJHA Son of Late Har Lal Ojha, 2. SMT. USHA OJHA Wife of Sri Yogesh Ojha, by Faith Hindu, by caste Brahmin, by occupation Business and Housewife, Resident of Opposite Jain Milan, Behind Hindustan Medical Shop, Joraphatak Road, P.S. Dhansar, Dist. Dhanbad, hereinafter jointly called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

22-11-16

10-10-1-00

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 कायदा
 प्रमाणिका
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Handwritten signature and date: 22/11/2016

Handwritten text: Jagan K/ka 22/11/2016





Yogesh Ojha
Usha Ojha
22/11/16

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And in favour of

1. SRI TANUJ KUMAR JOSHI, 2. SRI LAXMI KANT JOSHI Sons of Sri Pawan Kumar Joshi, 3. SMT. MADHU JOSHI Wife of Sri Pawan Kumar Joshi, by Faith Hindu, by caste Brahmin, by occupation Business and Housewife, resident of Kapoor Niwas, Telephone Exchange Road, Bank More, P.S. Bank More, Dist. Dhanbad, hereinafter jointly called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a Registered Deed of sale, being No. 8552 dated 21.11.2013, Registered at Dhanbad Sub-Registry office, and entered in Book No. I, Volume No. 317, pages 59 to 92 for the year 2013, sold by Sri Praveen Sharma, Sri Vipin Sharma, Sri Rajiv Sharma, Sri Sri Chand Sharma (executed through their constituted attorney Sri Chand Sharma), in favour of the vendor hereto Sri Yogesh Ojha and Smt. Usha Ojha, the vendor hereto Sri Yogesh Ojha and Smt. Usha Ojha, purchased their entire right, title, interest and possession to in and over 2548 Sq.ft. or to say 5.86 Decimals of land together with a residential single storied house standing there upon, out of Survey Settlement Plot No.833, 834, 845, 837, 838 and 829, appertaining to Khata No. 161, of Mouza Dhanbad, Mouza No. 51, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto Sri Yogesh Ojha and Smt. Usha Ojha, are in peaceful possession over the property, by exercising diverse acts of ownership and possession, and got their names mutated in the serista of the Land Lord the State of Jharkhand vide Mutation Case No. 299(III)2015-16 and paying rent for the same under Thoka No. 5051; And



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Yogesh Chandra
Usha. Chandra
22/11/16

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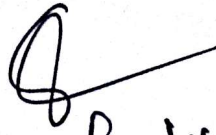
WHEREAS the Vendor hereto to meet their financial requirement and for other reasons, considered it advisable to sell their entire right, title, interest and possession to, in and over the said land measuring an 2548 Sq.ft. or to say 5.86 Decimals of land together with a residential single storied house standing there upon, morefully described in the Schedule hereto for a total Consideration of Rs.53,50,000/- (Rupees Fifty Three Lac Fifty thousand only); And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto agreed to purchase the said land for a consideration of the sum of Rs.53,50,000/- (Rupees Fifty Three Lac Fifty thousand only), which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.53,50,000/- (Rupees Fifty Three Lac Fifty thousand only), paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchasers hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon




22/11/16


Usha. Ojha.
22/11/16

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either by living thereon or letting out the same to any person or persons or otherwise as per their choice.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendor hereby further covenants with the Purchasers that the Vendor, shall pay the annual ground rent Rs.5/- now or in future becoming payable up to date and shall keep the Purchasers fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchasers shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchasers to do and execute all such acts, deeds and things at the cost of the Purchasers as it may reasonably require the Vendor to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchasers name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.




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U/Ska. 1961
U/Ska. 1961
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5. The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.
6. That the below mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Homestead (Tikuri) land situate at Mouza Dhanbad, (Mouza No.51), under P.S. Dhansar, Chowki Sadar Sub-Registry office and District Dhanbad, under Municipal Corporation Ward No. 21 (old) and 31 (New), Holding No. 484.

Mouza Dhanbad, Mouza No.51,

Appertaining to Khata No. 161 (One Sixty One)

Plot Nos. 833,834, 845, 837, 838 & 829, out of which measuring an area 2548 Sq.ft. or to say 5.86 Decimals (Five Point Eight Six Decimals), of land, together with a residential single storied residential house standing there upon of Plinth Area 1700 Sq.ft., is hereby sold by this sale deed, (which is residential land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-



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Uggeshwar
Usha. 2/ha.
22/11/16

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North: House of Sri Bawa Singh.
South: Krishna Singh.
East: Property of Chand Sharma and brothers.
West: 3 feet wide lane and thereafter house of K. C. Chatterjee and Panchu Mazumdar.

Value of Land :- Rs.25,00,000/-

Value of Construction :- Rs.26,00,000/-

Boundary wall and other :- Rs.2,50,000/-

Memo of Consideration

Rs.53,50,000/- (Rupees Fifty Three Lac Fifty thousand only) paid by the purchaser

to the vendor in the manner as follows :-

Cheque No.	Date	Amount	Bank
086669	18.02.16	Rs.2,50,000/-	IDBI
086670	18.02.16	Rs.2,50,000/-	IDBI
176464	15.07.16	Rs.2,00,000/-	SBI
176465	15.07.16	Rs.2,00,000/-	SBI
523176(DD)	21.11.16	Rs.44,50,000/-	SBI

WITNESSES:-

1. *Shri. N. Chatterjee*
S/O NARESH CHAUDHARY.
MADHUBAN LODNA
DHANBAD
2. *K. S. Yaloni*
S/O S. Yaloni
H. No. 104
22/11/16



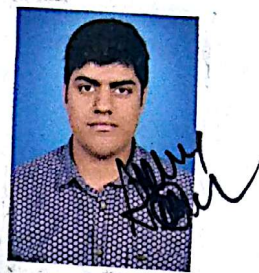
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Yogeshkotha
Usha. o/ka.
22/11/16

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Pamij..

Tamij Kumar Joshi




लक्ष्मीकांत जोशी



मंजू जोशी



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs are affixed in the document have been duly obtained before me, and printed in my office as per draft deed prepared by the parties.

Handwritten signature and text: 
UR no. 38



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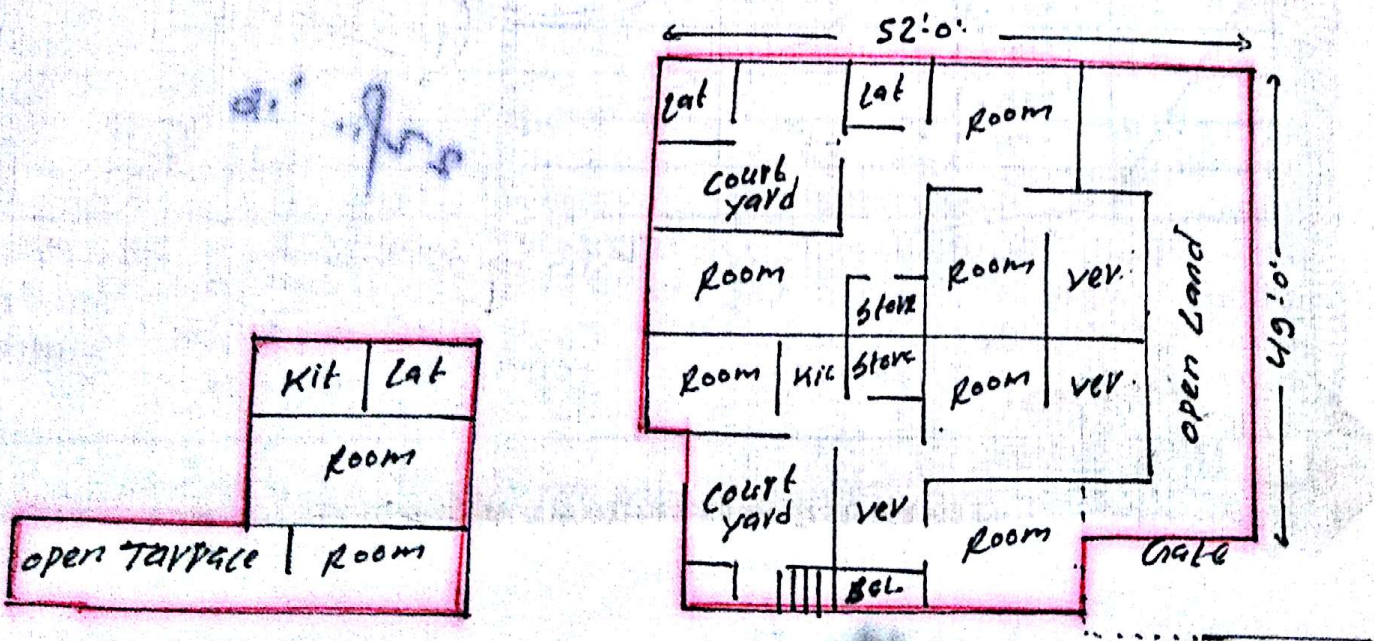


વલસાડ જિલ્લા

bri Yogesh Ojha s/o Late May Lal Ojha
 bmt. Usha Ojha w/o bri Yogesh Ojha of
 opposite Jain Milan, Behind Hindustan
 medical shop, Joraphatak Road, Dist. Dhanbad.

ex- 1) bri Tanuj Kumar Joshi (2) bri Laxmi Kant
 Joshi s/o bri Pawan Kumar Joshi (3) bmt.
 Madhu Joshi w/o bri Pawan Kumar Joshi of
 Kapoor Niwas, Telephone Exchange Road
 Bank more, D.S: Bank more, Dist. Dhanbad

we- Mouza: Dhanbad No: 51. Khata No: 161.
 Plot No: 833, 834, 845, 837, 838 & 829, out of
 which Area: 2548 sqft. or to buy 5.86 Dec.
 Plinth area: 1700 sqft. single storied House

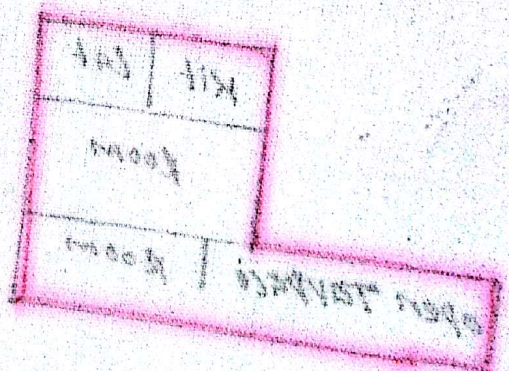
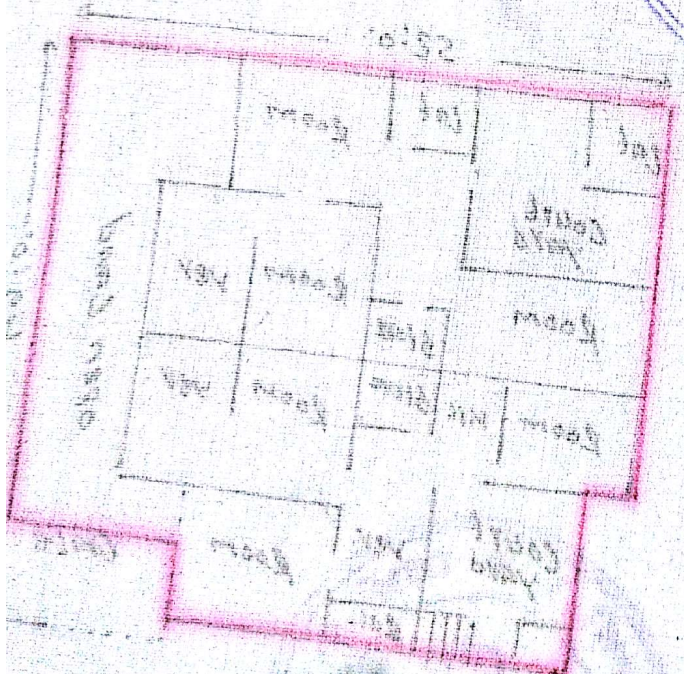


Usha Ojha

Yogesh Ojha
 22/11/2016

Bank No. 101. P.S. Bank No. 101. Disembarked
 Rajpoot Niwas. Telephone Exchange Road
 P. No. 101. P.S. Bank No. 101. Disembarked
 Rajpoot Niwas. Telephone Exchange Road
 P. No. 101. P.S. Bank No. 101. Disembarked
 Rajpoot Niwas. Telephone Exchange Road

Plot No. 833, 834, 835, 836, 837, 838 & 839. Out of
 which Area 2508 sq. ft. single storied House
 P. No. 101. P.S. Bank No. 101. Disembarked



833/101
 834/101

835/101



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 22/11/2016 13:13:51

Sale Deed Presenter **Yogesh Ojha**
Opposite Jain Milan , Behind Hindustan Medical Shop,
Joraphatak Road, Ps. Dhansar , Dist. Dhanbad.
 Address: 5350000
 Plot Value: 5350000
 DOE
 Stamp Value 214010
 Serial /Deed No. /
 Old Serial No. /
 App. ID
 Date of Entry 22/11/2016
 Total Pages 44
 Book I
 CNO/PNO N.A.
 e-Stamp Cert. No. IN-
 JH039455051468010

Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
DHANBAD 51	31	DHANBAD	161	833,834		House Of Bawa Singh	Krishna Singh	Property Of Chand Sharma & Brothers	3 Ft Wide Land & Thereafter House Of K C Chatterjee & Others		U_RES	Decimal	
DHANBAD 51	31	DHANBAD	161	845,837		House Of Bawa Singh	Krishna Singh	Property Of Chand Sharma & Brothers	3 Ft Wide Land & Thereafter House Of K C Chatterjee & Others		U_RES	Decimal	
DHANBAD 51	31	DHANBAD	161	838,829		House Of Bawa Singh	Krishna Singh	Property Of Chand Sharma & Brothers	3 Ft Wide Land & Thereafter House Of K C Chatterjee & Others		U_RES	5.86 Decimal	1943750.28

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_PAKKA	51	31	DHANBAD	Single Storied Residential House	1700	1289 Sq. Ft.	2191300

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Yogesh Ojha	Late Harlal Ojha	Business	पिता	ब्रह्मण	Male	AACPO9650L		9304749732	Opposite Jain Milan , Behind Hindustan Medical Shop, Joraphatak Road, Ps. Dhansar, Dist. Dhanbad.	Do
2	VENDOR	Usha Ojha	Yogesh Ojha	House Wife	पति	ब्रह्मण	Female	AACPO9651M		9304749732	Opposite Jain Milan , Behind Hindustan Medical Shop, Joraphatak Road, Ps. Dhansar, Dist. Dhanbad.	Do
3	VENDEE	Tanuj Kumar Joshi	Pawan Kumar Joshi	Business	पिता	ब्रह्मण	Male	AUUPJ9090K		7209959739	Kapoor Niwas, Telephone Exchange Road, Ps. Bank More, Dist. Dhanbad	Do
4	VENDEE	Laxmi Kant Joshi	Pawan Kumar Joshi	Business	पिता	ब्रह्मण	Male	AWQPJ7510A		7209959739	Kapoor Niwas, Telephone Exchange Road, Ps.	Do

								Bank More, Dist. Dhanbad	
	Pawan Kumar Joshi	House Wife	पति	ब्रह्मण	Female	AGOPJ9278M	7209959739	Kapoor Niwas, Telephone Exchange Road, Ps. Bank More, Dist. Dhanbad	Do
	Sharwan Kumar Choudhary	Naresh Choudhary	Self Employed	पिता	पार्शी	Male	9334708717	Lodna, Madhuban, Dhanbad	Do

Description	Amount	CHC	Net Amount
A1	160,500.00	1,605.00	162,105.00
SP	660.00	0.00	660.00
	161,160.00	1,605.00	162,765.00

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उपर्युक्तियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

श्री गणेशाय नमः

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त
स्वीकार किया
जिसकी
पहचान
निवासी













शिवजी कुमार चौधरी
पिता
शारदा नरेश चण्डाकर चौधरी
Sharwan Sr Choudhary

नरेश चौधरी
पेशा
ने की।
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.14 Token Date: 22/11/2016 13:13:51
Serial/Deed No./Year :7375/6588/2016
Deed Type: Sale Deed

	Party Details	Photo	Thumb
1	Yogesh Ojha Father/Husband Name:Late Harlal Ojha (VENDOR) Opposite Jain Milan , Behind Hindustan Medical Shop, Joraphatak Road, Ps. Dhansar, Dist. Dhanbad.		
2	Usha Ojha Father/Husband Name:Yogesh Ojha (VENDOR) Opposite Jain Milan , Behind Hindustan Medical Shop, Joraphatak Road, Ps. Dhansar, Dist. Dhanbad.		
3	Tanuj Kumar Joshi Father/Husband Name:Pawan Kumar Joshi (VENDEE) Kapoor Niwas, Telephone Exchange Road, Ps. Bank More, Dist. Dhanbad		
4	Laxmi Kant Joshi Father/Husband Name:Pawan Kumar Joshi (VENDEE) Kapoor Niwas, Telephone Exchange Road, Ps. Bank More, Dist. Dhanbad		
5	Madhu Joshi Father/Husband Name:Pawan Kumar Joshi (VENDEE) Kapoor Niwas, Telephone Exchange Road, Ps. Bank More, Dist. Dhanbad		
6	Sharwan Kumar Choudhary Father/Husband Name:Naresh Choudhary (Identifier) Lodna, Madhuban, Dhanbad		

Book No. I
Volume 470
Page 57 To 100
Deed No 7375/6588
Year 2016
Date 22/11/2016 15:27:52

Registering Officer

Signature of Operator

