

10912 क. Ravioti Sale Dhanbad Value 512000/- 8/- 20500/-

9293



12886

39
13/12/13

111

05AA 242541

Handwritten notes in Hindi, including numbers 46 and 23, and a date 13-12-13.

तमसील वर्गीत जमीन का मूल्य मांग दरिका तब के अनुसार निर्धारित स्थिति में मूल्य से कम नहीं है

अचल अधिकारी... से प्राप्त सूची... अनुसार दस्तावेज में वर्णित... 53... खाला न... आपस खाते से बाहर है/सूची बद्ध नहीं है



Vertical handwritten text: Vikram Anand, 13/12/13, and five circular ink smudges.

ABSOLUTE SALE DEED

Fee Paid
Att 15360=00
Subi 2=50
Pfee 0=94
15363=44

THIS DEED OF ABSOLUTE SALE made this the 13th day of December Two Thousand Thirteen between SHREE SHREE LAKSHMI NARAIN DEO TRUST, having its office at Dhanbad P.S. Dhanbad District Dhanbad represented by one of its Trustee SRI VIKRAM WORAH son of Late Harsukh Worah by faith Hindu, by caste Brahmin, by occupation Business, resident of Sneh Milan, Telephone Exchange Road, Bank More P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called the V E N D O R which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen] [Pan No. AAATS 7072G]

Handwritten signature and date 13/12

Handwritten signature in Hindi: अंशु कुमार



Wikram Anshu
13/12/13

- 2 -

AND : IN FAVOUR OF

SMT. ANSHU KUMARI wife of Sri Mahesh Kumar by faith Hindu, by caste .Burnwal , by occupation House-wife, resident of Purani Bazar, Nawada District Nawada (Bihar) at present residing at Gujrati Mohalla, Bank More, P.S. Bank More, Sub-Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called the PURCHASER(S) 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. [Indian Citizen]

अंशु कुमारी



WIKRAM ANAND
13/12-113

- 3 -

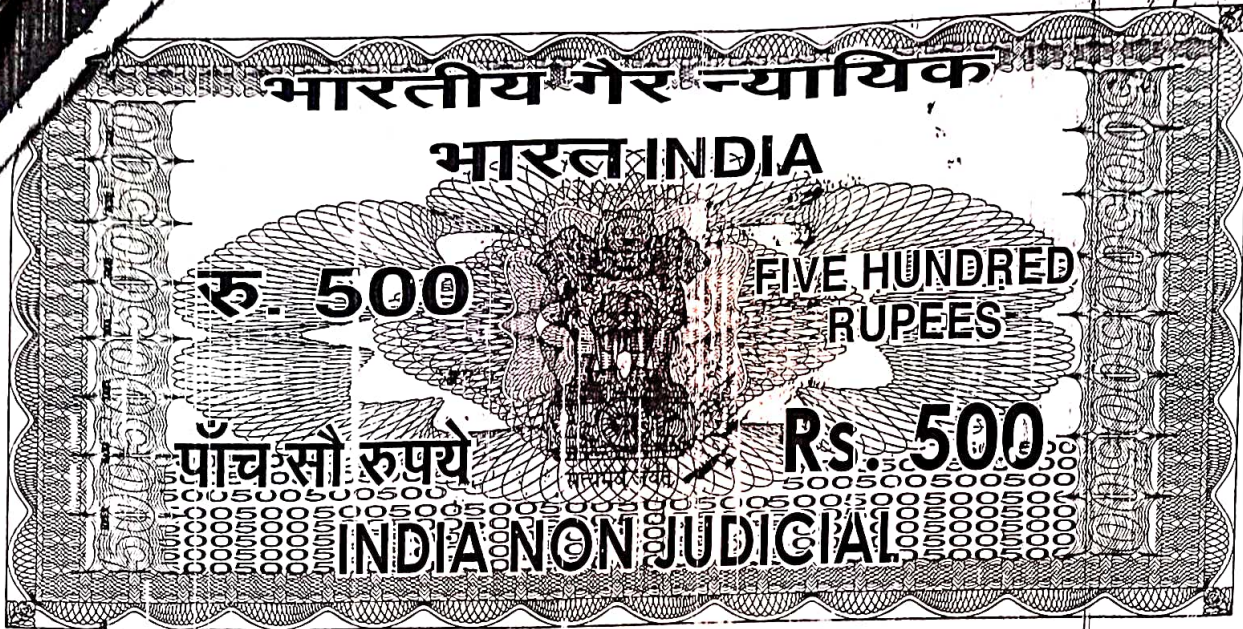
WHEREAS the vendor purchased the lands morefully described in the schedule below along with other lands from Sri Ram Brij Vishwakarma son of Ram Gulam Bishwakarma of Dhansar, Dhanbad by virtue of registered Sale Deed No.2519 dated 25/02/1965 registered at Dhanbad Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the landlord Sheresta the State of Bihar at present the State of Jharkhand in Thoka No.2543 and has been paying the rents thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the lands 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.

Page 3 of 7

ॐ श्री गणेशाय नमः



झारखण्ड JHARKHAND

A 941036

WIKRAM DASH
13/12/13

- 4 -

AND WHEREAS in order to run the said Trust successfully and for the benefit of the Trust (aforesaid vendor) have decided to sale the said lands & a resolution was passed by board of trustees of the trust on 20th November 2013 at the office of the trust to dispose/sale the schedule mentioned lands and the purchaser(s) has agreed to purchase the said lands and on the negotiation made between the parties the purchaser(s) has/have agreed to purchase the same for a valuable consideration of sum of Rs.2,74,000/- only which the vendor has accepted for the sale of the said lands.

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.5,12,000/- only.

Page 4 of 7

Page 6 of 7

उमेश उमाजी

Vikram Dhar
13/12/13

- 6 -

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

SCHEDULE

All the piece and parcel of rayati right of land in Mouza:- MATKURIA Mouza No.53 P.S. Bank More, Sub Division and District Sub Registry Office and District Dhanbad Khata No.18 (Eighteen) Plot No.754 Area 2 Kathas 22 sft. i.e. 3.35 Decimals (Three Point Three Five Decimals) of lands sold herewith. [As per plan attached herewith and shown in colour Red]

Butted and bounded by:-

North : - 12 feet wide Proposed Road.
South :- Part of Plot No.752.
East : - N.K. Gupta.
West :- Part of Plot No.754.

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

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

Vikram Dhar

(Signature of the vendor) 13/12/13

Memo of Consideration:-

Rs.2,56,000/- paid vide D.D. No.423607 dated 25/10/2013 in the Kotak Mahindra Bank, Dhanbad Branch & Rs.18,000/- paid in cash. Total Rs.2,74,000/- only paid by the purchaser to the vendor.

Vikram Dhar

(Signature of the vendor) 13/12/13

WITNESSES

1. Ranjit Kumar
S/O Sri Sukan Singh
Hirapur
13/12/13

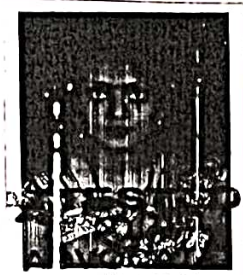
2. Dilip Kumar
S/O Late Jambhavan Singh
Meharaj
13/12/13

3123 3111

Vikram Anand
13/12/13

- 7 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



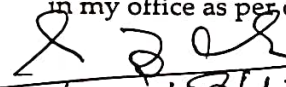
130271003

अं. उमरी

(SIGNATURE) 13/12/13



Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-


Advocate, Dhanbad.
13/12/13
NO. 1627/13

अं. उमरी

Mikram Anshu
13/12/13

- 5 -

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.2,74,000/- only paid by the purchaser(s) to the vendor the receipt where of the vendor doth hereby admit and acknowledge in full and final settlement as per agreement.

The vendor doth hereby grant, convey, transfer, assign, 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(s) 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(s) 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 & 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 him and the vendor shall and will from time to time upon the request and at the cost of the purchaser(s) 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(s) 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(s) suffer any loss of whatsoever nature the vendor along with all its successors shall at all times be liable to compensate the purchaser(s) and indemnify her in every respect thereof. That the purchaser shall leave one feet six inches of land out of her own purchased land towards the proposec road side and shall construct drain to pass the waste-water out of her own pockets in the said lands.

That the purchaser(s) shall here after pay an annual rent of Rs.0.75 paises to the present landlord the state of Jharkhand and shall get her name(s) mutated with the landlord Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser(s) in the landlord Sheresta the State of Jharkhand.

3123 3117

Seller:- "SHREE SHREE LAKSHMI NARAINDEO TRUST" its Trustee Sri Vikramwarah
S/O Late Harsukh Warah of Snehmitra
Telephone Exchange Road Bork More, Dhule

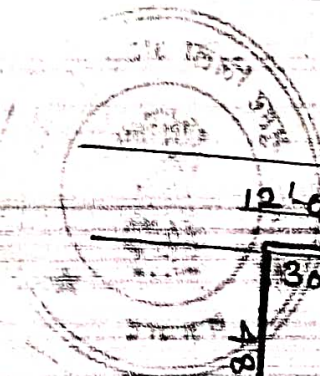
Purchaser:- Smt. Anshu Kumari W/O Sri Mahesh
Kumar of Purani Bazar Nawade

Schedule:- mouza-Mat Kuria No. 53.
Khata No. 18 Plot No. 754 (part)
Area:- 2 Katha 22 sq. ft only.
or. 3.35 Decimals only.

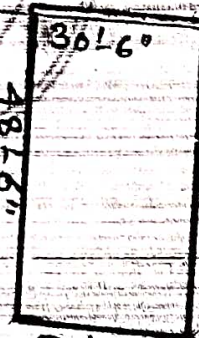
"Shown in Red"



Boundary
N- 12'0" wide Rd.
S- part plot 752
E- N.K. Gupta.
W- part plot 754.



12'0" wide Rd.



Vikramwarah
13/12/13

30'6"

NOT TO SCALE

अंशु कुमारी



निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा एपन (नियम 114)

Token Date/Time: 13/12/2013 14:04:04

No 39

Document Type	Sale Deed	Presenter	Vikram Worah	Date of Entry	13/12/2013
Presenter Name & Address	T.E.Road, Ps.- Bank More, Dhanbad	DOE		Total Pages	26
Stampable Doc. Value	512000	Stamp Value	20500	Book	1
Document Value	512000	Serial No.	0	CNO/PNO	
Special Type		Old Serial No.	/		
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	53	17	MATKURIA	18	754			U RES	3.35 Decimal	509009.05

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Vikram Worah For Shree Shree Lakshmi Narain Deo Trust	Late Harsukh Worah	Business	General	Aaats7072g		T.E.Road, Ps.- Bank More, Dhanbad
2	VENDEE	Anshu Kumari	Mahesh Kumar	House Wife	General	Cwmpk0346m		Purani Bazar, Nawada (Bihar), At Present Gujrati Mohalla, Ps.- Bank More, Dhanbad
3	Identifier	Santosh Kumar	Sukar Gope	Business	General			Hirapur, Dhanbad
4	Witness1	Santosh Kumar	Sukar Gope	Business	General			Hirapur, Dhanbad
5	Witness2	Dilip Kumar	Ram Chandra Paswan	Business	General			Matkuria, Bank More, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	15,360.00
4	SP	390.00
Total		15,753.44

Vikram Worah

परयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़्ट चार्ज के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

परयुक्त विक्रम वराह ने इस दस्तावेज के निष्पादन को मेरे समक्ष

रीकार किया

सकी

चान

वासी

अंशु कुमारी

पिता

सुकर गोप

पेशा

हिरापुर, धनबाद

अ.अ.अ.

13/12/13

निबंधन पदाधिकारी का हस्ताक्षर

अंशु कुमारी



निबंधन विभाग, झारखंड
धनबाद

Token No.39 Token Date: 13/12/2013 14:04:04
Serial/Deed No./Year :10912/9293/2013
Deed Type: Sale-Deed

SN	Party Details	Photo	Thumb
1	Vikram Worah For Shree Shree Lakshmi Narain Deo Trust Father/Husband Name:Late Harsukh Worah (VENDOR) T.E.Road, Ps.- Bank More, Dhanbad		
2	Anshu Kumari Father/Husband Name:Mahesh Kumar (VENDEE) Purani Bazar, Nawada (Bihar), At Present Gujrati Mohalla, Ps.- Bark More, Dhanbad		
3	Santosh Kumar Father/Husband Name:Sukar Gope (Identifier) Hirapur, Dhanbad		
4	Santosh Kumar Father/Husband Name:Sukar Gope (Witness1) Hirapur, Dhanbad		
5	Dilip Kumar Father/Husband Name:Ram Chandra Paswan (Witness2) Matkuria, Bank More, Dhanbad		

Book No. I
Volume 351
Page 133 To 158
Deed No 10912/9293
Year 2013
Date 13/12/2013 17:16:38

Registering Officer

Signature of Operator

अंशु कुमारी

HOLDING TAX RECEIPT

Receipt No. 21421308102021032304

Date 08-10-2021

Department / Section : Revenue Section

Ward No : 32

Account Description : Holding Tax & Others

Holding No. : 0320003481000M0

Owner Name ANSHU KUMARI C/O MAHESH KUMAR

Address : MATKURIA DHANBAD,

DHANBAD, DHANBAD Pin - 826001

MOB No : 9931696344

A Sum of Rs. 686.00

(In words) Six Hundred and Elgthy-Six Only

Towards Holding Tax & Others vide Cash

Dated 08-10-2021

Drawn on NA

Place Of The Bank

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear	1 / 2019-2020 4 / 2020-2021	408.00
Holding Tax Current	1 / 2021-2022 4 / 2021-2022	204.00
	Total	612.00
	Additional Tax	0.00
	Penalty / Interest Amount	74.00
	Rebate on current Demand	0.00
	Adjust amount	0.00
	Amount Received	686.00
	Advance Amount	0.00



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in

or Call us at

In Collaboration With

Dhanbad Municipal Corporation

(Handwritten Signature)

Print



आवेदन की तिथि- 16/12/14
 अधिसूचना तिथि- 13/12/14
 निर्गत तिथि- 18/12/14

अचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या..... 1186 (I) / 2014-15

(1) आदेश फलक

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्ति
25/11/14	<p>आवेदक/आवेदिका श्री/श्रीमती. <u>अंशु कुमारी</u>..... पिता/पति. <u>श्री. महेन्द्र कुमार</u>..... साकिय. <u>शुभरानी मोहन</u>..... पाना. <u>खेड़मोड</u>..... जिला- धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक/आवेदिका ने मौजा. <u>मरकुरिया</u>..... मौजा नं०. <u>53</u>..... खाता नं०. <u>18</u>..... प्लॉट नं०. <u>354</u>..... रकबा. <u>3.25 बीघा 2 कछा 2</u>..... दलील सं०. <u>1223</u>..... दिनांक. <u>13/12/13</u>..... के द्वारा श्री/श्रीमती. <u>अंशु कुमारी</u>..... द्वारा <u>25/11/14</u>..... से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी को जाँच हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक. <u>01/12/14</u>..... को उपस्थापित करें।</p> <p>अचल अधिकारी धनबाद।</p> <p>अभिलेख उपस्थापित किया गया। आम इस्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनुसार -</p>	<p>जाँच हेतु आवेदन पत्र पाया <u>अंशु कुमारी</u></p>
21/12/14	<p>1. भूमि रैयती खाते की है।</p> <p>2. जमाबंदी सं०. <u>1543</u>..... में विक्रेता के विक्रेता के <u>अंशु कुमारी</u>..... नाम में <u>25/11/14</u>..... के नाम लगान से रशीद कट रहा है।</p> <p>3. आनेटक निबंधित दलील द्वारा भूमि प्राप्ति कर प्रश्नगत जमीन पर दखल कब्जा में है।</p> <p>4. निबंधन- धनबाद- कलकत्ता- निबंधन- कार्यालय- से किया गया है, तथा अन्तर-मुद्रांक की रशिद को कोषागार में जमा कर दलील को वैध कर लिया गया है।</p> <p>5. प्रश्नगत भूमि गैर आबाद खाता, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण C.N.T Act की धारा 46 (1) से मुक्त है।</p> <p>अतः हल्का कर्मचारी/अचल निरीक्षक के जाँच प्रतिवेदन एवं अनुशांसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को <u>स्वीकृत</u>..... किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें। हल्का कर्मचारी एवं अचल निरीक्षक का प्रतिवेदन इस आदेश का हिस्सा होगा।</p> <p>लेखापित एवं संशोधित <u>अंशु कुमारी</u></p> <p>अचल अधिकारी धनबाद।</p>	<p>शुद्धि पत्र प्राप्त किया <u>अंशु कुमारी</u></p>

द्वारा फोटोकॉपी किया गया।
 तैलिपिक टंकक

अचल अधिकारी धनबाद
 18/12/14
 प्रधान सहायक
 धनबाद



आवेदन की तिथि- 16/12/11
 अधिसूचना तिथि- 18/12/11
 निर्गत तिथि- 19/12/11

र में निहित इस्टेटों के अभिधारियों (रियाता) का नामान्तरण (दखिल-खारिज) दिखानेवाला शुद्ध-पत्र

क्र. संख्या	पंजी संख्या 27 में नामान्तर के संख्या	गो. व	थाना और थाना संख्या	नामान्तरण और सम्बद्ध अभ्युक्ति की संख्या	गणान्तरण प्रारंभ और अंतिम की तारीख	नामान्तरण किस कारण से होना है (विक्री, दान विनियम, उत्तराधिकार या बदलाव हुआ है ?)	नामान्तरण से प्रभावित विनियम का पूरा ब्यापार	कर्मचारी द्वारा हल्का पंजीकृत तारीख को शुद्ध की गई ?	अभ्युक्ति
1	2	3	4	5	6	7	8	9	10
	1186 J/2014-15	महकुरिया	चानवाट 53	खता - 18 संख्या - 54 2551. आ 2 फसल 22/10/11 को 50 सं. शेष	खता - 18 संख्या - 54 2551. आ 2 फसल 22/10/11 को 50 सं. शेष	प्रतिल संख्या - 9293 दिनांक - 13/10/13	गणोदारी संख्या - 1543 पुरना खेत - श्री प्रसन्नी नारायण देव प्रहर चानवाट नया खेत - श्रीमती अशु कुमारी पत्नी - श्री महेश कुमार पुत्र - श्री सुप्रसन्नी मोहनलाल धर्मपुरा, चानवाट ।		अभ्युक्ति शुद्ध

जापान संख्या: 1186 J/2014-15
 सा. सं. ता. 18/12/2011
 कर्मचारी हल्का सं. I को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।
 सा. सं. ता. 18/12/2011
 सा. सं. ता. 18/12/2011

द्वारा फोटोकॉपी किया गया।
 लेपिक / टंकक

18/12/11
 शान सहायक
 प्रमुख कार्यालय
 चानवाट