

10912

व. रायति Sale Dhanbad Value 512000/- 8+20500/-

9293

12886

39
13/12/13

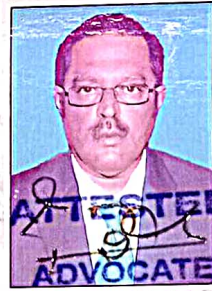


05AA 242541

भारत का... 46...
जा... 23...
13/12/13

तपसील वर्गीत जमीनी का मूल्य मांग दरिका रज के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है

अचल अधिकारी... से प्राप्त सूचना अनुसार दस्तावेज में वर्णित मीमा... 53... को धारा नं... बापदर खाते से बाहर है/सूची बद्ध नहीं है
13/12



ABSOLUTE SALE DEED

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

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]

13/12

संख्या १०५८/२०११-१२

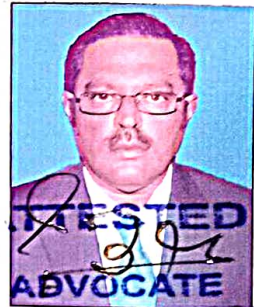
अनुदान प्रमाणिकाची
प्रतिलिपि

Agno no. 9058/2011-12
saved to Anshu Kumari
of Gujarati Mohalla Bank, More
Through
Non Judicial Stamp
of Rs. 15,000/- (10,000+5,000)

24/1/12
Accountant Stamp Clerk
District Treasury, Channar

13/12/13 10/11/13

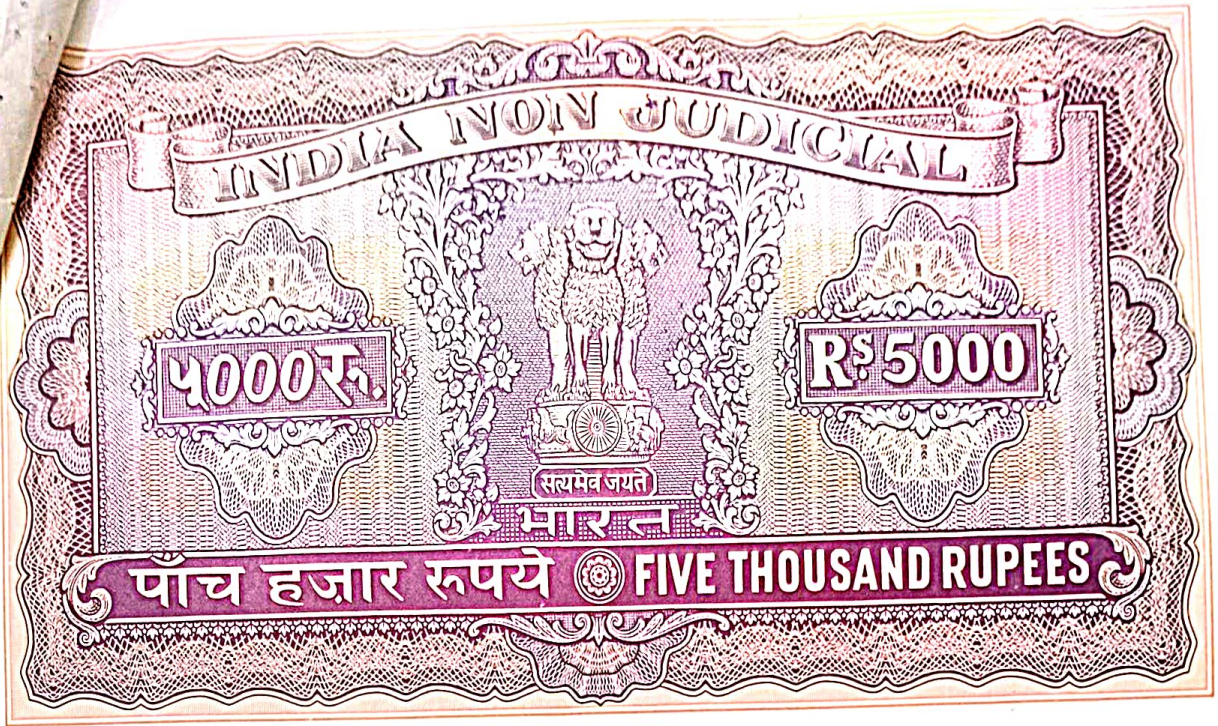
विक्रम वौराड
A.S. रोड 28 हरशुभ वौराड
वाहमना विक्रम वौराड
जयवाम



REG. NO. 7527/1993

Vikram Vora
13/12/13



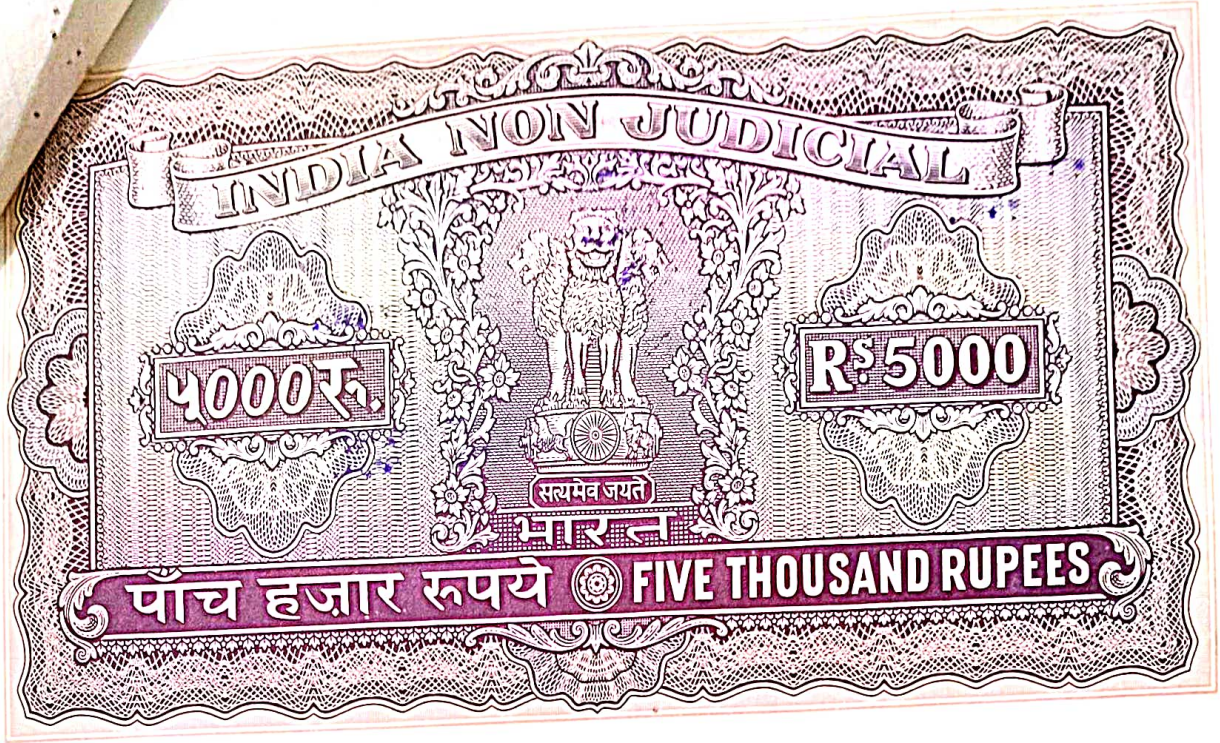


Vikram Anshu
 13/12/13

- 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]



Mikram Dash
13/12-13

- 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. —————



झारखण्ड JHARKHAND

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WIKRAM ANAND
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.

Vikram Doshi
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 Doshi
(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 Doshi
(Signature of the vendor) 13/12/13

WITNESSES

1. Bhagatash Kumar
S/O Sri Sukan Grope
Jtirapur
13/12/13
2. Dilip Kumar
S/O Late Purnanand Kumar
Mestkaria
13/12/13

Vikram Anand
13/12/13

- 7 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

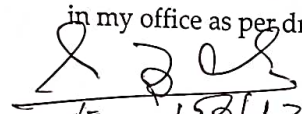


श्री. श्री.

(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 :-


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

WIKRAM ANAND
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 proposed 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.



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

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

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	I
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

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़ॉर्म फार्म के अनुरूप डाटा इंट्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त *विक्रम वराह* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी *संतोष कुमार* पिता *सुकर गोप*

पहचान *संतोष कुमार* पेशा *अनुसूचित जाति* ने की

निवासी *हिरपुर, धनबाद* निबंधन पदाधिकारी का हस्ताक्षर

Worah
निबंधन पदाधिकारी का हस्ताक्षर



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.- Bank 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

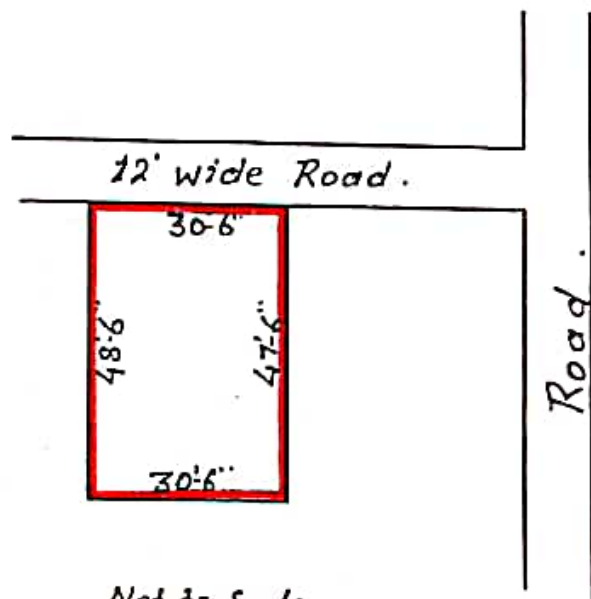
Seller :- Shree Shree Lakshmi Narain Deo Trust its Trustee Sri Vikram Worah s/o Late Harsukh Worah R/O Sneh Milan Telephone Exchange Road Bank More Dhanbad.

Purchaser :- Smt. Anshu Kumari w/o Sri Mahesh Kumar R/O Purani Bazar Nawada.

Schedule :- Mouza Matkuria No 53, Khata No 18 Plot NO 754 Area 2-Kathas, 22-Sq.ft. or to say 3.35-Decimals.

Boundary :- North :- 12' wide Road.
South :- Part Plot 752.
East :- N. K. Gupta.
West :- Part Plot 754.

Shown in Red colour.



Not to Scale.

Inspected by
A