



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8a248ae2adaaab1f213c

Receipt Date : 13-Feb-2021 10:32:07 am

Receipt Amount : 60010/-

Amount In Words : Sixty Thousands Ten Rupees Only

Token Number : 20210000019186

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : VISHWAJEET KUMAR (Vendee)

GRN Number : 2104401020



:- For Office Use :-

रखने नियम 21 के अधीन और छोटपत्तन,

व्यक्तिगत प्रारंभ के लिए 46 के अधीन

का सादर है और डॉक्युमेंट स्टाम्प एक्ट- 1899

की अनुसूची 1 या 1 के 53 के अधीन

प्रदाता स्वयं जमा करता है। अथवा टिकट

तथ्यी 22 विमक्त है या स्टाम्प शुल्क अपयुक्त

है।

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निर्देशन प्रदाता

13/2/21

Ramesh Kumar

13.02.2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

et 60000.
Rajput side v. 1500000. Dhanbad

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FEE RS 46024 FIDE
GRN. 2104401147

13.02.21

अचल वस्तु जमीन का मूल्य वाणिज्यिक अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है।

अचल अधिकारी प्यारक्ष से प्राप्त सूची अनुसार दस्तावेज में वर्णित मौजा काला कुशी नम्बर 12 का नया खाला नं० ए. शां प्रदीप विधिगत खत से बाहर है। सूची संख्या नं० 13.02.21

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45000



Rakesh Kumar
13/02/21



13.02.21 THIS DEED OF ABSOLUTE SALE is made on this the 13th day February Two Thousand Twenty One, By and between **SRI RAKESH KUMAR Son of Srikant Prasad**, by Faith Hindu, by caste Bania, by occupation Business, Resident of Sushila Apartment, Middle School Road, Bartand, P.S. and Dist. Dhanbad, 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, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND IN FAVOUR OF

SRI VISHWAJEET KUMAR Son of Arvind Kumar Singh, by Faith Hindu, by caste Rajput, by occupation Business, resident of Sushila Apartment, Pandit Clinic Road, Bartand, P.S. and Dist. 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 his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.



Rakesh Kumar
13/02/2024

13/02/2024 को 1071/अवधन म जिला अवर निवासी
 कार्यालय बनगरी म लेखकीय पत्रकार या अवर निवासी
 द्वारा पमाणिकृत प्रस्तावनामा संख्या 200 म अधीन
 संरक्षकारियों या दावदारों म ऊपर
 विनाशित का नाम राविश कुमार
 नाम श्री राविश कुमार जिला
 पता 2215 पश्चात कानपुर जिला पश्चात
 जगदीश
 अधीन पदाधिकारी का हस्ताक्षर
 (13/02/24)

उपरोक्त का



Rakesh Kumar

13/10/21

= 2 =

WHEREAS, by virtue of a registered deed of sale No. 76 dated 16.10.2017, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 5, pages 561 to 594 for the year 2017, sold by Sri Ashok Kumar Son of Sri Ramjee Prasad (executed through his attorney Sri Manoj Kumar Gupta Son of Baij Nath Prasad Gupta) in favour of the vendor hereto Sri Rakesh Kumar, the vendor hereto Sri Rakesh Kumar purchased his entire right, title, interest and possession to in and over 3.10 Kathas or to say 5.11 Decimals of land, out of Survey settlement old Plot Nos. 274 and 275, appertaining to old Khata No. 01, of Mouza Kolakushma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto Sri Rakesh Kumar has been in peaceful and uninterrupted possession over the said land got his name mutated vide order passed in Mutation Case No. 2646(II)2016-17 and paying ground rent to the State regularly under Thoka No. 6503 (and also entered in volume No. 3, page No. 586 of register II of Dhanbad Circle office); And

WHEREAS the Vendor hereto to meet his financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over the said land measuring an area 3.10 Kathas or to say 05 Decimals of land, morefully described in the Schedule hereto for a total Consideration of Rs.15,00,000/- (Rupees Fifteen Lac) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.15,00,000/- (Rupees Fifteen Lac) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

Ramesh Chandra

13/02/21

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1. That in consideration of the total sum of Rs.15,00,000/- (Rupees Fifteen Lac) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (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 his 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 purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his 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 Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.5/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and

Received
13/02/24

13/02/24

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against any attachment or legal proceeding in respect thereof and that the Purchaser 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 Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors 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 Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above 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, and the vendor hereto does not come under the reserve classes of C.N.T Act.

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

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Kolakushma, (Mouza No.12), under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad,

Received for consideration

13/02/21

= 5 =

Mouza Kolakushma, Mouza No.12,

Old Khata No. 01 (New Khata No. 625)

Plot No. 274 (New Plot Nos. 686), out of which measuring an area 2 Decimals

Plot No. 275 (New Plot Nos. 689), out of which measuring an area 3 Decimals

Total area measuring 3.10 Kathas (Three Point One Zero Kathas) or to say 5 Decimals (Five Decimals) of land 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:-

- North: Part of Plot No. 275.
- South: Part of Plot Nos. 274 & 275.
- East: Part of Plot No. 275.
- West: 15 feet wide Road.

Memo of Consideration

Rs.15,00,000/- (Rupees Fifteen Lac) only paid by the purchaser to the vendor by different instruments of different dates.

←

Rawani
13/02/2024

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WITNESSES:-

1. DHIREN RAWANI
Dhiren Rawani
NEPAL RAWANI
BHULI BASTI (MANJHOLA)
P.O- BHULI A-BLOCK
P.S- BANK MORE . DHANBAD
PIN- 828104
2. *[Handwritten Signature]*
shop. *[Handwritten]*
H. *[Handwritten]* Dhanb. *[Handwritten]*

Signature, photo & fingerprint of
The purchaser :-



Witnessed Rawani. 13/02/2024



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

Jashin Choudhary
13/02/2024

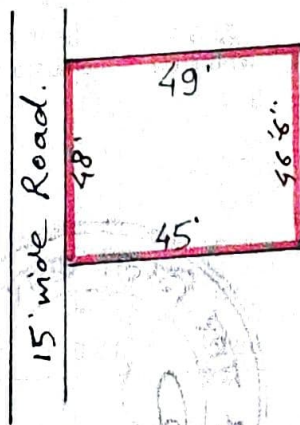
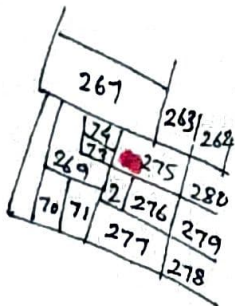
eller: - Sri Rakesh Kumar s/o Srikant Prasad R/O Sushila Apartment
Middle School Road, Bartand P.S & Dist. Dhanbad.

Purchaser: - Sri Vishwajeet Kumar s/o Arvind Kumar Singh R/O
Sushila Apartment, Pandit Clinic Road Bartand. P.S & Dist.
Dhanbad.

Schedule: - Mouza. Kolakusma NO. 12. P.S. Saraidhela.

New Khata	Old Khata	New Plot	Old Plot	Area
625	01	686	274	2-Deci
625	01	689	275	3.00-Deci
				Total Area 5.00-Decimals.

Shown in red colour.



TRUE COPY

Rakesh Kumar

13.02.2021