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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3028678257d249643b79

Receipt Date : 19-Jul-2022 01:36:53 pm

Receipt Amount : 53130/-

Amount In Words : Fifty Three Thousands One Hundred And Thirty Rupees Only

Token Number : 20220000086733

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : Binita Kumari (Vendee)

GRN Number : 2212241349



For Office Use :-

नकदानीय रूप से 46 के अधीन
 का प्रारंभ के और दण्डन स्टाप एक 1899
 की अनुसूची 1 या 1 के अधीन
 यथावत स्टाप लगाया गया है। अथवा
 कर्तव्य से विमुक्त है या स्टाप - शुल्क अर्पित
 नहीं है।

निर्वाह पदाधिकारी

R.07/22

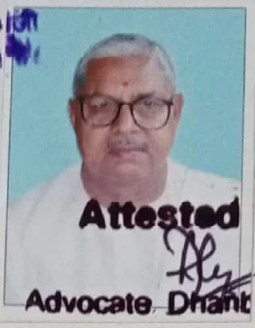
Binita Kumari
 Kambalchka 908
 19/07/2022

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।

at 53130
Registered sale, V, 12280000

तफशील बर्णित जमीन का मूल्य मापनिका पंजी के अनुसार

1907
FEE PAID IN RS 43047
GRAN 221224118
DATE 19.07.22



Attested
Advocate Dhant ac

Bhuvaneshwar Yadav
Kamlesh K. Gope
18/07/2022



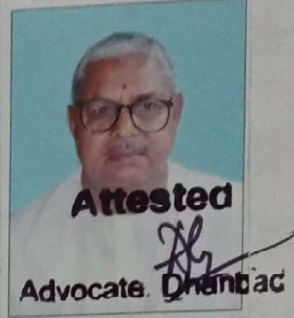
ABSOLUTE SALE DEED

Fee Paid
Rs. 39840
E 2000
20 5-
Rpe 2-
41847
19.07.22

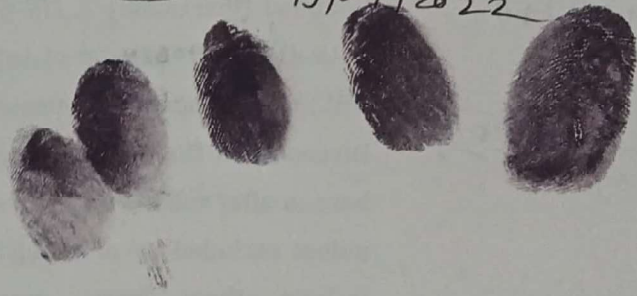
THIS DEED OF ABSOLUTE SALE made this the 18th day of July Two Thousand Twenty Two, by and between, 1. SAHAYOGI PROPERTIES PRIVATE LIMITED., [PAN-AAICS 7712G], a private limited company having its office at J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad District Dhanbad (Jharkhand) represented by it's director SRI BHUWNEISHWAR YADAV [Aadhaar No.XXXX XXXX 2333] son of Late Ram Swarup Yadav by faith Hindu, (Category-OBC), by occupation business, resident of Babu Nagar, Saraidhela, P.S. Saraidhela Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) 2. SRI GOPAL MODAK [Aadhaar No.XXXX XXXX 4552] PAN-AUEPM9068N son of Late Divakar Modak by faith Hindu, (Category-OBC), by occupation business, resident of Sabalpur, P.S. Saraidhela Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) here-in-after called and referred to as the VENDORS which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns of the ONE PART. [Above vendor No.2 is represented by his constituted Attorney SRI KAMLESH KUMAR GOPE [Aadhaar No.XXXX XXXX 8567] son of Tara Chand Gope by faith Hindu (Category- OBC), by occupation Business, resident of Sabalpur, P.S. Govindpur, Sub-Division and District Sub Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-661 dated 27/09/2016 registered at Dhanbad District Sub Registry Office]. Aforesaid vendor No.2 is alive and general power of attorney is not revoked till today.

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19/7/2022 का 10/11/2022
जिला अवर निकास
कार्यालय धनबाद में नरस्यकारि का अवर निकास
द्वारा प्रमाणित मुखारनामा संख्या 200-15 अर्थात्
नरस्यकारियों का दावदारों में से एक श्री
पिता/पति का नाम सुवर्णिवा मादेव
पति वि. रणकेश मादेव
पत्नी श्रीमती अश्विनी देवी के लिए प्रमाणित
प्राधिकृत का हस्ताक्षर 19/7/2022



Bhuvanagar
19/07/2022





Bhramshunaryada
Kamlesh Kr Jais
18/07/2022



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AND: IN FAVOUR OF

SMT. BINITA KUMARI [Aadhaar No.XXXX XXXX 9801] [PAN-LTUPK 6308M] wife of Amit Kumar Gupta by faith Hindu (Category-OBC), by occupation house-wife, resident of Nilanchal Colony, Near Big Bazar, Saraidhela, P.S. Saraidhela, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **PURCHASER** 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]

WHEREAS, Sahayogi Properties Pvt. Ltd., the vendor No.1, purchased 10.50 Decimals of lands in old survey Plot No.500 bearing old survey Khata No.5 (New Survey Plot No.342 New Survey Khata No.13) along with other lands of Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad, by virtue of registered Sale Deed No.15459 dated 30/11/2011 (entered in Book No.1 Vol. No.509 pages 303 to 326 being Deed No.15459 for the year 2011) from Nandlal Gosai registered at Dhanbad District Sub Registry Office.

AND WHEREAS after such purchase while in peaceful possession over the said lands along with other lands, the vendor No.1 mutated its name in the landlord Sheresta the State of Jharkhand vide Mutation Case No.581 (ii) 2016-2017 and has been paying the rents thereto regularly. (Entered in online Register-II as Vol./Bhag No.3 Page No.151 in the name of Sahayogi Properties Pvt. Ltd., the vendor No.1).

Bhramar Singh
Kamlesh K. Gore
18/07/2022

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AND WHEREAS, one Nishoda Moyrani, the grandmother of vendor No.2 purchased 10 Decimals of lands in old survey Plot No.499 bearing old survey Khata No.12 (New Survey Plot No.373 New Survey Khata No.42) of Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad, by virtue of registered Sale Deed No.6820 dated 30/03/1973 (entered in Book No.1 Vol. No.139 pages 253 to 255 being Deed No.6820 for the year 1973) from Mohri Modak and Hari Modak registered at Dhanbad District Sub Registry Office.

AND WHEREAS while in peaceful and undisturbed possession over the said lands aforesaid Nishoda Moyrani died leaving behind Gopal Modak son of Dibakar Modak, the vendor No.2 as one of her legal heir and successor who inherited the said lands along with other lands in his exclusive own share and while in peaceful possession over the same, the vendor No.2 mutated his name in the landlord Sheresta the State of Jharkhand vide Mutation Case No.2048 (ii) 2015-2016 and has been paying the rents under Thoka No.1619 thereto regularly. **(Entered in online Register-II as Vol./Bhag No.4 Page No.125 in the name of Gopal Modak, the vendor No.2).**

AND WHEREAS thus the vendors became the sole exclusive and only owners of the lands morefully described in the schedule below and have been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendors being in urgent need of money expressed their desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum

Handwritten signature
Kamlesh Ka Jora
18/07/2022

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of Rs.12,50,000/- only which the vendors have accepted for the sale of the said lands.

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration stamp duty and registration fees is paid for the estimated government value of Rs.13,28,000/- only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.12,50,000/- only paid vide Cheques by the purchaser to the vendors the receipt whereof the vendors doth hereby admit and acknowledge in full and final settlement.

The vendors 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 absolutely and forever.

That the vendors now have 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 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 with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendors or any person or persons claiming right through

Bhram-Singh
Kamlesh Kr Jain
18/07/2022

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them and the vendors shall and will from time to time upon the request and at the cost of the purchaser 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 in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendors have not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendors have in any way or manner transferred or encumbered the said land or any part thereof or due to the defect of title of the vendors the purchaser suffer any loss of whatsoever nature the vendors along with all their heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.60 paisas to the present landlord the state of Jharkhand and shall get her name mutated with the landlord Sheresta the state of Jharkhand and Dhanbad Municipal Corporation. The vendors shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand and Dhanbad Municipal Corporation. The purchaser shall leave one feet six inches of land out of her own purchased lands towards the proposed colony road side and shall construct drain to pass the waste-water out of her own pocket in the said lands.

The vendors have delivered possession of the said lands to the purchaser this day.

अनुत्तर दस्तावेज नं. ॥
 नम्बर ॥
 जिससे खाता नं. जारी है। सूची बद्ध नहीं है।
 B.07.27

Blum...
 Kaulash ka gane
 18/07/2022

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SCHEDULE

All that piece and parcel of Rayati right of land in Mouza - **SABALPUR P.S.** Saraidhela Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.11

New Survey Khata No.	Old Survey Khata No.	New Survey Plot No.	Old Survey Plot No.	Area
13	05	342	500	3.30 Decimals
42	12	373	499	0.83 Decimals

Grand Total Area 2.50 Kathas i.e. 4.13 Decimals (Four Point One Three Decimals) of lands sold herewith. [As per plan attached herewith and shown in colour Red].
 Dhanbad Municipal Corporation Ward No.23 Holding No.0290002754000M0, 0230002403000M0.

Butted & Bounded By:-

- North:- Part of Plot No.373, Sarda Devi.
- South :- Part of Plot No.342.
- East :- Part of Plot No.373 & 342.
- West :- 20 feet wide proposed colony road.

Memo of Consideration:-

Rs.10,00,000/- paid vide Cheque No.000019 dated 10/07/2022 & Cheque No.000020 dated 10/07/2022 both of Bank of India to vendor No.1 & Rs.2,50,000/- paid vide Cheque No.046619 dated 05/03/2022 of BOI Bank to vendor No.2, by the purchaser in full and final settlement.

Kaulash ka gane 18/07/2022
 (Signature of the vendor)

Bhumeriyar
Kandeeh ko gora
18/07/2022

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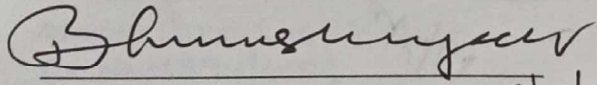
IN WITNESSES WHEREOF the vendors doth hereby set and subscribe their hands out of their own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

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

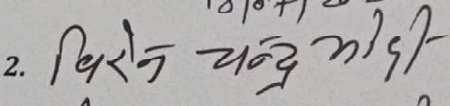
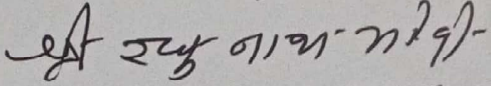
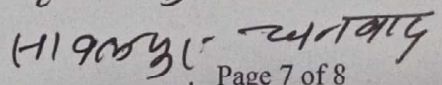
The land hereby sold is Rayati.

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

The vendor hereto does not come under the castes of reserve classes (i.e. schedule caste/schedule tribes & 51 caste of OBC) of C.N.T Act 1908.


(Signature of the vendor) 18/07/2022







WITNESSES

1. Ramesh Kumar
S/o Sri Sukan Grope
Sardulla
Shambad
18/07/2022
2. 


18/07/2022

Bhimsingh
Kanchan kr. gave
18/07/2022

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PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Photograph of the Purchaser	Binita Kumari 18/07/2022 Signature				
	Small finger	Ring finger	Middle finger	Index finger	Thumb finger
					

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, document and map supplied by the parties :-

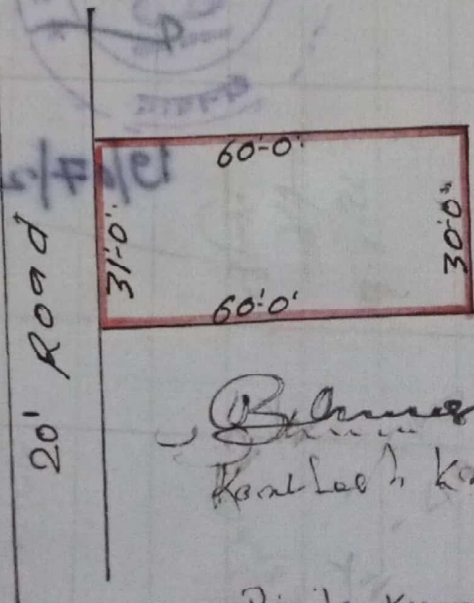
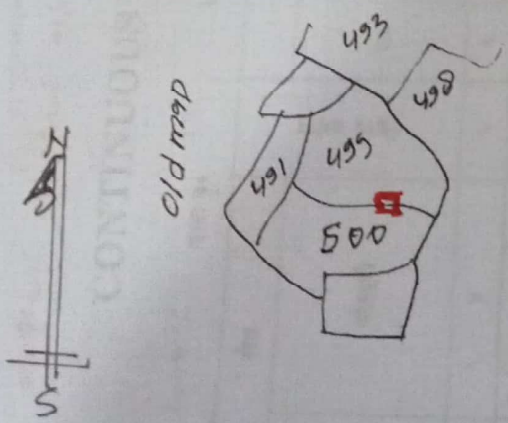
[Signature]
Advocate, Dhanbad. 18/07/2022
En. No 4894/2006.

Mouza Sabalpur no. 11

1. Sahayogi Properties P Ltd Its Director
Sri Bhuvaneshwar Yadav s/o late Ram Swaroop
Yadav of Babu Nagar, Karmik Bhamen Saraidella
Shanbad 2. Sri Kamlesh Grobe s/o late Tara
Chand Grobe of Sabalpur, Grobindpur, Shanbad
Purchaser - Smt. Binita Kumari w/o Amit Kumar
Gupta of Ailanchal Colony, near Big Bazar
Saraidella, Shanbad

Schedule mouza Sabalpur no. 11. New Khata No. 42
Old Khata no. 12. New Plot no. 373, Old Plot
No. 499. Area 0.50 Katha & new khata no. 13
old khata no 05 new plot no 342 old plot no.
500 Area 02 (Two) Katha Total area $2\frac{1}{2}$ (Two &
half)

Boundary: North: Part of this Plot. Sarda Devi Katha only
South: Plot no. 500.
East: Part of this Plot
West: 20' Road



Bhuvaneshwar
Kant Lal Ka Gane

Binita Kumari
18/07/2022

1.54