

5454

5040



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9ec116900ebf2030105d

Receipt Date : 01-Dec-2020 03:04:37 pm

Receipt Amount : 24800/-

Amount In Words : Twenty Four Thousands Eight Hundred Rupees Only

Token Number : 20200000104109

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : SUSHILA DEVI (Vendee)

GRN Number : 2002980688



मसूचना नियम 21 के अर्धीन और धारा 46 के अर्धीन -: For Office Use :-

कार्यकारी एकर की धारा 46 के अर्धीन
जो धारा 46 है और इण्डियन स्टाम्प एक्ट-1899
की अनुसूची 1 या 1 के 2B के अर्धीन
सथावत स्टाम्प प्रमाणित है। अथवा निकट
नथी से विमुक्त है या स्टाम्प - शुल्क अपेक्षा
नहीं है।

02/12/20

02/12/20

Dimple G Singh
01/12/20

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

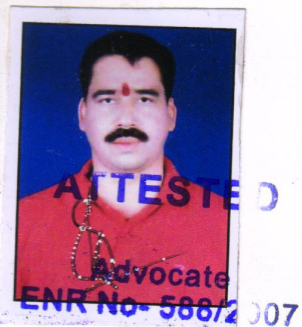
248001
Registered Sale No. 620009 of Dhanbad

25
2
21/12/20

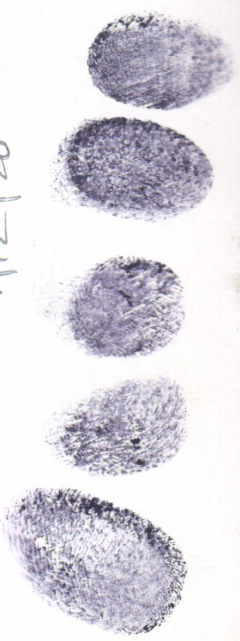
FEE PAID OF RS. 19444/- VIDE
GNR 2002980860 dt. 21.12.20

अपनी वसीत जमीन का मुन्व भाग को
अनुसार निर्धारित करतम फल में क्या था,
02.12

अचल अधिकारी एन.ए.ए. प्राप्त सूची
अनुसार बस्तावेज में वर्णित मौजा ...
खंभर 12 के नया खाता नं. ...
निवेदित खाते से बाहर है/सूची में नहीं है।



Aineel G Siwon
01/12/20



18600
18604

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made this the ...01... day of
Dec (2020), By and Between : RATAN CHANDRA

02.12.20 MANAV(GUPTA), son of Nikhil Chandra Gupta, by faith-Hindu, by caste Vaishya,
by occupation Business, resident of Gyan Mukherjee Road, Hirapur, P.S. &
Dist.Dhanbad(Jharkhand), hereinafter called and referred to as the **VENDOR**: (which
expression shall unless excluded by or repugnant to the context be deemed to mean and in-
clude their heirs, executors, successors, administrators, legal representatives and assigness)
of the **ONE PART**: On behalf of the Vendor their constituted attorney **SRI DINESH
KUMAR TIWARI**, son of Late Baleshwar Tiwari, by faith Hindu, by caste Brahmin, by
occupation Business, Resident of City Centre, Sec.-4, Bokaro Steel City, Bokaro, at present
residing at Hem Tower, 1st Floor, Luby Circular Road, Hirapur, P.S. & Dist. Dhanbad
(Jharkhand), Vide Power No. (IV)-606 of dt.20.12.2019, Registered at Dhanbad Sub Regis-
try office, Dhanbad. The Vendor is Alive on same date and Power is not Revoked. **ADHAR
NO.7675 6082 7042, Ph.no.08002222722**

Aineel G Siwon

...2...

AND IN FAVOUR OF

SMT. SUSHILA DEVI, wife of Sri Jayram Prasad, by faith-Hindu, by caste Koiri, by occupation-Housewife, Resident of Tetulmari Zero Seam, Sijua, P.S.Tetulmari, Dist.Dhanbad(Jharkhand), 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 her heirs,executor, successors, administrators, legal representatives and assigness) of the **OTHER PART : Ph.No.09801312510, ADHAR NO.8618 3615 2979.**

AND WHEREAS, the survey settlement Old Plot No.1539, New Plot No.-1367, appartaining to Old Khata No.06, New Khata No.121 of Mouza -KOLAKUSMA, Mouza No.-12, under Police Station-Saraidhela, chowki, sadar registry office Dhanbad,District Dhanbad, The land Acquired Vide Regd.Sale Deed being No.4150 of dt. 22.03.2011 purchased from **NIMAY MANDAL and others** in the name of Vendor, entered in Book No.01, Volume No.146, Page No.444 to 473, Year 2011, Registered at Dhanbad Sub-registry office and mutated landlord name in the landlord office the state of Jharkhand, vide Mutation Case No.1138(II)2011-12 and Paying rent under Thoka No.4890, New Thoka Receipt No.0852296565, Entered in Register-II Volume No..03 and Page No.378 in the name of Vendor.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereon became desirous of selling an area **2.11(Two Point One-One) Dec.** of land thereon unto a willing purchaser to meet his personal expenses.

AND WHEREAS the purchaser knowing the intention of the vendors has agreed to purchase the said property and offered to pay a sum of **Rs-6,20,000/-.(Rupees- Six Lakh Twenty Thousand) Only**, as the highest consideration thereon which the vendor has accepted.

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1 Dimple G Siroy
01/12/20

Dinesh G. Sinha
01/12/20

...3...

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of **Rs-6,20,000/- (Rupees- Six Lakh Twenty Thousand) Only** has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said property which is morefully described in the schedule below and in consideration of the terms, condition and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of **ABSOLUTE SALE** his entire right, title, interest and possession etc. together with all claims, demands, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever **TO HAVE AND TO HOLD** quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making house etc. Thereon, by living thereon or by letting out the same to any person or persons or otherwise as the purchasers likes.
2. That the vendors doth hereby covenant with the purchasers that he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future, if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co- sharer or that the vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.
3. That the purchaser shall hereafter pay the proportionate annual rent and cess **Twenty Five Paise** to the Landlord the State of Jharkhand and or any amount that may assesses for the said property hereby sold to the purchasers by virtue of this sale deed.

.....4

Dimple & Sonam

01/12/20

....4....

4. That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

The aforesaid property hereby conveyed by this sale deed is not prohibited by the Government i.e. does not come under Govt. Land, Govt. Settlement, Bhudan Land, forest Land, Adwasi Land, Keshar-e-Hind and does not come under Govt. Acquisition Land and the Vendor and purchaser satisfied with the Contents of this sale Deed.

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

S C H E D U L E

All that piece and parcel of **RAIYATI LAND** situated in Mouza: **KOLAKUSHMA**, police station Saraidhela, chowki, sadar registry office Dhanbad, in the District Dhanbad.

Mouza: **KOLAKUSHMA**, Mouza No. **12**, Ward No. **23**, Holding No. **0230002465000M0**, New Khata No. **121**, New Plot No. **1367**, out of which measuring an area **921** Sqft or to say **2.11 (Two Point One-One) Dec. of land** is hereby Sold by this sale deed, as per plan attached herewith and shown in colour red, and the land is being used for residential purpose under subsidiary Road.

Butted and bounded by :-

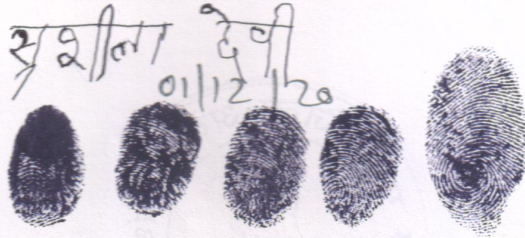
- NORTH :-** Seller Nij,
- SOUTH :-** Seller Nij,
- EAST :-** Proposed Road,
- WEST :-** Plot No.1367.

....5

Purchaser/ Purchasers Photo



Advocate
ENR No- 588/2007



Dimple G. Siwon
01/12/20

Certified that the finger print of the left hand of the vendor/ vendor's and purchaser/purchasers whose photograph affixed in the document have been duly obtained before me.

Signature

Shailesh Kr.
ENR - 588/2007
Att. Dhanbad

Licence No.

WITNESSES

1. Nirangam Prasad
S/O - Smt Santosh
Kumari Singh.
At - Hem Tower,
L.C. Road,
Dhanbad.
2. Praveen R. Verma
S/O B. D. Verma
of Hisapur, Dhanbad
01/12/20

VENDOR: RATAN CHANDRA MANAV(GUPTA), son of Nikhil Chandra Gupta, Resident of Gyan Mukherjee Road, Hirapur, P.S. & Dist.Dhanbad(Jharkhand), hereinafter called and referred to as the **VENDOR**: On behalf of the Vendor their constituted attorney **SRI DINESH KUMAR TIWARI**, son of Late Baleshwar Tiwari, Resident of City Centre, Sec.-4, Bokaro Steel City, Bokaro, at present residing at Hem Tower, 1st Floor, Luby Circular Road, Hirapur, P.S. & Dist. Dhanbad (Jharkhand).

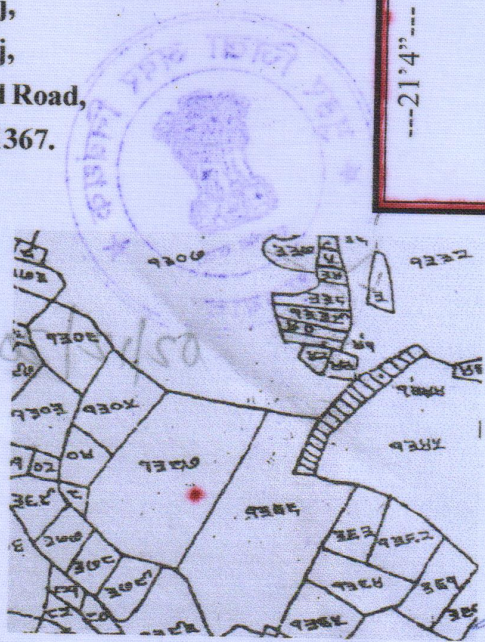
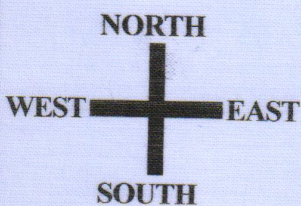
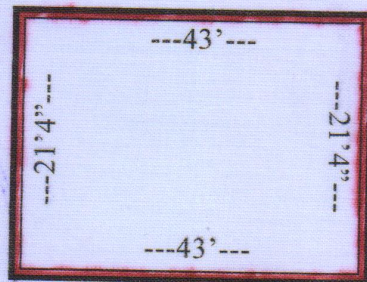
PURCHASER:- SMT. SUSHILA DEVI, wife of Sri Jayram Prasad, Resident of Tetulmari Zero Seam, Sijua, P.S.Tetulmari, Dist.Dhanbad(Jharkhand).

SCHEDULE

Mouza: **KOLAKUSHMA**, Mouza No.12, Ward No.23, Holding No.0230002465000M0, New Khata No.121, New Plot No.1367, out of which measuring an area 921 Sqft or to say 2.11(Two Point One-One) Dec.of land. Shown in Colour Red

Butted and bounded by :-

- NORTH :-** Seller Nij,
- SOUTH :-** Seller Nij,
- EAST :-** Proposed Road,
- WEST :-** Plot No.1367.



Traced by :-

Praveen Raj Verma
(Amin R.O. Dhanbad)

NOT TO SCALE

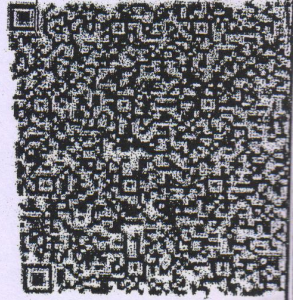
01/02/20



भारत सरकार
Government of India



दिनेश कुमार तिवारी
Dinesh Kumar Tiwari
जन्म तिथि/ DOB: 05/10/1971
पुरुष / MALE



7675 6082 7042

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: बालेश्वर तिवारी, एच.डी. 15,
नट खट के पास, सेक. 4 सिटी सेंटर,
बोकरो स्टील सिटी, बोकरो,
झारखण्ड - 827006

Address:
S/O: Baleshwar Tiwari, H.D. 15,
near nut khat, sec. 4 city
center, Bokaro steel city,
Bokaro
Jharkhand - 827006

Dinesh Kumar Tiwari

7675 6082 7042



u/f - Lt. Basudeo Tiwari



भारत सरकार



आधार

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रमांक / Enrollment No.: 1218/10140/22638

To

सुशीला देवी

Sushila Devi

W/O Jayram Prasad

TETULMARI ZERO SEAM P.S TETULMARI

sijua

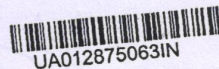
Sijua

Dhanbad

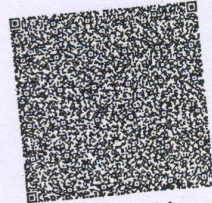
Jharkhand 828121

22/04/2012

172044792



UA012875063IN



आपका आधार क्रमांक / Your Aadhaar No. :

8618 3615 2979

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सुशीला देवी

Sushila Devi

जन्म तिथि / DOB : 05/09/1966

महिला / FEMALE



8618 3615 2979

मेरा आधार, मेरी पहचान

सुशीला देवी

पिता - Late Ram
Balak
Mahato

दादा - Late Chhav Mahato



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

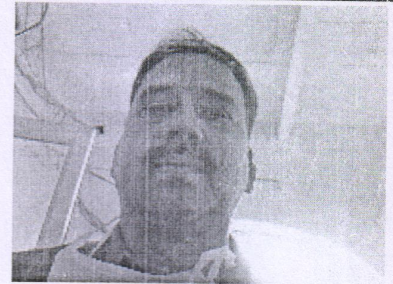
Deed Endorsement

Token No :- 20200000104109

Deed Type	Sale Deed
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 24800, PR :- Rs. 1, SP :- Rs. 870, A1 :- Rs. 18600, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.616772/- ,Transaction Amount :- Rs.620000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: PROPOSED ROAD, West: PLOT NO.1367, South: SELLER NIJ, North: SELLER NIJ Volume Number - 03Page Number - 378Holding Number - 0230002465000M0Khata Number - 121Plot Number - 1367Ward Number - 23 Area Of Land :- 2.11 Decimal

Sh./Smt.DINESH KUMAR TIWARI s/o/d/o/w/o LATE BALESHWAR TIWARI
has presented the document for registration in this office



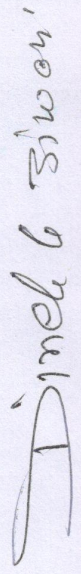


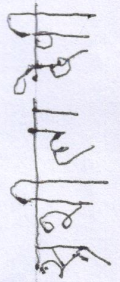


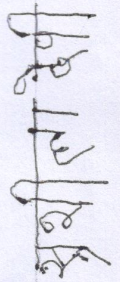
today dated :- 02-Dec-2020 Day :- Wednesday Time :- 14:38:35 PM





DINESH KUMAR TIWARI
(Power Of Attorney)

Party Name	Document Type	Document Number
DINESH KUMAR TIWARI	PAN/UID	767560827042

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

1	DINESH KUMAR TIWARI Address1 - CITY CENTRE, SEC-4, BOKARO STEEL CITY, BOKARO, A/P RESIDING AT HEM TOWER, 1ST FLOOR, LUBY CIRCULAR ROAD, HIRAPUR, PS AND DIST. DHANBAD, JHARKHAND, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Dinesh Kumar Tiwari Address:- H.D. 15, near nut khat, , sec. 4 city center, Bokaro steel city, , Bokaro, 827006, , Jharkhand, India	SELLER Age:49	 	
2	RATAN CHANDRA MANAV GUPTA THROUGH , , , Jharkhand PAN No.:	No	Address:- , , , Jharkhand PAN No.:	DINESH KUMAR TIWARI SELLER Age:56	 	
3	SUSHILA DEVI Address1 - TETULMARI ZERO SEAM, PS- TETULMARI, SIJUA, DHANBAD, JHARKHAND, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sushila Devi Address:- , TETULMARI ZERO SEAM, , P.S TETULMARI, sijua, , Dhanbad, 828121, , Jharkhand, India	PURCHASER Age:54	 	

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN PRASAD S/o-D/o SANTOSH KUMAR SINGH Address1 - HEM TOWER, L.C. ROAD, HIRAPUR, DHANBAD, Address2 - , , , Jharkhand PAN No.:			<i>Niranjana Prasad</i>

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NIRANJAN PRASAD Address1 - HEM TOWER, L.C. ROAD, HIRAPUR, DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**DINESH KUMAR TIWARI**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NIRANJAN PRASAD**) Son/Daughter/Wife of (**SANTOSH KUMAR SINGH**) resident of (**HEM TOWER, L.C. ROAD, HIRAPUR, DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 02-Dec-2020

Seal and Signature of Registering Officer



Token No.: 20200000104109

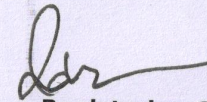
CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **02-Dec-2020** by **DINESH KUMAR TIWARI**, S/O, D/O, W/O **LATE BALESHWAR TIWARI** resident of CITY CENTRE, SEC-4, BOKARO STEEL CITY, BOKARO, A/P RESIDING AT HEM TOWER, 1ST FLOOR, LUBY CIRCULAR ROAD, HIRAPUR, PS AND DIST. DHANBAD, JHARKHAND ..

This deed was registered as Document No:- **2020/DHAN/5454/BK1/5040** in Book No :- **BK1**, Volume No :- 561 from Page No :- 147 to 204 at, office of **SRO - Dhanbad**

Date:- **02-Dec-2020**



Registering Officer