

184

Rajpet Sale stamped 9,76,500/- 39,100/-

150

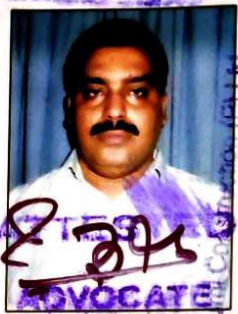


3 झारखण्ड JHARKHAND

46 के अर्धीन  
 23 के अर्धीन

15.01.2014

15-01-14



Director  
 Arun Kumar Singh

15/1/2014

150417



अचल अधिकारी... से प्राप्त सूची के अनुसार दस्तावेज में वर्णित रोजा... नम्बर... के खाता नं... निषिद्ध खाते से बाहर है/सूची बद्ध नहीं है।

15/1/14

### SALE DEED

Ree paid  
 AD 29295=0  
 Sal 2=50  
 P/fee 0=94

29298=44

Shivbhumi Construction (P) Ltd.  
 Arun Kumar Singh  
 Director

THIS DEED OF ABSOLUTE SALE is made on this 15th day of January in the year 2014, BY and BETWEEN M/S. SHIV BHUMI CONSTRUCTION PVT. LTD. Represented Director SRI ARUN KUMAR SINGH, S/o. Sri Indra Deo Narayan Singh, by Caste Bhumihar, by faith Hindu, by occupation Business, R/o. Karmik Nagar, Saraidhela, P.S. - Saraidhela, Dist. - Dhanbad (Jharkhand), hereinafter called and referred to as the **VENDOR**, which expression shall unless excluded by an repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, representatives and assignee of the **ONE PART.**

M/S SHIV BHUMI CONSTRUCTION PVT LTD  
 PAN No- AAKCS 22360



06AA 491117

Symbhumi Construction (P) Ltd.

Hanur Bireddy

15/1/2014

-2-

**IN FAVOUR OF:**

**SRI KRISHNA SINGH**, S/o. Late Gangabishun Singh, by Caste ~~Kojri~~<sup>φ</sup>, by faith Hindu, by occupation Business, R/o. Moonidih, Qtr. No. - BM/119, Baludih Colony, P.S. - Putki, Dist. - Dhanbad, hereinafter called the referred to as the **PURCHASER**, which expression shall unless excluded by an repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, representatives and assignee of the **OTHER PART**.

Symbhumi Construction (P) Ltd.

Hanur Bireddy



झारखण्ड JHARKHAND

A 278504

Shubhumi Construction (P) Ltd.

Director

15/1/2014

-3-

WHEREAS, the Raiyati land situate in Mouza Dhaiya, Mouza No. 06, Khata No. 21 of it's various plots about 10.05 acres originally recorded in the name of Kanan Shah (Ghatwar) under the proprietorship of Jharia Raj Estate and as per record of right one Gopal Mahato, S/o. Pahlan Mahato of Dhaiya also shown as Kurfa Raiyat of 05 (five) plots no. 4358, 4367, 4369, 4370 and 4376, Area 3.64 acres which is fully described in Schedule 'A' below.

AND WHEREAS, legal heirs of Gopal Mahato namely Moti Gope, Haradhan Gope, Bisu Gope, Nakul Gope, Chhotu Gope, Jyoti Gope and Shiv Charan Gope jointly executed and Registered General Power of Attorney IV-2841, dated 30.07.2003 and subsequently rectification of the aforesaid General Power of Attorney vide Registration No. IV-3429, dated 06.08.2004 appointed their Attorney



झारखण्ड JHARKHAND

A 278503

Shubhami Construction (P) Ltd.

15/11/2014

-4-

Holder to Sri Arun Kumar Singh, S/o. Sri Indradeo Narayan Singh to do all things of the aforesaid Schedule 'A' land and accordingly Sri Arun Kumar Singh Power of Attorney Holder is competent to transfer/convey a portion of Schedule 'A' land to this purchaser.

**AND WHEREAS,** the Vendor being in urgent need of money to meet their personal expenses and other purposes expressed their desires to sell out a portion of Schedule 'A' land to the purchasers which is fully described in Schedule 'B' below on a valuable consideration of Rs. 9,76,500/- (Rupees Nine Lacs Seventy Six Thousand Five Hundred) only which purchaser agreed to pay to the Vendor at the time of execution and registration of Sale Deed when Vendor delivered Schedule 'B' land to the purchaser on received of the fully consideration amount.



झारखण्ड JHARKHAND

A 278502

Shivbhumi Construction (P) Ltd.

*[Handwritten Signature]*  
Director

15/11/2014

Shivbhumi Construction (P) Ltd.  
*[Handwritten Signature]*  
Director

*(861. Anur. Kr. Singh)* ✓  
AND WHEREAS, Vendor, has purchased land by virtue of Sale Deed No. 11238, dated 30.07.2010 entered in Book No. 1, Volume No. 331, Page No. - 153 to 238 of year 2010 Registered of Dhanbad Sub-Registry Office, Dhanbad, Dist. - Dhanbad.

AND WHEREAS, Vendor mutated his name in Sherista of State of Jharkhand by Holding Jamabandi No. 4524 in respected aforesaid Schedule 'A' land and continue in peaceful possession over the same by paying Taxes to the Govt. under Jamabandhi No. 4524.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :-**

1. That, in full consideration amount of Rs. 9,76,500/- (Rupees Nine Lacs Seventy Six Thousand Five Hundred) only has been paid by the purchaser to the Vendor (receipt whereof vendor doth hereby admit and acknowledge) for sale of the said Schedule 'B' land more fully described in foot of the deed, the term, conditions and covenants hereinafter contained the Vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of absolute sale all their right, title, interest and possession etc. over said Schedule 'B' land together with all claims, demands, liabilities, benefits, easement etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAND AND TO HOLD the same and unto the use of the Purchaser peacefully and quietly for at all times to come subject to the payment of rent to the State of Jharkhand having full right and authority to transfer the same by sale, gift, mortgage, lease etc. thereon and either by leaving therein or to let out the same to willing persons. \_\_\_\_\_
  
2. That, the Vendor doth hereby covenant with the purchaser that they are the true and lawful owners of the property and are in sole and exclusive possession over the said property and they have not in any way or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the Vendors are not the true and lawful owners of the property or have other sharer or co-sharer or that the Vendors have no right and authority to transfer the said property and if by any other \_\_\_\_\_



Shivbhum Construction (P) Ltd.

Director

*[Handwritten Signature]*

15/11/2014

**SCHEDULE - 'B'**

Out of Schedule 'A' a portion of Plot No. 4376, Area 2.14 Kathas or to say 3.53 decimals hereby sold by this Deed which is butted and bounded as follows :-

- North :- Part of Plot No. 4376
- South :- 16'0" Wide Rasta
- East :- Part of Plot No. 4376
- West :- Part of Plot No. 4376

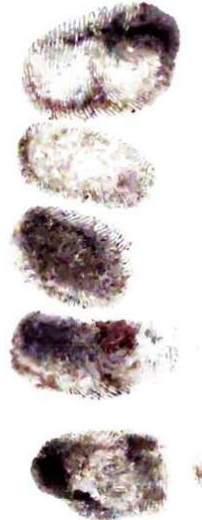
Land Situated in Subsidiary road for Residential purpose

Shivbhum Construction (P) Ltd.

*[Handwritten Signature]*  
Director



Krishna Singh  
15/11/2014  
PAN NO - AHGIPS 7588C



Certified that the Finger Print of left hand of the Vendor and Purchaser where photograph are affixed in the document in the documents have been duly obtained before me.

*[Handwritten Signature]*  
15.01.14  
No. 1623/93

**WITNESSES :-**

*[Handwritten Signature]* 15/11/2014  
1. *[Handwritten Signature]*  
2. Pankaj Kumar  
Stolote Jagdish Nonia  
off: Godhar Bashi  
Psr Kenduadi  
Dist-Dhanbad

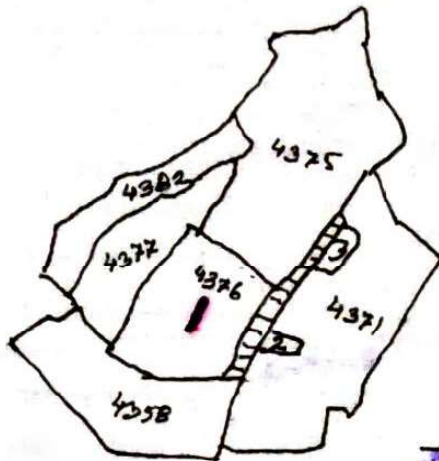


VENDOR :- SHIV BHUMI CONSTRUCTION PVT LTD REPRESENT BY BRIJARUN KUMAR SINGH S/O SRI INDRADEB NARAYAN SINGH OF SARAIHELIA NEAR D.D.S. P.S. SARAIHELIA DIST DHANBAD.

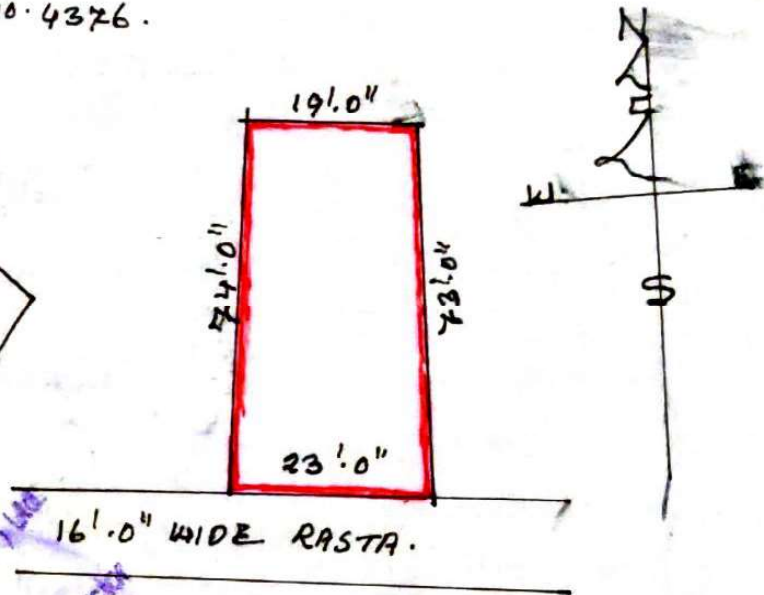
VENDEE : SRI KRISHNA SINGH S/O LATE GANGA BISHUN SINGH OF MOONI DIH QUARTER NO. BM/119. BALUDIH COL. P.S. PUTKI DIST DHANBAD.

SCHEDULE :- MAUZA :- DHAIYA. MAUZA NO. 06. KHATA NO. 21. PLOT NO. 4326. AREA. 2.14. KATHA.

BOUNDARY :- NORTH :- PART OF PLOT NO. 4326.  
SOUTH :- 16'.0" WIDE RASTA.  
EAST :- PART OF PLOT NO. 4326.  
WEST :- PART OF PLOT NO. 4326.



KEY PLAN.  
SCALE: 1"=300'



SITE PLAN.  
NOT TO SCALE.



PREPARED BY:  
*[Signature]*  
AMIN



निबंधन विभाग, झारखंड  
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 3

Token Date/Time: 15/01/2014 13:26:26

Document Type	Sale Deed	Presenter	Arun Kumar Singh	Date of Entry	15/01/2014
Presenter Name & Address	Saraidhela, P.S- Saraidhela, Dist- Dhanbad	DOE		Total Pages	36
Stampable Doc. Value	976500	Stamp Value	39060	Book	1
Document Value	976500	Serial No.	0	CNO/PNO	Not Required
Special Type		Old Serial No. /		e-Stamp Cert. No.	
Remarks / Other Details		App. ID			

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	6	25	DHAIYA	21	4376			U_RES	3.53 Decimal	975497.85

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	M/S Shiv Bhumi Construction Pvt. Ltd. Rep. By Its Director Arun Kumar Singh	Indra Deo Narayan Singh	Business	General	Aakcs2236o		Saraidhela, P.S- Saraidhela, Dist- Dhanbad
2	VENDEE	Krishna Singh	Late Gangha Bishun Singh	Business	General	Ahgps7588c		Moonidih Qtr.No- Bm/119, Baludih Colony, P.S- Putki, Dist- Dhanbad
3	Identifier	Ghanshyam Prasad	Bhoj Prasad	Business	General			Rajnandini Niwas Police Line Hirapur, Dhanbad
4	Witness1	Ghanshyam Prasad	Bhoj Prasad	Business	General			Rajnandini Niwas Police Line Hirapur, Dhanbad
5	Witness2	Pankaj Kumar	Late Jagdish Nonia	Business	Noniya (BC)			Godhar Basti, P.S- Kenduadih, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	29,295.00
4	SP	540.00
Total		29,838.44

Shivbhumi Construction (P) Ltd.

*[Signature]*  
Director

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

*[Signature]*  
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त *[Signature]* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान *[Signature]* पिता *[Signature]* निवासी *[Signature]* पेशा *[Signature]* ने की।

*[Signature]*  
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड  
धनबाद

Token No.3 Token Date: 15/01/2014 13:26:26

Serial/Deed No./Year :184/150/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>M/S Shiv Bhumi Construction Pvt. Ltd. Rep. By Its Director Arun Kumar Singh</b> Father/Husband Name: Indra Deo Narayan Singh (VENDOR) Saraidhela, P.S- Saraidhela, Dist- Dhanbad		
2	<b>Krishna Singh</b> Father/Husband Name: Late Gangha Bishun Singh (VENDEE) Moonidih Qtr.No- Bm/119, Baludih Colony, P.S- Putki, Dist- Dhanbad		
3	<b>Ghanshyam Prasad</b> Father/Husband Name: Bhoj Prasad (Identifier) Rajnandini Niwas Police Line Hirapur, Dhanbad		
4	<b>Ghanshyam Prasad</b> Father/Husband Name: Bhoj Prasad (Witness1) Rajnandini Niwas Police Line Hirapur, Dhanbad		
5	<b>Pankaj Kumar</b> Father/Husband Name: Late Jagdish Nonia (Witness2) Godhar Basti, P.S- Kenduadih, Dhanbad		

Book No. I  
Volume 7  
Page 459 To 494  
Deed No 184/150  
Year 2014  
Date 15/01/2014 16:03:23

Registering Officer

Signature of Operator

6101910 334 (11) 14-15 के 3152118MIT

Sch XIV F. No. 180V

**झारखण्ड सरकार**

राजस्व एवं भूमि सुधार विभाग

लगान रसीद

**V**

जिला का नाम  
 अनुमण्डल का नाम  
 अंचल का नाम  
 मौजा  
 थाना व/थाना नम्बर

व न 015  
 थाना  
 06

रसीद क्रमांक **JH 21 A004753**

रेयत का नाम  
 पिता का नाम  
 जमाबन्दी नम्बर

कुविर सिंह  
 राजा विष्णु सिंह  
 5330

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
21	4376	3.53570

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया		हाल
		3 वर्ष से ज्यादा	2 रा वर्ष	
लगान	2.00			2.00
सेस	0.50			0.50
*ब्याज	1.00			1.00
विविध	1.00			1.00
योग	5.00			5.00

भुगतान का विवरण

अदायगी	बकाया			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
लगान				2.00	
सेस				0.50	
*ब्याज				1.00	
विविध				1.00	
योग				5.00	

- कुल योग शब्दों में **5.00 (पांच रुपया मात्र)**
- नाम अदाकर्ता **ना**
- कुल बकाया **5.00**

(हलका कार्यकारी)  
 हस्ताक्षर एवं दिनांक

\* खोस महाल का बकाया प्रायः जारी पर (विविध) से बकायों किम पर कि सॉर्टिकेट जारी की संघ तरी लिया जाता है।