

6778

6218



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2d7757788f77c86c081c

Receipt Date : 03-Dec-2021 09:31:22 am

Receipt Amount : 71010/-

Amount In Words : Seventy One Thousands Ten Rupees Only

Token Number : 20210000120583

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : NILAM SINGH AND OTHER ( Vendee )

GRN Number : 2108633385



<p>बिना निका 25 के अर्धीन और (अटॉममन्सु) क संकेतकार एक ही धारा 46 के अर्धीन के बाबत 8 और इण्डियन स्टाम्प एक्ट-1899 की अनुसूची 1 या 1 फ 23 के अर्धीन कदाचित स्टाम्प लगाया गया है। अथवा फिर कदापी से विमुक्त है वा स्टाम्प - शुल्क अपेक्षित नहीं है।</p> <p>निबन्धन पट्टी</p> <p>03/12/21</p>	<p>--: For Office Use :-</p> <p>Anuj Bhushan Sharma</p> <p>Biva Rani Sharma</p> <p>03/12/21</p>
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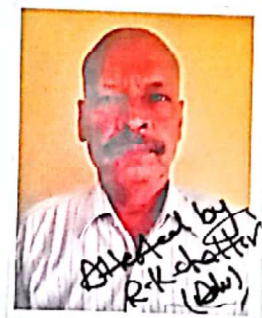
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

24-11-2021  
Registered Sale No. 17750009 of Dhanbad

उत्कृष्ट वरणीत जमीन का मुल्य मार्गदर्शिका धंजी के अनुसार निर्धारित/न्यूनतम मुल्य से कम नहीं है।  
05-12

FEE PAID OF RS. 41304 VIDE  
GRN. 210065200  
DATE 03-12-21

गुजरा हुआ  
53250/-  
3-  
फिर 1-  
53254/-  
03-12-21



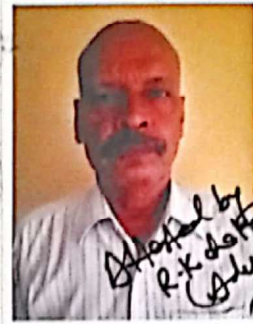
Braj Bhushan Sharma  
Biva Rani Sharma  
03/12/21



**DEED OF SALE**

THIS DEED OF ABSOLUTE SALE is made on this the 03<sup>rd</sup> day of December, 2021 (Two thousand Twenty One), BY AND BETWEEN : 1.SRI **BRAJ BHUSHAN SHARMA** (Aadhar No.9237 4545 1818 & PAN : AFWPS7165K), son of Late Yadu Nandan Sharma, 2.SMT. **BIVA RANI SHARMA** (Aadhar No.3853 3877 6127 & PAN : OTLPS5754P) wife of Sri Braj Bhushan Sharma, both by faith Hindu, by Category General, by occupation Service & Housewife, resident of Bhuli Qtr.No.B/227, P.S. Dhanbad, at present P.S. Bankmore, District Dhanbad, Jharkhand, hereinafter 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** :

03/11/2021 10/11/21  
 200  
 प्रज...  
 वि...  
 03/11/2021



Approved by  
 R.K. Sharma  
 (Signature)

Braj Bhushan Shasna.

3-12-2021





Braj Bhushan Sharma

Bina Rani Sharma

03/12/14

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**AND IN FAVOUR OF**

**1.SMT. NILAM SINGH (Aadhar No.5635 9270 2865 & PAN : AVGPS6556C)** wife of Sri Shyam Narayan Singh, **2.SRI SHYAM NARAYAN SINGH (Aadhar No.5208 6168 8657 & PAN : AIOPS6758B)** S/o Late Triloki Singh, by faith Hindu, by Category General, by occupation Housewife & Business, resident of New Murli Nagar, B.C.C.L. Township, P.S. Saraidhela, District Dhanbad, Jharkhand, hereinafter called and referred to as the **PURCHASERS** : (whose 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 **OTHER PART** :

**WHEREAS** the land which is morefully described in the schedule below, purchased vide regd. sale deed No.1729 dated 26.07.2000, from Shankar Mandal and others, in the name of Sri Braj Bhushan Sharma and others, registered at Dhanbad registry office and mutated their name in the landlord sherista vide mutation case No.863 (II) 2000-01 and recorded in registrar II vide volume no.3 Page No.92, and Online rent paid vide receipt No.0869030518 in the name of Braj Bhushan Sharma and Biva Rani Sharma (Vendors' own name).

**AND WHEREAS** the vendors being in urgent need of money to meet their personal expenses expressed their desire to sell the land which is described in the schedule below and whereas the purchasers have agreed to purchase the same and offered to pay a sum of Rs.14,45,000/- (Rupees Fourteen lacs forty five thousand) only, as the highest consideration thereof, which the vendors have accepted.

Braj Bhusan Sharma.  
Bira Rani Sharma  
02/12/14

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

That in consideration of the sum of Rs.14,45,000/- (Rupees Fourteen lacs forty five thousand) only, paid by the purchasers to the vendors (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is described in the schedule below, and in consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sells, conveys, transfers and assigns unto the purchasers by way of ABSOLUTE SALE all their right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever, TO HAVE AND TO HOLD the same to and unto the use of the purchasers peacefully and 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 construction thereon and by living thereon or by letting out the same to any person or persons or otherwise as the purchasers like.

That the vendors doth hereby covenant with the purchasers that the vendors are the true and lawful owner of the land and they are in sole and exclusive possession over the said land and they have 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 vendors are 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 purchasers are put to any loss the vendors doth hereby unconditionally and irrevocably undertake to compensate the purchasers in every respect thereof.

That the purchasers shall hereafter pay the proportionate annual rent and cess 50 paise to the landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchasers by virtue of this deed.

That the vendors doth hereby further covenant with the purchasers 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 vendors' land and the vendors shall render all possible aid and assistance to the purchaser in getting the purchasers' name mutated in the sherista of the Landlord the State of Jharkhand.

प्रति अधिकारी...पुनर्वा...से प्राप्त सुची  
के अनुसार दस्तावेज न नगण्य मौजा सराय देला  
नम्बर... 08...के नया खाती न...  
-दिद खाते न... सुची बद्ध नहीं है।

02-12-2021

-4-

Brij Bhusan Sharma

Bina Rani Sharma

03/11/21

That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land, Adhivasi land and does not come under Govt. Acquisition land and free from CNT Act. And the vendor and purchaser satisfied with the contents of this deed.

The Seller does not come under the Category of SC/ST & other 51 castes mentioned in U/S 46 of the CNT Act, 1908.

That as per rate fixed by the Jharkhand Govt. the purchaser is paying stamp duty and registration fees for a sum of Rs.17,75,000/- only.

IN WITNESS WHEREOF the vendors have set and subscribed their hands on this the day, month and year first above written.

#### SCHEDULE

All that Piece and parcel of Raiyati land situated in Mouza SARAIHEL, P.S Dhanbad, at present P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad.

MOUZA : SARAIHEL, Mouza No.08,

NEW KHATA NO.241 (Old Khata No.102), NEW PLOT NO.2985 (Old Plot No.3505), area 5.5 dec. (Five point five decimals) of residential land in other road, is hereby sold by this sale deed, by as per plan attached herewith and shown in colour Red.

which is Butted and bounded by :-

NORTH : 11 feet wide proposed Road.

SOUTH : Plot No.3506.

EAST : Vendor's own.

WEST : Vendor's own.

Municipal Ward No.24, Holding No.0240002659000M0.

#### MEMO OF CONSIDERATION

-5- Brij Bhanjan Sharma

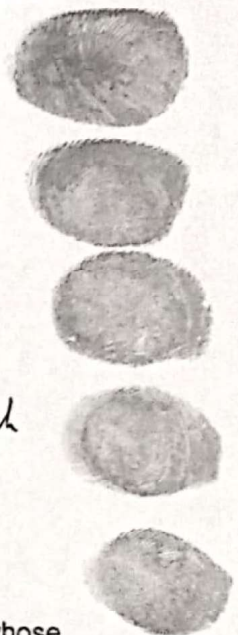
Biva Rani Sharma

03/12/21

PHOTOGRAPH OF PURCHASER NO.1 : PHOTOGRAPH OF PURCHASER NO.2



Nilam Singh  
03/12/21



Chyan Narayan Singh  
03/12/21

Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the documents have been duly obtained before me. Prepared the documents as per details supplied by the parties.

Signature Rajkumar Chatterjee  
Advocate  
Dhanbad  
Eno 804/2010  
03/12/21

WITNESSES :

1. Pankaj Kumar Anand  
S/o Late Anand Kishore Prasad  
Saraidhela, Dhanbad  
03/12/21
2. Anny Kumar Singh  
S/o Shro Parasram Singh  
Saraidhela, Dhanbad

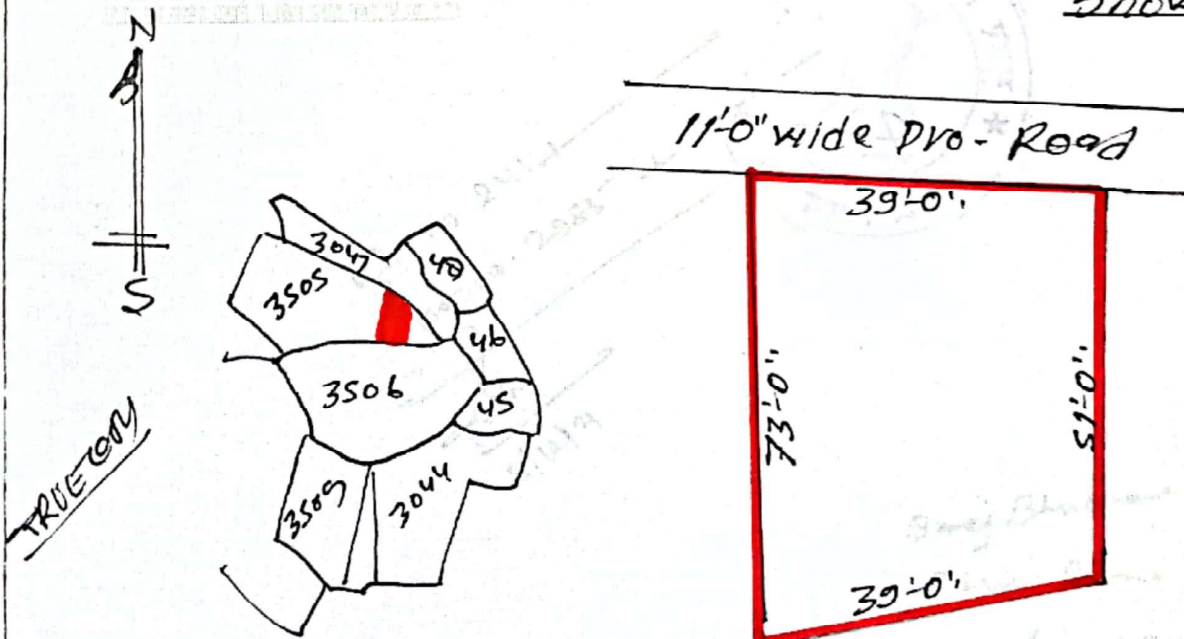
(1) Sri Braj Bhushan Sharma s/o Late yadav  
Nandan Sharma (2) Smt. Biva Rani Sharma  
w/o Sri Braj Bhushan Sharma of Bhuli dlv.  
No B/227, P.S. Bank more, dist. Dhanbad.

Chaser:- (1) Smt. Nilam Singh w/o Sri Shyam Narayan  
Singh (2) Sri Shyam Narayan Singh s/o Late  
Triloki Singh of New murti Nagar, B.C.C.B.  
Township. P.S. Garaidhela, dist. Dhanbad

Schedule:- mouzo: Garaidhela no: 8, New Khota no: 241  
Old Khota no: 102, New Plot no: 2985, old Plot  
no: 3505. Area: 5.5 Dec.

Boundary:- North : 11'-0" wide Pro... Road  
South : Plot no: 3506  
East : Vendor's own  
West : Vendor's own

shown in red



Braj Bhushan Sharma

Biva Rani Sharma

Nilam Singh

03/12/21 Shyam Narayan Singh