

BULL
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सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH14882855998185R
Certificate Issued Date	: 27-Feb-2019 05:58 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0119251911009420R
Purchased by	: DR SUNITA SINHA
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 30,50,000 (Thirty Lakh Fifty Thousand only)
First Party	: RAKESH RANJAN
Second Party	: DR SUNITA SINHA
Stamp Duty Paid By	: DR SUNITA SINHA
Stamp Duty Amount(Rs.)	: 10 (Ten only)



-----Please write or type below this line-----

अधिनियम 21 के अर्थात् और अधिनियम
 वास्तुकारी एक्ट की धारा 460(a) के अर्थात्
 में प्राव्य 2 और इण्डियन स्टाम्प एक्ट 1899
 की अनुसूची 1 या 1 के 23 के अर्थात्
 बंधावत स्टाम्प लगाया गया है। अथवा टिकट
 नश्वी में विभक्त है या स्टाम्प - शुल्क अपेक्षित
 नहीं है।

लगावक का नाम DR SUNITA SINHA

लगाव IV की तिथि 14.03.19

दिनांक 16/3/19

[Signature]
निष्ठा नारायण

16/3/19

23.03.19

[Signature]
14.03.19

TQ 0011357373

Statutory Alert:

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 2. The onus of checking the legitimacy is on the users of the certificate.



16/7/15

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011321913

R. Ranganathan Dhanbad. Rs. 3050,000 stamp 10/-

Notification No. 499 & 500 dt. 19/6/17 संबंधी कागजातों का जींचा.

Under Affidavit No 16 dt. 16.3.19. online fees Paid Rs 724/-

G.R.N. No - 19007/0804 dt. 16.3.19.

नपसील वर्गीत जमीन का मूल्य मांग दरिका
न अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं

16/3

अंचल अधिकारी धनबाद से प्राप्त सूची
अनुसार द. ज. में दर्जित मौजा सरायेला
नम्बर 08 का नया आका नो. पांच बी दिगलसि
निश्चित आ. बाहर है/ सूची बंद नहीं है।

16/3/19

26
16/3/19

Reed Recd of
Rs 000.00
Sale 3.00
Pvt. 1.00
4.00

16/3/19

Rakesh Ranjan

14.03.19



DEED OF SALE

THIS DEED OF ABSOLUTE SALE made on this the 14th day of March 2019 by & between SRI. RAKESH RANJAN, S/o Sri Amarendra Narayan Jha, by faith Hindu, by caste Brahmin, by occupation Service, resident of Siddhi Vinayak Niwas, Shashtri Nagar East, P.S. Bankmore, Chowki Sub Registry office Dhanbad and District Dhanbad, hereinafter called and referred to as the SELLER/VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART. PAN OF THE VENDOR -AQFPR3921A. & UID-No 6953 7305 3211.

AND IN FAVOUR OF

DR. SUNITA SINHA, D/o Sri. Om Prakash Sinha, by faith Hindu, by caste Kavastha, by occupation Service, resident of House No- 37, Murli Nagar, Saraidhela, P.O. & P.S. Saraidhela, Chowki Sub Registry office Dhanbad and District 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 her heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART. PAN OF THE PURCHASER - BEAPS9772N. & UID-No - 2672 7804 8692.

(2)

Rakesh Rayjin
61.00.41

WHEREAS the survey settlement Plot No. 2952 (P), measuring an area 09 Dec. of land, appertaining to Khata No. 75, of Mouza Saraidhela, Mouza No. 8, under P.S. Dhanbad at present Saraidhela, Chowki Sadar Sub Registry office and Municipal Corporation Dhanbad, District Dhanbad, purchased by the seller/vendor by virtue of Registered Deed of sale being No. 2311 dt. 25/03/2013 from Bhateri Devi, registered at Dhanbad Sub Registry office and entered in Book No. 1, Vol. 73, Pages 31 to 54 for the year 2013 and since the purchase the vendor is in peaceful possessing thereof by mutating his name in the sherista of the landlord in the State of Jharkhand vide mutation Case No. 777(II) 94/95 and paying the rent under Thoka NO. 3009, and entered in Book II, Volume No- 3, Pages 398. under Dhanbad Circle Office.

AND WHEREAS the seller/vendor for discharging his liabilities and for various other reasons expressed his intention to sale a portion of land measuring 09 Dec, which is more fully described in the schedule below to willing purchaser.

AND WHEREAS the purchaser has agreed to purchase the said land and offered to pay a sum of rupees 30,50,000/- (Rupees thirty lacs fifty thousand) only, as the highest consideration there of which the seller/vendor has accepted.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 30,50,000 /- (Rupees thirty lacs fifty thousand) only, has been paid by the purchaser to the seller/vendor (The receipt whereof the vendor doth hereby admits and acknowledgement) for the sale of the land which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchasers by way of ABSOLUTE SALE all her right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. Belonging to or appertaining to free from all encumbrance 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 the rent that to the landlord the state of Jharkhand having full right and authority to transfer the same by sale, gift, mortgage or by making another construction thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchasers like.

THAT THE SELLER/VENDOR doth hereby covenant with the purchaser 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 of manner transferred or encumbered the said land or any part or portion of the land and should therefore in future if it transpires that the seller/vendor is not the true and lawful owner of the land or has other co-share or the seller/vendor has no right and authority to transfer the said land. the seller/vendor doth hereby undertake to compensate the purchaser in every respect thereof.

Ramesh Ranjan
14-03-19

(3)

THAT THE PURCHASER shall hereafter pay the proportionate annual rent and cess Rs. 5/- to the landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this deed.

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

That the land hereby conveyed by this deed is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and Adivasi Land and does not come under Govt. Acquisition land and the vendor and purchaser satisfied with the contents of this deed.

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

SCHEDULE

All that piece and parcel of RAYATI LAND situated in Mouza SARAIHELIA, under P.S. Saraidhela, chowki, sadar registry office and Municipal Corporation Dhanbad, and District Dhanbad, Mouza No. 8, Khata No. 546 (Five hundred forty six), Old Khata No- 75, under Plot no. 2641 (Two thousand six hundred forty one), Old Plot No- 2952, measuring an area 09 dec. of land is hereby sold by this Sale Deed. This land is residential & situated on subsidiary Road. As per plan attached herewith and shown in colour red. Under Municipal Corporation ward No- 23, & Holding No- 0230003824000M0.

Butted & Bounded by as falvos:-

NORTH: - 10 feet wide colony road.

EAST: - Land of Dev Dutta and O. P. Sinha.

SOUTH: - 12 feet wide colony road.

WEST: - Gopal Singh and Prasad Jee.

Memo of Consideration

Total cost of the of land is Rs.30,50,000/- (Rupees thirty lacks fifty thousand) only, out of which Rs.50,000/- (Rupees fifty thousand) only paid by the purchaser to the vendor at the time of Agreement by IMPS (IMPS00071420554MOAAYEFFS9) dated 16/02/2018 and Rs.8,70,000/- (Rupees eight lacs seventy thousand) only paid by the purchaser to the vendor vide Cheque No. 451464 dated 11/02/2019 issued by S.B.I Dhanbad and rest amount Rs. 21,30,000/- (Rupees twenty one lacs thirty thousand) only, paid by the purchaser to the vendor as Loan amount from SBI Dhanbad Branch vide D.D No. 753002 dated 20/02/2019.

Rakesh Royjans
14-03-19

(4)



Sunita Sinha -14/3/19

Certified that the fingerprints of the left hand of each person whose photograph is affixed in the document have been obtained by me or before me.

Rabindra Nath Sarkar
L. NO - 6/87
dt - 16/03/19

Witnesses: -

①

Crohit Agarwal.

MOHIT AGARWAL

S/O SHAMBHU PRASAD AGARWAL

AADHAR NUMBER - 2915 1353 985

MOBILE NUMBER - 8210849571

14/03/19

②

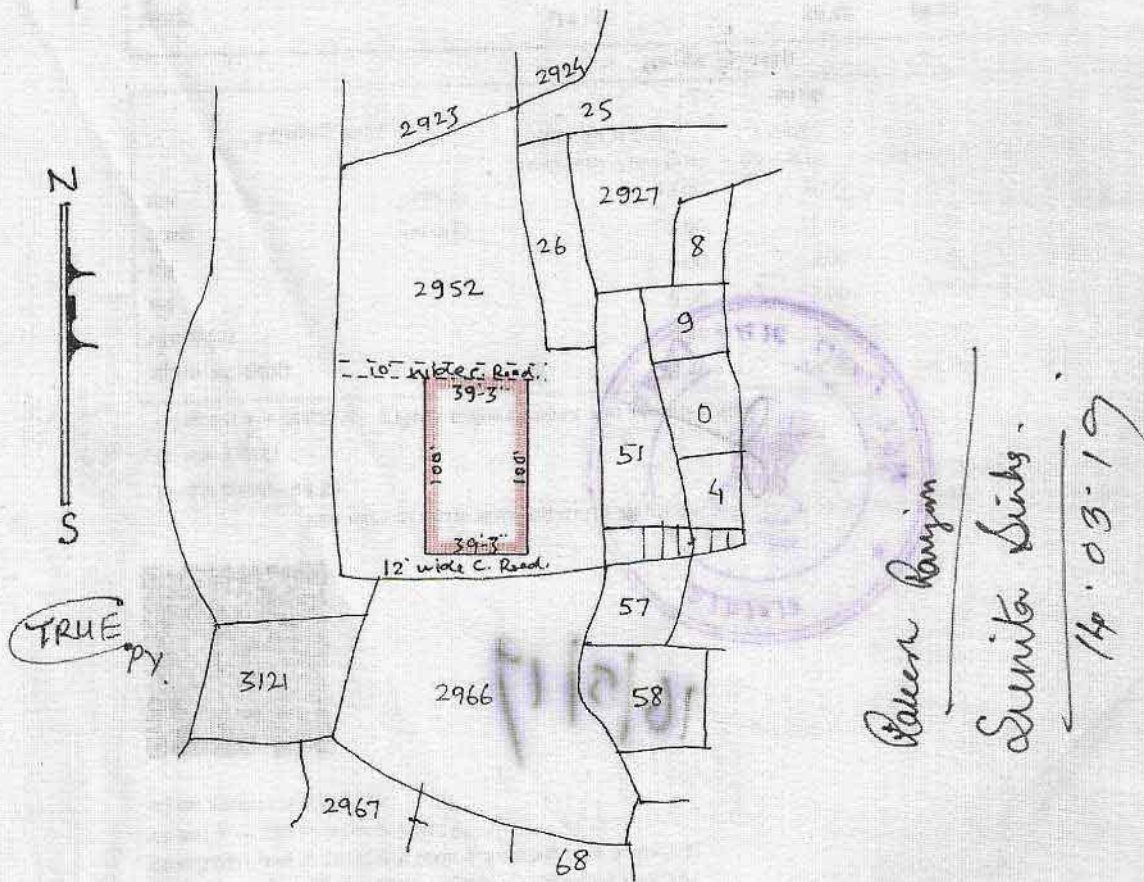
paritosh Dey
S/O R. C. Dey
Bulbura, Bahupur
Dhulab
14/03/19

Seller:- Rakesh Ranjan s/o Sri Amarendra Narayan Jha
of Siddhi Vinayak Niwas Shastri Nagar East.
P.S. Bank More, Dist. Dhanbad.

Purchaser:- Dr. Sunita Sinha D/o Sri Om Prakash Sinha
of H.No. 37, Murli Nagar Saraidhela. P.S. Saraidhela. Dist.
Dhanbad.

Schedule:- Mouza. Saraidhela. No. 8. P.S. Saraidhela. Khatano.
75, Plot No. 2952 Area 9-Decimals.

Shown in red colour.





भारत सरकार



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1028/82039/02535

To
मोहित अग्रवाल
Mohit Agarwal
S/O: Shambhu Prasad Agarwal
Shanti Colony
Saraidhela
Phuphuadi
Saraidhela
Govindpur Dhanbad
Jharkhand 828127
9304814588

28/04/2013

11591207



MN115912077FT



आपका आधार क्रमांक / Your Aadhaar No. :

2915 1353 9856

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



मोहित अग्रवाल
Mohit Agarwal
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male



2915 1353 9856

आधार - आम आदमी का अधिकार



भारत सरकार

Unique Identification Authority of India
Government of India

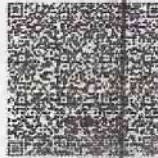
नामांकन क्रम/ Enrolment No.: 1119/20175/29422

To
सुनीता सिन्हा
Sunita Sinha
D/O: Om Prakash Sinha
House-no-37
Murli Nagar, Koyla Nagar
Kaiakusuma
Bccl Township
Dhanbad Jharkhand - 826005
9835134566

Download Date: 29/12/2017

Generation Date: 20/06/2013

Signature valid



आपका आधार क्रमांक / Your Aadhaar No.

2672 7804 8692

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सुनीता सिन्हा
Sunita Sinha
जन्म तिथि/DOB: 09/06/1977
महिला/ FEMALE

2672 7804 8692

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India

Address:
D/O: Om Prakash Sinha, House-no-37, Murli Nagar, Koyla Nagar, Kaiakusuma, Dhanbad, Jharkhand - 826005

पता:
D/O: ओम प्रकाश सिन्हा, हाउस-न-37, मुरली नगर, कोयला नगर, कलाकुसुमा, धनबाद, झारखण्ड - 826005

2672 7804 8692

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- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



समक्ष :- लेख्य प्रमाणक , धनबाद

NOTARY
DHANBAD

शपथ - पत्र

मै Ms. Sumita Sinha पिता / मति Om Prakash Sinha
पता- Murli Nagar, Saraikehela
जिला Dhanbad राज्य-झारखण्ड,

नागरिक-भारतीय, शपथ पूर्वक घोषणा करती हूँ कि, महिला के नाम निबंधित होने वाली विक्रय विलेख पर प्रभार्य/ देय स्ताम्प शुल्क एवं निबंधन शुल्क की छुट संबंधी राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड सरकार की अधिसूचना संख्या 13/ नि0 वि0 (महिला शुल्क विमुक्ति) 13/2017 के आलोक में मैं इसके पूर्व इस छूट का उपभोग नहीं की हूँ।

सत्यापन

शपथकर्ता की पहचान अधिवक्ता एतद् द्वारा घोषणा करती हूँ कि उपरोक्त सारी श्री डी0 एस0 दे, धनबाद के बाते मेरी जानकारी में सत्य एवं सही है, जिसे समक्ष किया गया । आज दिनांक 16 MAR 2019 को सत्यापित किया।

Sumita Sinha

शपथकर्ता
पहचानकर्ता

[Signature]
अधिवक्ता,

16.3.19.



लेख्य प्रमाणक, धनबाद

NOTARY
DHANBAD

Authorised
u/s 297 (i) (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (8) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

595589



DHANBAD BAR ASSOCIATION

S No. Date. 1-6 MAR 2019



झारखण्ड सरकार

Document Registration Summary 1

Date :-16-Mar-2019

- Government/Market Value: ₹2391700/-
- Transaction Amount: ₹3050000 /-
- Paid Stamp Duty: ₹10 /-

Receipt : 102184

Receipt Date : 16-03-2019

Presenter Name: -

On Date 16-03-2019 Presented at SRO - Dhanbad
Signature of Presenter

Rakesh Ranjan

SRO - Dhanbad

Stamp Duty

₹10

LL

₹3

PR

₹1

SP

₹720

Total

₹734

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	DR SUNITA SINHA	• Certificate Number : IN-JH14882855998185R	10
A1	0	0	0				
LL	3	3	0	GRAS	RAKESHRANJAN	• GRN Number : 1900710804 • DEPT Transaction Id : 134fd0b5b1d8caef2255 • Transaction Type :	3
PR	1	1	0	GRAS	RAKESHRANJAN	• GRN Number : 1900710804 • DEPT Transaction Id : 134fd0b5b1d8caef2255 • Transaction Type :	1
SP	720	720	0	GRAS	RAKESHRANJAN	• GRN Number : 1900710804 • DEPT Transaction Id : 134fd0b5b1d8caef2255 • Transaction Type :	720
Sub Total	725	734	-9				

Article : Sale Deed

Exemption Fee Rule	Fee Exemption
Female Exemption	91500 /-
Female Exemption	121999 /-