

8378 K. Raiyati Lale Dhanbad Value 2800000/- + 112000/- 7253

15
18/9/14



15

अधिनियम 21 के अन्तर्गत और अधिनियम
संश्लेषकारी कानून की भांति 46 के अन्तर्गत
जो प्रावधान हैं और अधिनियम संख्या 28
की अनुसूची 1 का 1 क 28 के अन्तर्गत
प्रधान मंत्री के आदेशों के अन्तर्गत
प्राप्ति के विषय में कानून प्रवृत्ति
है।

18.9.14

18.9.14

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03DD 591773

तपसिल वर्गीत जमीन का मूल्य मांग दरिका एवं
के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है।



Gurmit Singh Chopra

18/09/14



अचल अधिकारी... से प्राप्त सूची है
अनुसार दस्तावेज में वर्णित मीजा...
नम्बर 92... के खाता नं...
अधिकृत खाते से बाहर है/सूची बन्द नहीं है।

18.9.14

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made this the ...18th... day of
...Sep..... Two Thousand ^{fourteen}, By and Between: SRI BHOLA
NATH SINGH, son of Late Sarveshwar Singh, by faith Hindu, by caste Rajput,
by occupation Cultivation, resident of Koradih, Kolakusma, P.S. Saraidhela,
Dist.Dhanbad, hereinafter called and referred to as the 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 assign) of the ONE PART: On behalf of the Vendor their constituted attor-
ney SRI GURMIT SINGH CHOPRA, son of Sri Jagir Singh Chopra, by faith
Hindu, by caste Kshatriya, by occupation Service, Resident of Luby Circular Road,
Hem Tower, Hirapur, P.S. & Dist. Dhanbad (Jharkhand), Vide Power No.(IV)675

Fee Paid

Att) 84000 = 10
Sahib 2500
Ptee 0 = 94
84003 = 44

Gurmit Singh chopra

धनबाद कोषागार से निगमित

कोषागार पदाधिकारी
धनबाद

Memo No. 3433/13-14
issued to Dinesh Kumar Tiwari
of L.C. Road, Hevn Tower, Dhanbad
Through.....
Non Judicial/Court Fee Stamps
of Rs. 50,000/- (25,000 X 2)

19/7/13
Accountant/Stamp Clerk
District Treasury, Dhanba

18.9.14 1061.00
दि 675 दि 07.07.2014
गुरमीत सिंह चोपड़ा
एल.सी. रोड हेम टावर धनबाद
18.9.14



Gurmit Singh Chopra
18/9/14





03DD 591772

Gurmit Singh Chopra
 18/9/14

.....2.....

AND IN FAVOUR OF

SRI DINESH KUMAR TIWARI, son of Late Baleshwar Tiwari, by faith Hindu, by caste Brahmin, by occupation Service, Resident of Luby Circular Road, Hem Tower, Hirapur, P.S. & 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 their heirs, executor, successors, administrators, legal representatives and assigness) of the **OTHER PART : PAN :- ACLPT1528R**



03DD 588550

Government of India

18/9/14



...3...

AND WHEREAS, the survey settlement Plot No.-743 & 754 , appertaining to Khata No.81 of Mouza - KOLAKUSMA, Mouza No.- 12, under Police Station-Dhanbad, chowki,sadar sub registry office Dhanbad,District Dhanbad, Acquired Vide Regd.Sale Deed being No.3081 of dt.20.04.1987 purchased from Ramapati Mondal & others in the name of Vendor's Mother namely Late Arun Bala, registered at Dhanbad Sub-Registry Office, Dhanbad and the vendor is enjoying and possessing the same peacefully.



Gemmit Singh Chopra
18/9/14

.....4.....
AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereon became desirous of selling an area **14(Fourteen) 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- 28,00,000/-.(Rupees- Twenty Eight Lacs) Only**, as the highest consideration thereon which the vendor has accepted.



06AA 493062

Gurmit Sarda Chopra
18/9/19

...5...

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs- 28,00,000/-.(Rupees- Twenty Eight Lacs) **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.

...6



06AA 493793

Gurwant Singh Chops
18/9/14



...6...

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.

.....7



झारखण्ड JHARKHAND

534092

Sumit Singh Choudhary
18/9/14

....7....
3. That the purchaser shall hereafter pay the proportionate annual rent and cess **Two Rupees** 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. 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.

....8



झारखण्ड JHARKHAND

A 943492

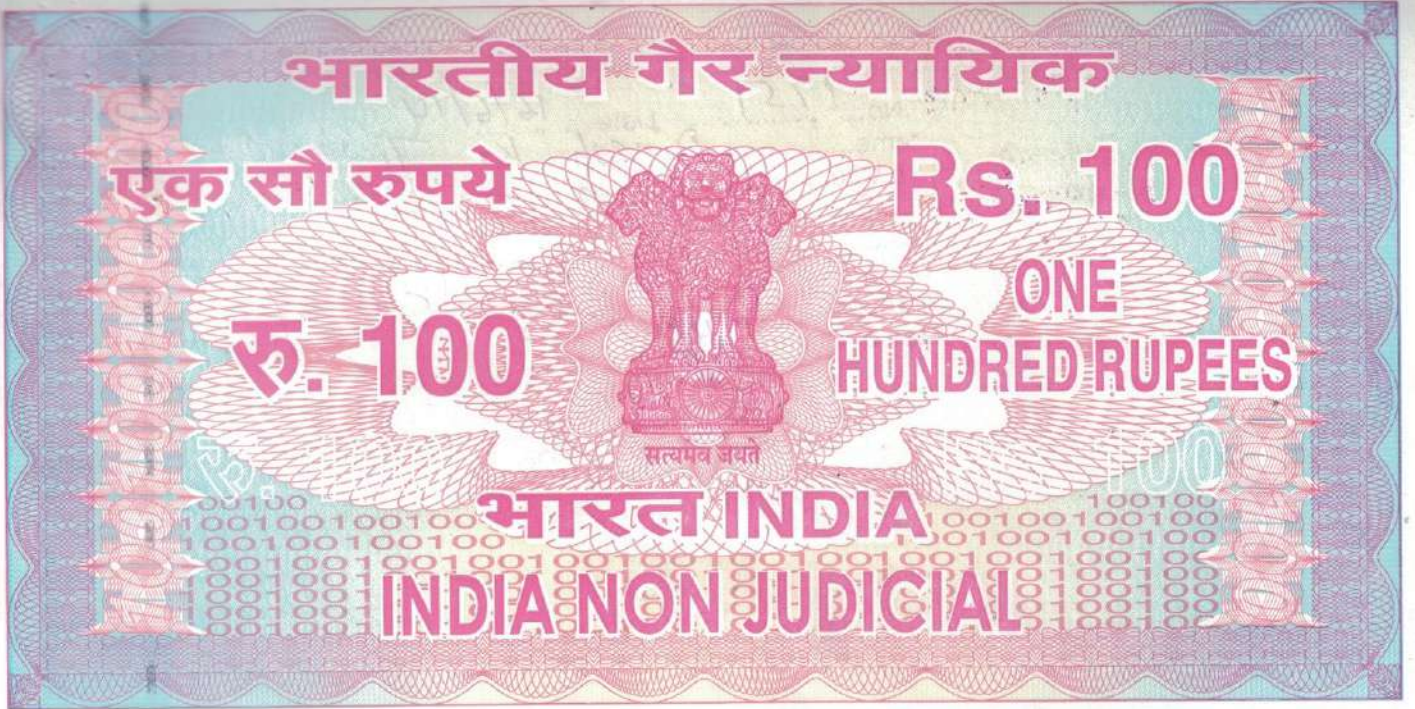
Gourant Singh Choudhary
18/9/14

-----8-----

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.

...9



झारखण्ड JHARKHAND

C 539330



Pravrat Singh Choudhary
18/9/14

....9....
SCHEDULE

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

Mouza: **KOLAKUSMA**, Mouza No.12, Khata No.81, Plot No.743 & 754, Area 14 (Fourteen) 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.

....10



झारखण्ड JHARKHAND

C 539331



Butted and bounded by :-

- NORTH :-** Purchaser's Own,
- SOUTH :-** Plot No.755,
- EAST :-** Plot No.946,
- WEST :-** Part of Same Plot.



06AA 495261

*Government Engrs Chops
18/9/14*

Purchaser/ Purchasers Photo

...11...



*Dimele G Siwon
18/9/14*



...12



झारखण्ड JHARKHAND

C 717183

Gemini Singh Chopra
18/9/14

...12...

WITNESSES

1. Nirangan Prasad
S/o Sri Santosh
Kumar Singh
L.C. Road, Hirapur,
Dhanbad.
18.09.14

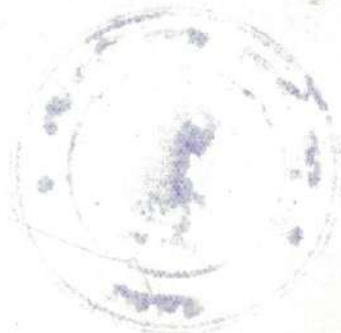
2. Praveen Raj Verma
S/o Banghi Dhas Verma
of L.C. Road, Hirapur,
Dhanbad,
18/9/14

...13



झारखण्ड JHARKHAND

C 717184



Garunt Singh Chopra
18/9/14

...13

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

[Signature]
Signature
18/9/14

[Signature]
Licence No. 1627P13

दिनेश शर्मा
18.09.2014



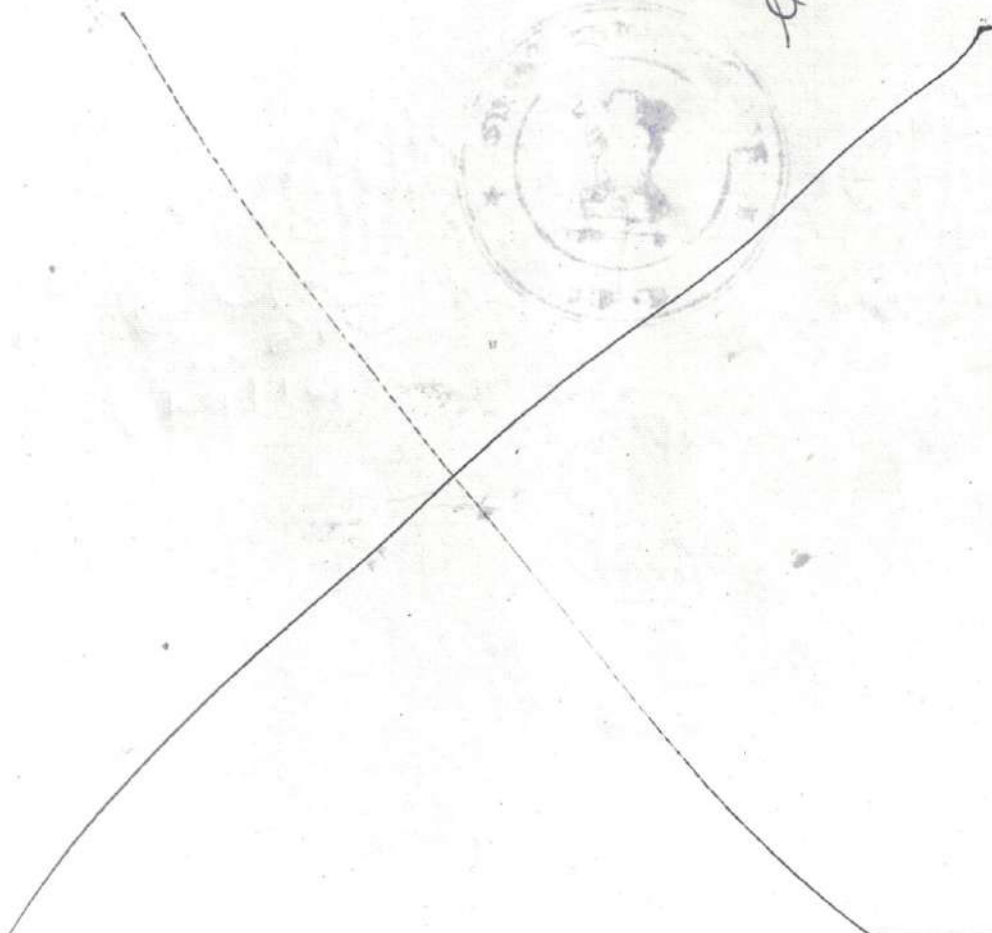
झारखण्ड JHARKHAND

C 717185



Gourmat Singh Chopra
18/9/14

...14...



Seller:

Shri Bhola Nath Singh s/o Late Baleshwar Singh
Koradih, Kolakusma, P.S: Baraidhella, Dist Dhanu
Rep. by Attorney: Shri Gurmit Singh Chopra s/o
Jagir Singh Chopra of L.C. Road, Hem Tower
Hirapur, Dhanbad.

Purchaser:

Shri Dinesh Kumar Tiwari s/o Late Baleshwar
Tiwari of L.C. Road Hem Tower, Hirapur
Dhanbad.

Schedule:

Mouza: Kolakusma No: 12. Khata No: 81.
Plot No: 743 & 754 Area: 14 Dec.

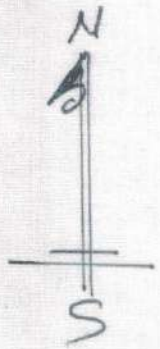
Boundary:

North :: Purchaser's Okin
South :: Plot No: 755
East :: Plot No: 946
West :: Part of same plot.

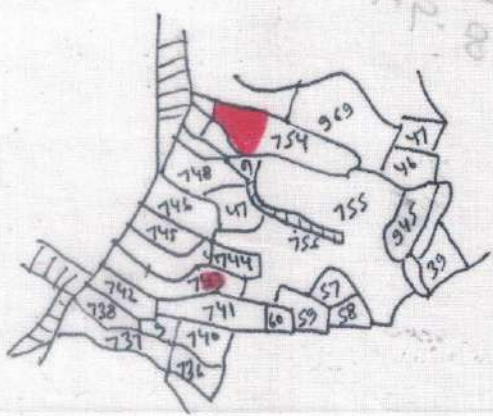


Gurmit Singh Chopra

Shown in:



TRUSTARY



18/9/14

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

No: 5920954
 Name: GURMIT SINGH CHOPRA
 s/o JAGR SINGH CHOPRA

ID Mark 1
 ID Mark 2

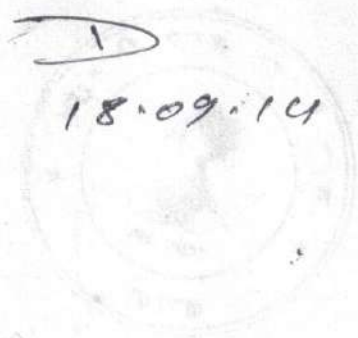
DL No. JH-10/2009/0011609
 Issue Dt. 06-FEB-2009
 Validity (T) 05-FEB-2029
 DOB 11-MAY-1979
 Blood Group B+

Class	LMV	MCWG		
	LMV N-TRANSPORT	M CYCL WIT GEAR		
Issued On	06-FEB-2009	06-FEB-2009		

Address: 10 FLOOR NEM TOWER
 LUBY CIRCULAR ROAD
 HIRAPUR, DHANBAD 0

Signature of Card Holder: _____
 Signature of Issuing Authority: _____

दीपना :-> मुझे अभी एक आचार कर्ट यान्त
 यही हुआ है।
 Gurmit Singh Chopra



18.09.14

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[Handwritten notes]

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

NAME: DINESH KUMAR TIWARI
 SA: BALESHWAR TIWARI
 SEX: M
 HT: 165 CM
 WT: 65 KG
 EYE COLOR: BROWN
 HAIR COLOR: BLACK

DL No: JH-10/2014/011081
 Issue Date: 19 JAN 2014
 Validity: 04 OCT 2021

FORM 7

Class	MOTOR VEHICLE	Category	10
Vehicle	MOTOR CYCLE	Category	10
Authority	REGISTRATION DIVISION, JHARKHAND STATE, RAIPUR		

Signature: [Signature]

Department of Road Transport, Jharkhand State, Raipur

वीषणा :- मुझे अभी एक आप्यार कार्ड प्राप्त
 नहीं हुआ है।

Dimek G Siwani
 18.09.14

[Signature]

M.P. 81

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

0080114
Name: **NIRANJAN PRASAD**

S/o **SANTOSH KUMAR SINGH**

ID Mark: **CUT MARK ON LT. FOREHEAD**

DL No. **JH-10/2012/0076727**

Issue Date: **23-NOV-2012** Validity (RT): **08-FEB-2030**

DOB: **09-FEB-1990** Blood Group: **B+**

Badge No. _____ Validity Date _____

Endorse Auth. _____

Class	MCYL	LMV-NT
	MOTOR CYCLE VMT	LIGHT MOTOR VEM
Issued On	23-NOV-2012	23-NOV-2012

Address: **TECHNOCULTURE BUILDING CENTER P.LTD.
H.NO. 10, 1ST FLOOR HIGH TOWER
LUBY CIRCULAR ROAD, DHANBAD 8**

N. Prasad Handwritten Name, Validity, Issuing Authority, Invalid Carriage No. **सरकार**

Signature of Card Holder: _____ Issuing Authority: **JH-1020120000007** Signature of Issuing Authority: _____

धीषणा 15 जुम्मे अमी एक आधार कार्ड प्राप्त
गयी हुआ है।

Miranjan Prasad

18.09.14

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निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 15

Token Date/Time: 18/09/2014 13:12:56

Document Type	Sale Deed	Presenter	Gurmit Singh Chopra
Presenter Name & Address	Luby Circular Road, Hemtower, Hrapur, Dhanbad	Date of Entry	18/09/2014
Stampable Doc. Value	2800000	DOE	Total Pages 38
Document/Transaction Value	2800000	Stamp Value	112000
Special Type		Serial No.	0
Remarks / Other Details		Old Serial No.	/
Property Details:		App. ID	
			e-Stamp Cert. No.

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	12	28	KOLAKUSHMA	81	743,754			U_RES	14 Decimal	2795100

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	Bhola Nath Singh Through	Late Sarveshwar Singh	Cultivation	General			Koradih, Kolakusma, Saraidhela, Dhanbad
2	Power Holder	Gurmit Singh Chopra	Jagir Singh Chopra	Service	General	Form 60		Luby Circular Road, Hemtower, Hrapur, Dhanbad
3	VENDEE	Dinesh Kumar Tiwari	Late Baleshwar Tiwari	Service	General	Ac1pt1528r		Luby Circular Road, Hemtower, Hrapur, Dhanbad
4	Identifier	Niranjan Prasad	Santosh Kumar Singh	Business	General			Luby Circular Road, Hemtower, Hrapur, Dhanbad
5	Witness1	Niranjan Prasad	Santosh Kumar Singh	Business	General			Luby Circular Road, Hemtower, Hrapur, Dhanbad
6	Witness2	Praveen Raj Verma	Banshi Dhar Verma	Business	General			Luby Circular Road, Hemtower, Hrapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	84,000.00
4	SP	570.00
Total		84,573.44

Gurmit Singh Chopra

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंपट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

Sanjay
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त *गुरमीत सिंह चोपड़ा* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी *निरंजन प्रसाद* पिता *संतोष कुमार सिंह*

पहचान *डिन शर्मा, हीरापुर, धनबाद* पेशा *कर्मचारी* ने की।

18/09/14
निबंधन पदाधिकारी का हस्ताक्षर

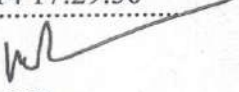



निबंधन विभाग, झारखंड
धनबाद

Token No.15, Token Date: 18/09/2014 13:12:56
Serial/Deed No./Year :8378/7353/2014
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Bhola Nath Singh Through Father/Husband Name:Late Sarveshwar Singh (VENDOR) Koradih, Kolakusma, Saraidhela, Dhanbad		
2	Gurmit Singh Chopra Father/Husband Name:Jagir Singh Chopra (Power Holder) Luby Circular Road, Hemtower, Hirapur, Dhanbad		
3	Dinesh Kumar Tiwari Father/Husband Name:Late Baleshwar Tiwari (VENDEE) Luby Circular Road, Hemtower, Hirapur, Dhanbad		
4	Niranjan Prasad Father/Husband Name:Santosh Kumar Singh (Identifier) Luby Circular Road, Hemtower, Hirapur, Dhanbad		
5	Niranjan Prasad Father/Husband Name:Santosh Kumar Singh (Witness1) Luby Circular Road, Hemtower, Hirapur, Dhanbad		
6	Praveen Raj Verma Father/Husband Name:Banshi Dhar Verma (Witness2) Luby Circular Road, Hemtower, Hirapur, Dhanbad		

Book No. I
Volume 357
Page 425 To 462
Deed No 8378/7353
Year 2014
Date 18/09/2014 17:29:36


Registering Officer


Signature of Operator