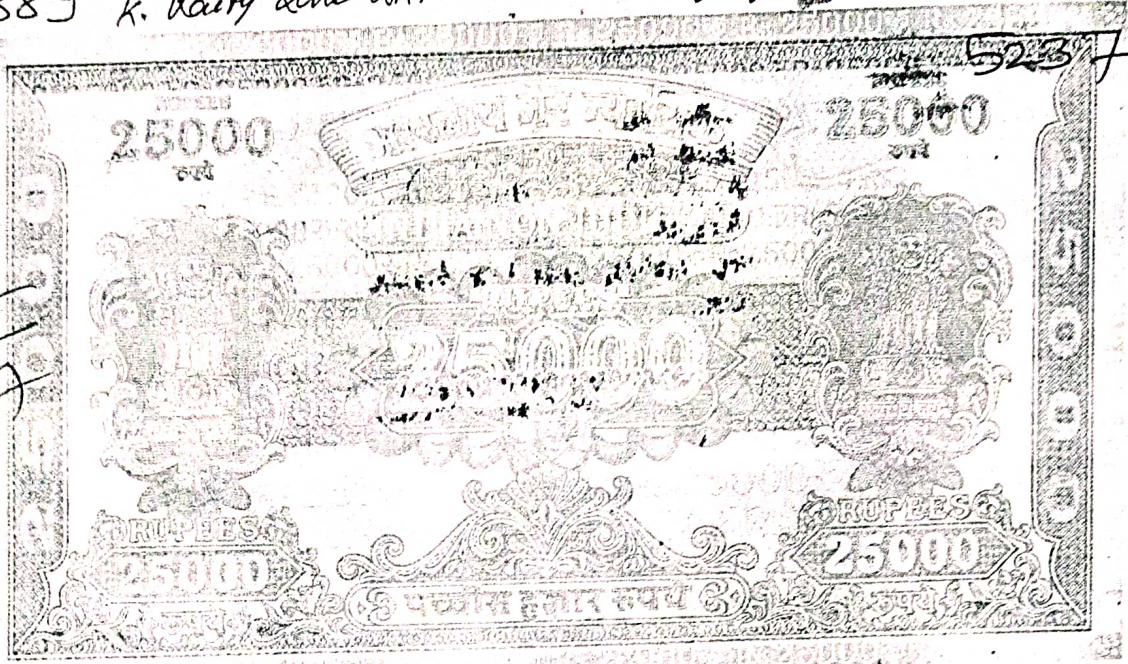


5889 k. Raity & Coe Dhanbad Value 643500/- 25750/- 5237

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30-07-12



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30/7/12

अवकाश अधिकारी... के अनुसार...
अनुसार... के अनुसार...
30-07-12

SALE DEED

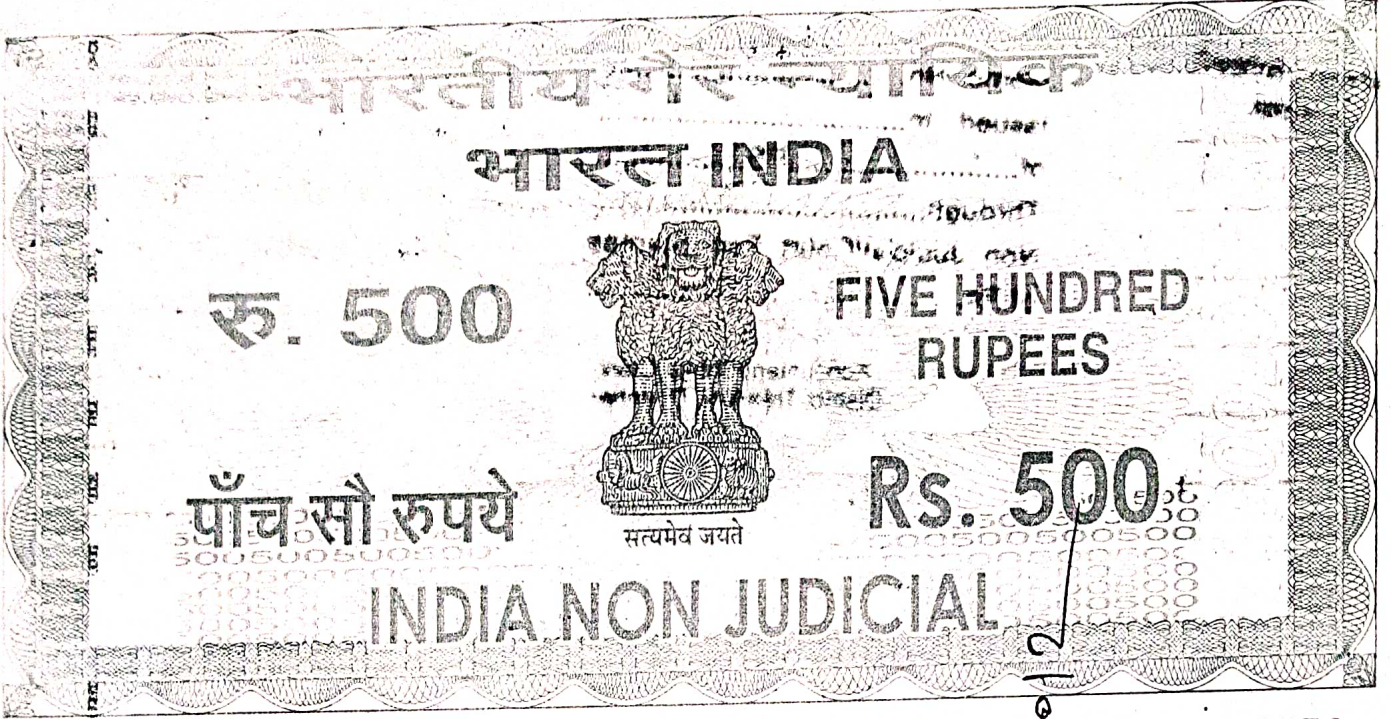
DEED OF ABSOLUTE SALE is made on this 30th day of July in the year 2012, BY and BETWEEN 1. SRI MOTI GOPE, S/o late Rukhlal Gope, 2. SRI HARU GOPE, 3. SRI CHHOTU GOPE both sons of late Sita Ram Gope, 4. SRI BISU GOPE, S/o late Mohan Gope, 5. SRI SHEO CHARAN GOPE, 6. SRI NAKUL GOPE, 7. SRI JYOTI GOPE all sons of late Kheiu Gope, by faith Hindu, by caste Goyal & by occupation Cultivation, resident of Dhैया Lahapani, P.O. & P.S. - Dhanbad, Sub-Registry office and Dist. Dhanbad (Jharkhand), hereinafter called and referred to as the VENDORS, which expression shall unless excluded by an repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, representatives and assignee of the

Free Paid

04) 19305 = 10
Sabin 2 = 50
P/fee 0 = 94
19308 = 44

30/7/12

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19305
19308



झारखण्ड JHARKHAND

A 680932

-2-

ONE PART represented by their constituted Attorney Holder SRI ARUN KUMAR SINGH, S/o Sri Indra Deo Narayan Singh, by faith Hindu, by caste Bhumiar, by occupation business, resident of Saraidhela near Delhi Public School, P.S. Saraidhela, P.O. and Dist. Dhanbad vide Power of Attorney no. IV-2841 dated 30.07.2003 registered at Registrar of Assurance Kolkata (W.B.), which has been rectified vide Rectification Deed no. 3429 dated 06.08.04 Addl. Registrar Assurance Kolkata (W.B.)

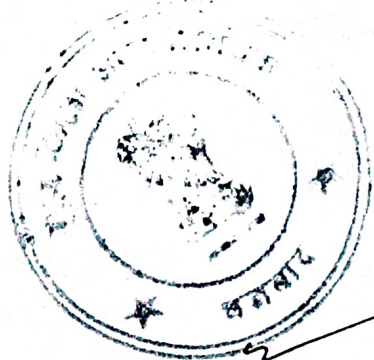
IN FAVOUR OF:

1. SMT. PUSPA DEVI, W/o Late Dharamdeo Rai, 2. Sri Kamdeo Rai, 3. Shyamdeo Rai all S/o Sri Shivdeo Rai by faith - Hindu, by cast- ~~Bhumiar~~ ^{Bhatt (Brahman)} by occupation - Housewife, & service Residing at New Karmik Nagar Saraidhella, P.O. & P.S. - Saraidhella, District Dhanbad (Jharkhand).

पुष्पा देवी
कामदेव राय
श्यामदेव राय
Contd....3

पत्र कोषगार से निम्न
कोषगार कार्यालय
दिल्ली

Memo No. 3341/12-13
Issued to Shri. S. D. Singh
of Shri. S. D. Singh
Through Shri. S. D. Singh
Non Judicial Court For Stamps
of Rs. 2500/-
Accountant/Stamp Clerk
District Treasury, Meerut



30-07-12



झारखण्ड JHARKHAND

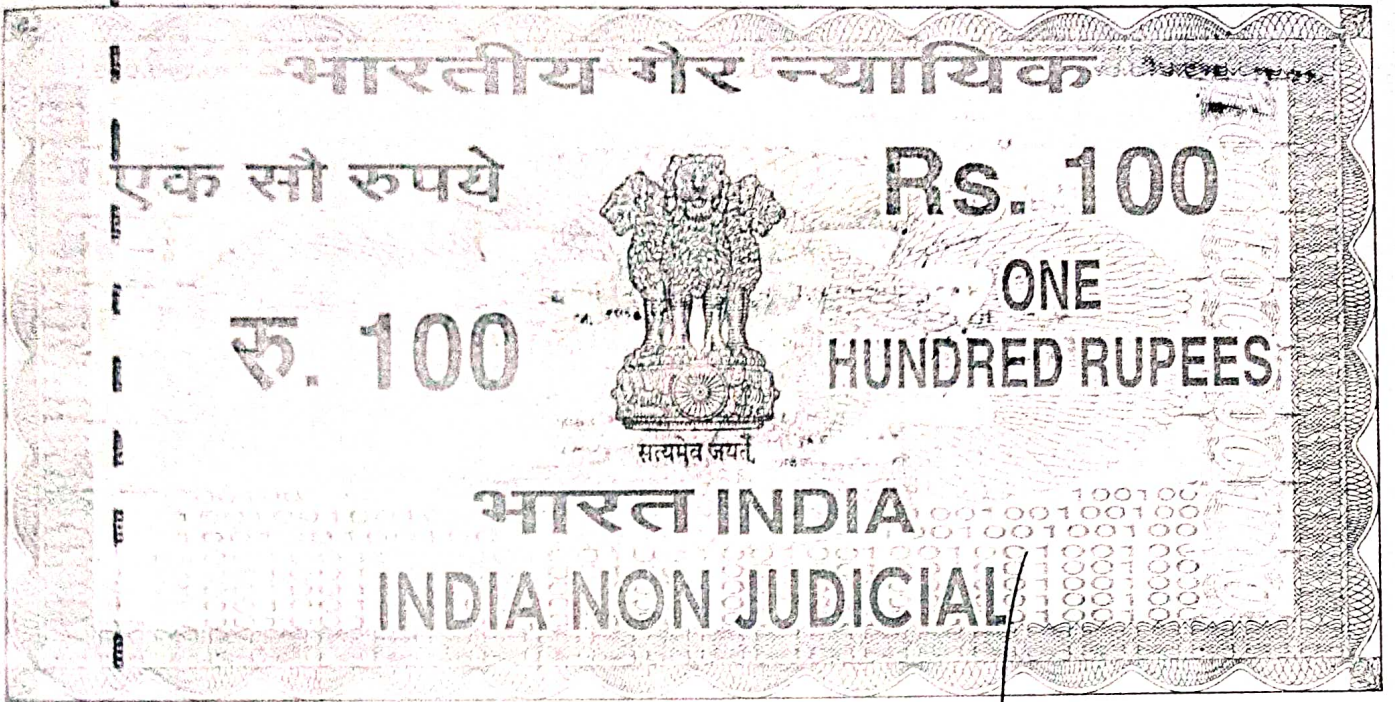
526880

-3-

Hereinafter called and referred to as the PURCHASERS, which expression shall unless excluded by an repugnant to the context be deemed to mean and include his theirs, executors, administrators, successors, representatives and assignee of the OTHER PART.

WHEREAS, the Raiyati land situate in Mouza Dhaiya, Mouza no.06, Khata no.21 of its'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 son of Pahlan Mahato of Dhaiya also shown as Kurfa Raiyaf of 05(five) plots no. 4358, 4367, 4369, 4370 and 4376 Area 3.64 acres which is fully described in Schedule 'A' below.

Contd...4
पुष्पिका
कागद + र.म
रमानद + र.म



झारखण्ड JHARKHAND

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Bop H

-4-

AND WHEREAS, Dhaju Mandal has purchased some plots of Khata no. 21 from Kanan Shah during his lifetime but after his death his widow Mohini Ghatwarin and his only minor daughter Gulialis Bhubini Ghatwarin surrendered entire khata no.21 of its various plots with Raja Shiva Prasad Singh vide Surrender Deed no. 1875 dated 18.04.1936, therefore Dhaju Mandal has obliged to filed T.S. no.42 of 1939 against Raja Shiva Prasad Singh and Beni Madhav Tiwary who was Attorney holder of Raja Shiva Prasad Singh of Jharia Raj Estate which has been ended on compromise and thereafter Raja Shiva Prasad Singh resettle the same to Dhaju Mandal of entire Khata no.21 excluding five plots

Continued...5
पुष्पजती
कामदेव राय
कामदेव राय

मनकाद कायदार म निगम

बिलाया बरिफिट
बलक

384/12-13

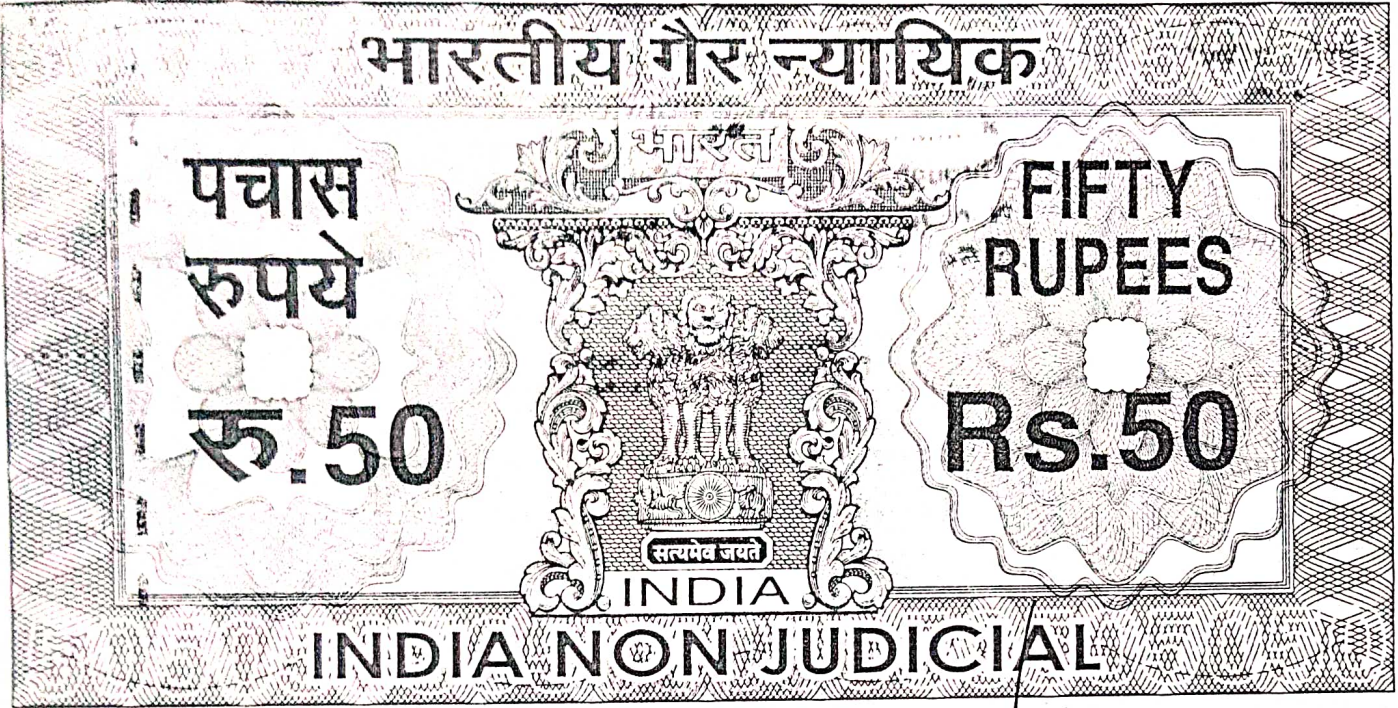
MEMO NO. 384/12-13
STAMP NO. 1000
ISSUED TO Mr. J. P. D. M.
OF Mr. J. P. D. M.
THROUGH Mr. J. P. D. M.
NON JUDICIAL STAMPS
OF RS. 1000

Demanded here. Just for
500 (100x2 P60)

Accountant Stamp Clerk
Treasurer, Changan



30-07-12



झारखण्ड JHARKHAND

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21/11/2012
 30/11/1940
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-5-

of khata no.21, which was resettled to Gopal Mahato as per aforesaid Compromise vide settlement dated 30.11.1940 in which Dhaju Mandal was the attesting witness in the said settlement deed dated 30.11.1940 which would evidence from the terms and condition of aforesaid compromise decree passed in T.S. no.42of 1939.

AND WHEREAS, after vesting of Zamindari with the state of Bihar as per Bihar Land Reform Act 1950 Gopal Mahato muated his name in the Sherista of State of Bihar by holding Jamabandi no.227 in respect of aforesaid Schedule 'A1 land and continue in possession over- the same by paying taxes to the Govt. under Jamabandi no.227 .

Contd..6
 युद्धा देवा
 कांत देव राय
 शिवन देव राय

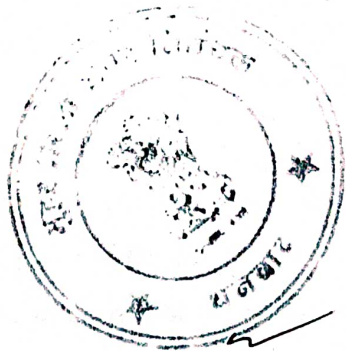
1000 अक्षगार से प्रिण्ट

लेखापत्र जारीकर्ता
अक्षगार

3341/1213

Serial No.
Issued to Shri. D. D. Deo
of Shri. Kashyap Meher Saradhale, P. P. D.
Through Shri. D. D. Deo Saradhale, P. P. D.
Non Judicial/Court Fee/Stamp
of Rs. 25750 (25000 + 500 + 100 + 2 + 50)

Accountant/Stamp Clerk
Name: Treasury, Chennai



20-07-12

Arun Kumar Singh
20/11/2012

-6-

AND WHEREAS, while Gopal Mahato thus in peaceful possession over said Schedule 'A' land a dispute again cropped up between Gopal Mahato and Descendants of Dhaju Mandal when Title Suit no.72/05 has been filed by the Descendants of Dhaju Mandal of the court of Sub Judge First Dhanbad against Descendants of Gopal Mahato namely Moti Gope, Haradhan Gope, Bisu Gope, Nakul Gope, Chhotu Gope, Jyoti Gope and their power of attorney holder Sri Arun Kumar Singh which has been ended on compromise by Sub Judge Vth Court Dhanbad where aforesaid suit has been transferred from Sub Judge 1st Dhanbad to Sub Judge Vth Dhanbad and compromise decree was recorded vide order dated 15.02.06 and in the aforesaid compromise decree it has been mentioned that Kanar Shah and his legal heirs who were owners of entire Khata no.21 of its various plots Area 10.05 acres surrendered before the then Raja of Jharia who again resettle to Gopal Mahato vide resettlement deed dated 30.11.1940 therefore legal heirs of Gopai Mahato become absolute owners of the aforesaid Schedule 'A'.

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 30.07.03 and subsequently rectification of the aforesaid General power of Attorney vide Registration no.IV-3429 dated 06.08.04 appointed their attorney 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.

Contd... (7)
युयिदा
शिवशर्मा
शिवशर्मा

Handwritten signature and date: 30/07/2012

AND WHEREAS, the Vendors 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. 4,50,000/- (Rs. Four lacs Fifty thousand) 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.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in full consideration amount of Rs. 4,50,000/- (Rs. Four lacs Fifty thousand 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, mortgagè, lease etc thereon and either by leaving therein or to let out the same to willing persons.

Contd...8
Handwritten signature and date: 30/07/2012

Atam Jai Singh
30/04/2012

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 reasons there of the purchaser is put any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.
3. That the purchaser shall hereafter pay the proportionate annual rent and cess Re.1/- to the landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this sale deed.
4. That the vendors 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 purchaser to in and over the Vendors property and the Vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.
5. That, the vendors have obtained permission to transfer the land from the Addl. Collector, Dhanbad vide Memo No. 1321 dated 30.04.2004.

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

Contd...90
युद्धि का
शक्तिराम
२३/११/१२

John 1 or 2
30/7/12

SCHEDULE 'A'

All that piece and parcel of RAIYATI LAND situated in Mouza Dhaiya, P.S. Dhanbad, Chowki, Sadar Sub-registry office Dhanbad, District Dhanbad.

MOUZA: DHAIYA ,

Mouza no.6

KHATANO.21

PLOT NO. 4358, 4367, 4369, 4370, 4376

AREA : 3.64 Acres

SCHEDULE 'B'

Out of Schedule 'A' a portion of plot no. 4358 Area 3 Kathas or to say 4.95 Deç. hereby sold by this Deed which is buffed and bounded as follows as per plan attached herein and shown in colour Red:

- North: 16 Feet Road
- South: I.S.M. Boundary
- East : Part of Plot No. 4358
- West: Part of Plot No. 4358

Handwritten notes: 30.7.12, K. Ma. 1627/93

Witnesses

1. Sharan Chandra Prasad
2. ...
Handwritten witness signatures and names in Hindi.

Contd...10




Handwritten notes at the bottom right corner.

Classified by [unclear] on [unclear]

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

1.  

Handwritten notes: श्रीमती [unclear] 30/07/12

2.   

Handwritten notes: श्रीमान [unclear] 30/07/12, श्रीमान [unclear] 30/8/12

B. 

4,50,000/- (Rs. Four lacs Fifty thousand only)

1. As per Govt. Rate Value of land Rs. 6,43,500/- (Rs. Six Lach Forty Three Thousand Five Hundred) only stamp and registration fee paid by purchaser.
2. Purchasing value of Land 4,50,000/- (Rs. Four Lach Fifty Thousand) only.

The land is situated on Subsidiary Road.

Handwritten signature and date: श्रीमान [unclear] 30/8/12



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token Date/Time: 30/07/2012 14:38:54

Document Type	Sale Deed	Presenter	Arun Kr. Singh	Date of Entry	30/07/2012
Presenter Name & Address	D.P.School, Saraidhela, Dhanbad	DOE		Total Pages	28
Stampable Doc. Value	643500	Stamp Value	25750	Book	1
Document Value	643500	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Block	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
HANBAD	6	0	DHAIYA	21	4358			OR_RES	4.95 Decimal	643500

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	Address
1	Power Holder	Arun Kr. Singh	Indra Deo Narayan Singh	Business	Other	Form 60	D.P.School, Saraidhela, Dhanbad
2	VENDEE	Pushpa Devi	Late Dharmdeo Rai	H Wife	Other	Form 61	Karmik Nagar, Saraidhela, Dhanbad
3	VENDEE	Kamdeo Rai	Shiv Deo Rai	Cultivation	Other	Form 61	Karmik Nagar, Saraidhela, Dhanbad
4	VENDEE	Shyamdeo Rai	Shiv Deo Rai	Cultivation	Other	Form 61	Karmik Nagar, Saraidhela, Dhanbad
5	Identifier	Ghanshyam Prasad	Bhoj Prasad	Business	Other		Raj Nandani Niwas, Police Line, Hirapur, Dhanbad
6	Witness1	Ghanshyam Prasad	Bhoj Prasad	Business	Other		Raj Nandani Niwas, Police Line, Hirapur, Dhanbad
7	Witness2	Sukhdeo Rai	Late K. Rai	Business	Other		Katras Road, Matkuria, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	19,305.00
4	SP	420.00
	Total	19,728.44

[Handwritten Signature]

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्तने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया आनंद कुमार सिंह

जिसको

पहचान पिता श्रीमान प्रसाद की।

निवासी पेशा माली

दीरापुर, धनबाद

निबंधन पदाधिकारी का हस्ताक्षर

[Handwritten Signature]
आनंद कुमार सिंह



निबंधन विभाग, झारखंड
धनबाद

Token No.87 Token Date: 30/07/2012 14:38:54

Serial/Deed No./Year :5889/5237/2012

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Arun Kr. Singh Father/Husband Name: Indra Deo Narayan Singh (Power Holder) D.P.School, Saraidhela, Dhanbad		
2	Pushpa Devi Father/Husband Name: Late Dharmdeo Rai (VENDEE) Karmik Nagar, Saraidhela, Dhanbad		
3	Kamdeo Rai Father/Husband Name: Shiv Deo Rai (VENDEE) Karmik Nagar, Saraidhela, Dhanbad		
4	Shyamdeo Rai Father/Husband Name: Shiv Deo Rai (VENDEE) Karmik Nagar, Saraidhela, Dhanbad		
5	Ghanshyam Prasad Father/Husband Name: Bhoj Prasad (Identifier) Raj Nandani Niwas, Police Line, Hirapur, Dhanbad		
6	Ghanshyam Prasad Father/Husband Name: Bhoj Prasad (Witness1) Raj Nandani Niwas, Police Line, Hirapur, Dhanbad		

Book No. I
Volume 172
Page 491 To 518
Deed No 5889/5237
Year 2012
Date 30/07/2012 17:42:51

District Sub Registrar

Signature of Operator



पुष्पा देवी
कर्मिक नगर
धनबाद

निबंधन विभाग, झारखंड
धनबाद

Token No.87 Token Date: 30/07/2012 14:38:54
Serial/Deed No./Year :5889/5237/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Sukhdeo Rai Father/Husband Name:Late K. Rai (Witness2) Katras Road, Matkuria, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
Volume 172
Page 491 To 518
Deed No 5889/5237
Year 2012
Date 30/07/2012 17:42:51

रजिस्ट्रार
District Sub Registrar

[Signature]
Signature of Operator

*पुस्तक क्रमांक
सुकदेव राय
सुकदेव राय*

विकेता :- (1) श्री मीली गोप पिता-स्व. रुखलाल गोप (2) श्री हाशु गोप (3) श्री खेतू गोप, पिता-स्व. सीताराम गोप (4) श्री विष्णु गोप, पिता-स्व. मोहन गोप (5) श्री शिव चरण गोप (6) श्री नकुल गोप (7) श्री ज्योती गोप, पिता स्व. गोप, साकिम - धैया लाहँवनी पी. एवं थाना- धनबाद, जिला- धनबाद झारखण्ड, आम मोखार- श्री अरुण कुमार सिंह, पिता- श्री इन्द्रदेव नारायण सिंह साकिम सरायदेल्ला निचर दिल्ली पब्लिक स्कूल, थाना- सरायदेल्ला, जिला- धनबाद (झारखण्ड)

क्रेता 1 श्रीमती पुष्पा देवी, पति- स्व. धर्मदेव राय (2) श्री कामदेव राय (3) श्री श्यामदेव राय, पिता श्री शिवदेव राय, साकिम न्यू कार्मिक नगर सरायदेल्ला, थाना सरायदेल्ला, जिला- धनबाद

तपशील :- मौजा - धैया, नं०- 06 खाता नं०- 21, प्लॉट नं०-4358 शकवा - 3 कटठा यानि 4.95 डिसमिल

चोहद्वी उत्तर :- 16'-0" शस्ता
दक्षिण :- आई. एस. एम. का चार दिवारी
पूरव :- प्लॉट नं० 4358 का अंश
पश्चिम :- प्लॉट नं० 4358 का अंश

