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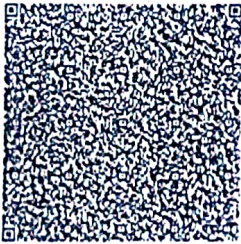


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH13291296037177Q  
 Certificate Issued Date : 18-Dec-2018 09:59 AM  
 Account Reference : SHCIL (FI)/jhshcil01/DHANBAD/JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0117534776162496Q  
 Purchased by : SMT KRISHNA DEVI  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND  
 Consideration Price (Rs.) : 9,21,000  
 (Nine Lakh Twenty One Thousand only)  
 First Party : MAHADEO MONDAL  
 Second Party : SMT KRISHNA DEVI  
 Stamp Duty Paid By : SMT KRISHNA DEVI  
 Stamp Duty Amount(Rs.) : 5  
 (Five only)



Please write or type below this line.

किसी अन्य प्रकार के प्रमाण और छिद्रों के बिना  
 जहाँ जहाँ भी आवश्यक हो, इस प्रमाण पत्र पर 46 के अर्धीन  
 जो 18-12-2018 को जारी किया गया है, तारीख 18-12-2018  
 को अर्धीन 23 के अर्धीन  
 यथावत स्थापित किया गया है। अथवा टिकट  
 नशील में विमोक्त है या प्रमाण पत्र अर्धीन  
 नहीं है।

किसी अन्य प्रकार के प्रमाण और छिद्रों के बिना  
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 जो 18-12-2018 को जारी किया गया है, तारीख 18-12-2018  
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 नशील में विमोक्त है या प्रमाण पत्र अर्धीन  
 नहीं है।

18-12-18

18-12-18

Mahadeo Mondal  
18/12/18

0008127127

Statutory Agent



कृष्णा देवी

et o/s.  
 Royalty Sale of 921000/Share of  
 vide note first of MEMO LABE 51  
 dt. 19.06.17

S 18/12/18  
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पञ्चम भागि जमीन का मूल्य भाग विवरण  
 मूल्य भाग विवरण मूल्य भाग विवरण  
 18/12/18

पञ्चम भाग मूल्य भाग विवरण  
 मूल्य भाग विवरण  
 18/12

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यानकाय म मूल्य भाग  
 मालाकुशला  
 नया खाना नम-नीग सा नीय

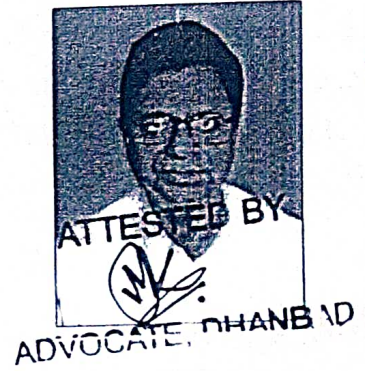
Adhaar No. 41 dt. 18/12/18  
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2.50  
 3.44

18.12.18

Mahadeo Mondal  
 18/12/18



**ABSOLUTE DEED OF SALE**

THIS DEED OF ABSOLUTE SALE is made on this the 18<sup>th</sup> day of December, Two Thousand Eighteen, BY & BETWEEN:- SRI MAHADEO MONDAL, Son of Late Ram Ratan Mandal, by faith Hindu, by caste Suri, by occupation Advocate, Resident of Kusum Vihar, Police Station Saraidhela, District Dhanbad, hereinafter called and referred to as the V E N D O R : (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 assignees) of the ONE PART: Adhaar No. 6221 8262 8477.

**AND IN FAVOUR OF**

SMT. KRISHINA DEVI, wife of Awadhesh Kumar Sah, by faith Hindu, by caste Kanu, by occupation Housewife, Resident of Qtr. No. 289 G.H. Rampur Colony, Jamalpur, District Munger ( Bihar) at present residing at Masjid Mohalla Putki, Police Station Putki, District Dhanbad, hereinafter called and referred to as the P U R C H A S E R: (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executor successors, administrators, legal representatives and assignees) of the OTHER PART Adhaar No. 7192 0811 7081.

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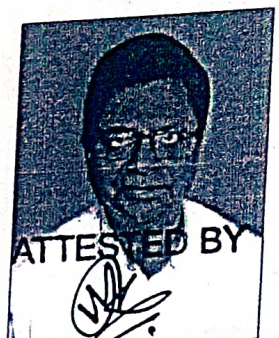
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महादेव मंडल  
 रात रात मंडल  
 सशयल्ला प्यगबाद  
 एडवोकेट

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ADVOCATE. CHANBA D  
 Mahadeo Mondal  
 18/12/18



Mabude Mahadev  
18/11/18

WHAREAS the survey settlement C.S. Plot No.3256, appertaining to C.S. Khatian No.81, of Mouza. Kalakusma, Mouza No.12 under police station Dhanbad, chowki. sadar sub registry office and District Dhanbad, purchased by the vendor by virtue of Regd. Deed of sale being No.4143, dated 07/05/2007 from Jagot Singh, Son of Shyam Lal Singh, Registered at Sub Registry Office Dhanbad, entered in Book No.1, Volume 92, Pages 265 to 270 for the year 2007 and since the purchase the vendor is in peaceful and undisturbed possession thereof by mutating his name in the sherista of the Landlord the State of Jharkhand vide Mutation Case No.470 (II) 2008- 2009 and paying rent for the same under Thoka No.3623. & also recorded in register II, volume 2, Page 59 in the C.O. office Dhanbad obtained online.

AND WHEREAS the vendor also enrolled his name in the Revisional Survey settlement u/s 87 of the C.N.T. Act under C.N.T. case No.271/2009 of Churka Kisku (R.O.) Dhanbad which has been decided in favour of the vendor

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 3.46 dec. unto a willing purchaser to meet his financial requirement.

AND WHEREAS the purchaser knowing the intention of the vendor has agreed to purchase the said land and offered to pay a sum of Rs.7,00,000/- (Rupees Seven lakh) only, as the highest consideration thereof, which the vendor has accepted, but as per valuation fixed by the Govt. the purchaser is paying stamp duty and Registration fees for Rs.9,21,000/- (Rupees Nine lakh twenty-one thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.7,00,000/- (Rupees Seven lakh) 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 land, which is morefully described in the schedule below and in consideration of the terms, conditions 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

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Mahadeo Mondal  
18/12/18

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all his 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 the same to and unto the use of the purchaser peacefully and quietly for at 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 purchaser likes.

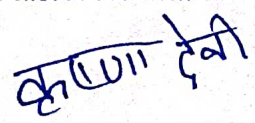
That the vendor doth hereby covenant with the purchaser he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has not in any way or manner transferred to encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the land or has other sharer or co- sharer or that the vendor is 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 purchasers in every respect thereof

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.2/- to the Landlord the State of Jharkhand and the purchaser will be liable for the imposed tax or taxes from to-day and onwards.

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 purchaser 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.

The land hereby conveyed by this Deed is not Prohibited by Govt. i.e. does not come under Govt. land, Govt. 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 vendors have set and subscribed their hands out of its own freewill and choice on this the day, month and year first above written.



Mahadeo Mondal  
18/12/18

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SCHEDULE

All that piece and parcel of Raiyati land situated in MOUZA: KALAKUSMA, Police Station Dhanbad, at present Police Station Saraidhela, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA: KALAKUSMA, Mouza No.12, R.S. Khata No.330, (Three hundred thirty) C.S. Khata No.81, R.S. Plot No.3946 (Three thousand nine hundred forty-six) C.S. Plot No.3256, out of which measuring an area 2.10 Kathas or to say 3.46 dec. (Three point four six decimals) of land is hereby sold by this sale deed. As per plan attached herewith and shown in colour Red. & Ward No.23, Holding No.0230003102000M0.

Which is butted and bounded as follows: -

By North: - 12 feet wide proposed Road.

By South: - Part of R.S. Plot 3946.

By East: - 12 feet wide proposed Road.

By West: - Part of R.S. Plot No.3946.

MEMO OF CONSIDERATION

Rs.7,00,000/- (Rupees Seven Lakh) only paid by the purchaser to the vendor as under: -

Cheque No.086576 dated 15/12/2018 for Rs.5,00,000/- issued by State Bank of India Jamalpur Branch, Munger (Bihar).

Cash Rs.2,00,000/-

2/12/18

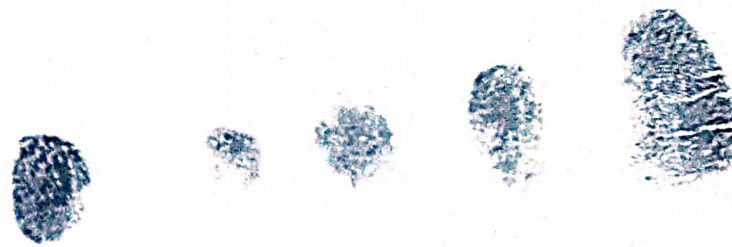
Mahadeo Mandale  
18/12/18

- 5 -

PHOTOGRAPHS AND FINGERPRINTS OF THE PURCHASER:-



ADVOCATE DHANBAD



महोदय मांडले

(Signature)

Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me, and the deed has been printed in my office as per draft given by the parties:-

E.No-999/10

18/12/18

Signature  
Advocate  
Dhanbad

WITNESSES

1. Bheemanna mako  
So Sri Indro Lal mako  
at. Chhona Godeam  
Saraikhele, Dhanbad

2. Bhala Nath mandale  
So Hiren mandale  
Kalakush m  
Saraikhele  
Dhanbad

महोदय मांडले

Seller:- Sri Mahadeo Mondal s/o late Ram Ratan Mondal of Kusum Vihar, Ps. Saradhela, Dist- Dhanbad.

Purchaser:- Smt. Krishna Devi w/o Awadhesh Kumar Sah Quarter no. 289, G.H. Rampur Colony, Jamalpur Munger, Bihar.

Schedule:- Mouza- Kolakushma, Ps. Dhanbad no. 12, Khata no. 330, Plot no. 3946, Old Khata no. 81, Plot no. 3256, Area- 2.10 Katha (1512 sq. ft.)

Shown in Colour Red

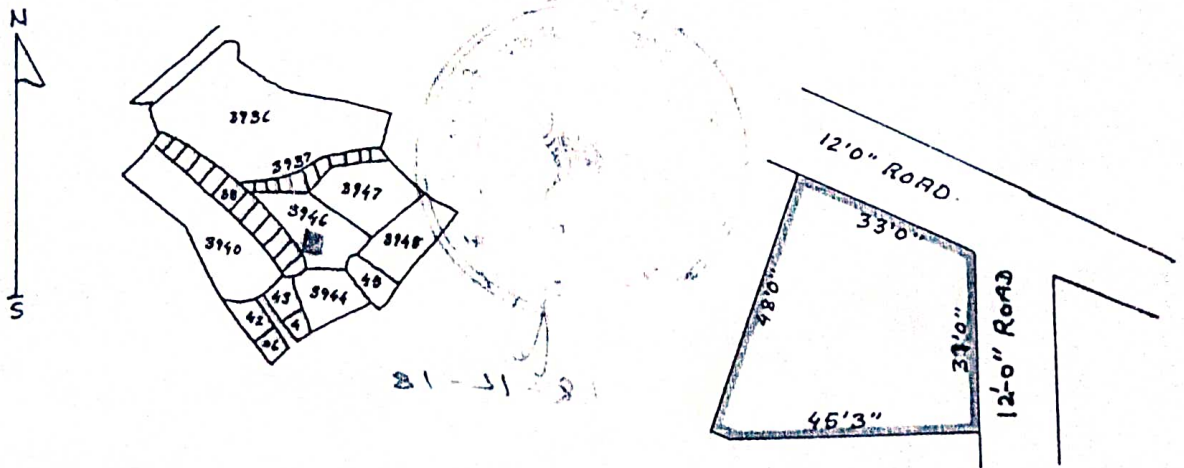
Boundary:- No- 12'0" Road

So- Part of Plot no. 3946

Ea- 12'0" Road

W- Part of Plot no. 3946

Scale:- 1" = 330'0"



Mahadeo Mondal  
18/12/18

श्रीमती देवी

J.P. Mahato

श्रीमती देवी