

3876

3525



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0f560eb94d47fe0af3b9

Receipt Date : 13-Jun-2022 10:32:39 am

Receipt Amount : 314010/-

Amount In Words : Three Lakh Fourteen Thousands Ten Rupees Only

Token Number : 20220000069253

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : MAHATO GOODS TRANSPORT SERVICES PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR SMT SUJATA MAHATO (Vendee)

GRN Number : 2211648220



नियम नियम 21 के अधीन जारी अकाउंट: For Office Use :-

काली पत्र की धारा 4b के अधीन

1996 के अधीन

25 के अधीन

अथवा टिकट

नथी म विमर्श या न

नहीं है।

13/6/22

13/6/22

Citralakha Tewary

13.06.2022

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 दुसरे दस्तावेज पर मुद्रांक जूल्क का नुस्तान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



12/1/20

₹ 3,40,000 /
 ₹ 3,50,000 /
 ₹ 3,40,000 /

FEE PAID ₹ 15.00
 GRN. 221418472
 DATE 13.06.22

श्री शील वसंत जमीन का मुक्त नागरिकता प्रमाण
 अनुसार निम्नलिखित नुसार मुक्त है।

13.06.



Tiwary
 13.06.2022
 Chitralekha



₹ 3,50,000

₹ 2,35,500

₹ 5-

₹ 2-

₹ 3,50,000

13.06.22

THIS DEED OF ABSOLUTE SALE is made on this the 13th day JUNE Two Thousand Twenty Two, By and between **SMT. CHITRALEKHA TIWARY** (Aadhar No. XXXXXXXX2619) Wife of Sri Binod Shankar Tiwary, by Faith Hindu, Category General, by occupation Housewife, resident of House No. 220, Brindavan Colony, Near Gol Building, P.S. Saraidhela, Dist. Dhanbad - 828109 (Jharkhand), 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 her heirs, successors, executors, administrators, representatives and assigns) of the ONE PART. (The vendor hereto does not come under the Prohibited class U/s 46 of CNT Act. 1908).

17/06/2022 को 10:30 AM

कार्यालय धनबाद में लेख्यकारी कार्यालय सा अवर निबन्ध

प्रति प्रमाणित मुख्य नाममा 200

लेख्यकारियों या अवेदारी में से एक श्री चित्रलेखा तिवारी

पिता/पति का नाम विनायक तिवारी

पेशा नं. अवकाश

17/06/2022



Chitralekha Tewary
13.06.2022



Chitralkha Tiwary
13.06.2022

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AND IN FAVOUR OF

M/S MAHATO GOODS TRANSPORT SERVICES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at Room No. 1, Dhiren Market, Near DAV School, Shastri Nagar, Moonidih, Dhanbad, Represented herein through its Director **SMT. SUJATA MAHATO** (Aadhar No. XXXXXXXX6650) Wife of Sri Manoj Kumar Mahato, by faith Hindu, Category BC, by occupation Business, resident of Shastri Nagar, Moonidih, Near DAV School, P.S. Putki, Dist. 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 its executors, administrators, representatives in office and assigns) of the OTHER PART.

WHEREAS, the below mentioned schedule land was purchase by the vendor hereto Smt. Chitralkha Tiwary by virtue of a Registered Deed of Sale No. 1596 dated 05.03.2003, registered at Dhanbad Sub-Registry office, from Brindavan Sahkari Grih Nirman Samity Ltd.; And

WHEREAS, ever since the date of purchase the vendor hereto Smt. Chitralkha Tiwary, has been in peaceful possession over the said land by exercising diverse acts of ownership and possession and got her name mutated in the sherista of the Land Lord the State of erstwhile Jharkhand, vide Mutation Case No. 1825(II)2003-04 and paying ground rent under online Volume No. 2, Page No. 103; And

WHEREAS the Vendor hereto to meet her financial requirement considered it advisable to sell her entire right, title, interest and possession to, in and over the said land measuring an area 8.31 Kathas or to say 13.71 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.78,50,000/- (Rupees Seventy Eight Lac Fifty thousand) only; And



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13.06.2022

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WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land with building, for a consideration of the sum of Rs.78,50,000/- (Rupees Seventy Eight Lac Fifty thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.78,50,000/- (Rupees Seventy Eight Lac Fifty thousand) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more

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Chitmalaha Tewary
13.06.2022

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reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.5/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.
6. The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HER OWN FREE WILL WHILE IN HER SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS



17/9/21

अंचल अधिकारी चण्डबापु ने प्राप्त सूची
के अनुसार दस्तावेज में बर्तित नम्बर
नम्बर 11
निसिद्ध खाता से काहर है। सूची बढ़ नहीं है।
13.06.22

Chitralalaha Tewary
13.06.2022

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HEREOF, HAVE SET AND SUBSCRIBED HER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Sabalpur, Mouza No.11,

appertaining to New Khata No. 124 (Old Khata No. 37),
New Plot no. 923 (Old Plot No. 680), out of which measuring an area 4.75 Kathas

appertaining to New Khata No. 48 (Old Khata No. 68),
New Plot no. 924 (Old Plot No. 679), out of which measuring an area 3.56 Kathas

Total area measuring 8.31 Kathas or to say 13.71 Decimals of land together with a residential single storied house standing there upon of plinth area 2000 Sq.ft., is hereby sold by this sale deed, (which is residential land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Part of New Plot Nos. 923 and 924.
South: New Plot No. 925.
East: 20 feet wide road.
West: Part of New Plot No. 923.



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Chitmalalaha Tenary
13.06.2022

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Value of Land :- Rs.44,10,000/- only

Value of Construction : Rs.34,40,000/- only.

Memo of Consideration

Rs.78,50,000/- (Rupees Seventy Eight Lac Fifty thousand) only paid by the purchaser to the vendor by :- _____

Particulars	Date	Amount	Bank
RTGS	02.06.2022	Rs.19,50,000/-	Canara Bank
Ch. No.675493	30.05.2022	Rs.59,00,000/-	HDFC

WITNESSES:-

1. Avishek Paul
S/o Nanda Dulal Paul
Minapra Dhanbad.

2. _____
S/o _____

13.06.2022

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Chitkala Tenary
13.06.2022

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Signature, photo & fingerprint of the purchaser :-



Sujala Mahato
13.06.2022



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Sanku Acharya
U.M. 2/991.



12/6/2022



er :- Smt. Chitralekha Tiwary w/o Sri Binod Shankar Tiwary, R/O House No 220, Brindavan Colony, Near Gol Building, P S Saraidhela, Dist Dhanbad.

Purchaser :- M/S Mahato Goods Transport Services Pvt Ltd, Rep through its Director Smt. Sujata Mahato w/o Sri Manoj Kumar Mahato, R/O Shastri Nagar, Moonidih, Near DAV School, P S Putki, Dist Dhanbad.

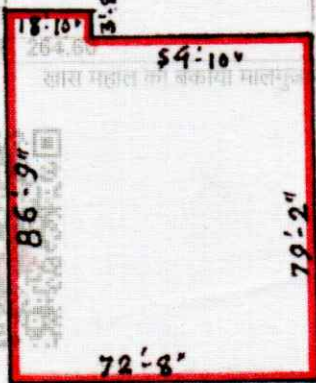
Schedule :- Mouza Sabalpur No 11, P S Saraidhela,

New Khata	Old Khata	New Plot	Old Plot	Area
124	37	923	680	4.75-Katha
48	68	924	679	3.56-Katha

Total Area 8.31-Kathas or to say 13.71-Decimals.

Shown in Red colour.

Scale: 16" = 1 Mile.



Note to Scale

20' wide P.Ho. Road

Chitralekha

Tewary
13.06.2022

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Chitralekha Tewary

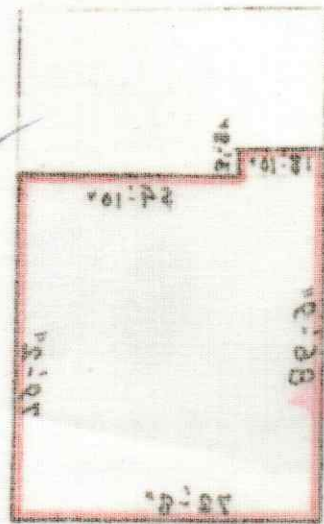
Sujata Mahato

Schedule :- Mouza Sabapur No 11, P 2 Saraidhela,
 DAV School, P 2 Putki, Dist Dhanbad.
 Sujata Mahato w/o Sri Manoj Kumar Mahato, R/O Shastri Nagar, Moonidih, Near
 Purchaser :- M/S Mahato Goods Transport Services Pvt Ltd, Rep through its Director Smt.
 Brindavan Colony, Near Gol Building, P 2 Saraidhela, Dist Dhanbad.
 Smt. Chitralekha Tiwary w/o Sri Binod Shankar Tiwary, R/O House No 250,

New Khata	Old Khata	New Plot	Old Plot	Area
124	37	923	680	4.75-Katha
48	68	924	679	3.26-Katha

Total Area 8.31-Kathas or to say 13.71-Decimals.

Shown in Red colour.



13.08.2022
 Tiwary

Ch/Manoj

13/8/2022

मानव - 019-2501102

