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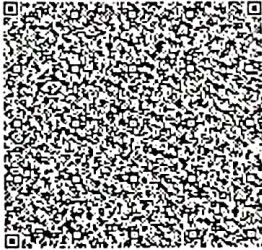


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

18905 Certificate No. : IN-JH08484406094012Q
 Certificate Issued Date : 16-Feb-2018 11:58 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0112061885827326Q
 Purchased by : ANANYA ROY
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 11,00,000
 (Eleven Lakh only)
 First Party : BASANT KUMAR GOPE
 Second Party : ANANYA ROY
 Stamp Duty Paid By : ANANYA ROY
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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

13-02-18

19-2-18

UP

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Ananya Roy

Royal Sale 1100000.00. ~~2100000~~
 Micro identified MEMO NO 439850
 dt. 18-02-18

18.02.18 18.02.18

S. 44

चरणी चरणी ने प्राप्त सुनी
 साबरपुर
 11
 19/2/18

Basant Kumar Gope 18/02/18

Rs 665.44 on Line Paid
 180218
 18.02.18



Attested
 Advocate

17.02.18
 Yee Paid

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made this the 18th day of February Two Thousand Eighteen,

BY & BETWEEN


SRI BASANT KUMAR GOPE [Adhaar No.4036 5861 8593] [PAN-AJHPG 4428N] son of Late Rameshwar Gope by faith Hindu, by caste Gowala, by occupation Business, resident of Sabalpur, P.S. Saraidhela Sub Division and District Sub Registry Office and District Dhanbad (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 his heirs, successors, legal representatives, administrator and assigns of the ONE PART. [Indian Citizen]

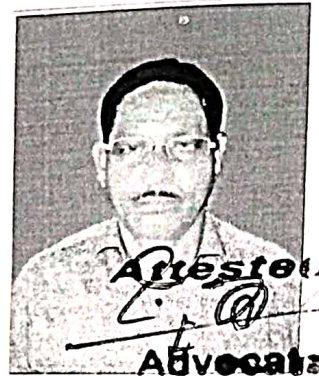
Ananya Roy

19-2-18

10.00 - 1.00

1
 कसम हुमादे जाय
 रसो साहजक जाय
 सारसदला -
 साकलपुर
 जावा - प्रकृतिय


 19-2-18



Basant de Gopu

19/02/18



Ananya Roy

Basant Kumar Gou
18/02/18

- 2 -

AND: IN FAVOUR OF

SMT. ANANYA ROY [Adhaar No.5568 6259 1018] [PAN-ASIPD3639C] wife of Sri Debraj Roy by faith Hindu. by caste Kayastha, by occupation House-wife, resident of Krishna Nagar, Co-Operative Colony, Saraidhela, P.S. Saraidhela, Sub Division and District Sub Registry Office and District 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 her heirs, successors, legal representatives, administrator and assigns of the **OTHER PART.**[Indian Citizen]

WHEREAS one Nakul Mahato, the grandfather of the vendor became the sole, exclusive and only owner of 21 Decimals of lands in Plot No.153 bearing Khatian No.37 of Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad by virtue of registered Deed of settlement being Deed No.3087 dated 19/08/1932 (entered in Book No 1 Vol. No.31 pages 250 to 251 being Deed No.3087 for the year 1932) executed by Hari Ram Mahato, registered at Dhanbad District Sub Registry Office.

AND WHEREAS while in peaceful possession over the said lands aforesaid Nakul Mahato died leaving behind the vendor as one of his legal heir and successor who inherited the said lands morefully described in the schedule below in his exclusive own share and as per amicable partition between the legal heirs and successors of deceased Nakul Mahato, the lands morefully described in the schedule below was allotted in the exclusive own share of the vendor and he has been possessing the same in peaceful and undisturbed possession thereof.

Ananya Roy

Basant Kumar Gaur
18/02/18

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AND WHEREAS while in peaceful possession over the said lands the vendor along with his other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.915 (ii) 2016-2017 and has been paying the rents under Thoka No.1642 thereto regularly. **(Entered in online Register-II as Bhag/Volume No.2 Pages 20).**

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the landed property morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.7,75,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.7,75,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that landed property morefully described in the schedule below together with all right, title and interest therein.

Ananya Ray

Basant Kr. Gera
8/1/20/21

- 4 -

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said property or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

Ananya Ray

Basant Kumar Ghosh

18/10/18

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That the purchaser shall here after pay an annual rent of Rs.0.75 paisas only to the present landlord the state of Jharkhand from this day. The purchaser shall get her name mutated with the State of Jharkhand and Dhanbad Municipal Corporation. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand and Dhanbad Municipal Corporation.

The vendor has delivered possession of the schedule mentioned landed property to the purchaser this day.

As per rules framed by the state of Jharkhand for the purpose of registration estimated Government Value is Rs.11,00,000/- only.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **SABALPUR** P.S. Saraidhela Sub Division and District Sub Registry office and District Dhanbad Mouza No.11 Khatian No.37 [New Survey Khata No.16] Plot No.153 [New Survey Plot No.564] Area 21 Decimals out of which the vendor's exclusive own share only Area 2.50 Kathas i.e. 4.12 Decimals (Four Point One Two Decimals) of lands sold herewith. [As per plan attached herewith and shown in colour Red]. Dhanbad Municipal Corporation Ward No.23, Municipal Holding No.0230002437000M0.

Butted and Bounded by:-

North:- Part of Plot No.153.

South:-Plot No.120.

East:- 20 feet wide proposed road.

West:- Plot No.148.

Ananya Ray

Basant Kumar Gaur
18/02/18

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The nature of land hereby sold is residential and situated at sub road.

The nature of lands hereby sold is Rayati.

The land hereby sold is beyond Government land, Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Basant K. Gaur
(Signature of the vendor) 18/02/18

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. Jagan Kumar Nayak
S/o- Subodh Kumar Nayak
New Bante Colony
Saurvidhali
Shambad
18/02/18

2.
Debraj Roy
S/o. Ct. Uday Kumar
Jagjivan Nagar, Krishna
Nagar, Saraielle,
Shambad.

18/02/18 Page 6 of 7

Ananya Roy

BULTA
S/o Sand Baran Banji
Hirapur Sh. 18/02/18

Basant Kumar

18/02/18

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PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Photograph of the Purchaser	<i>Ananya Roy</i> Signature 18/02/18				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger

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, prepared in my office as per draft supplied by the parties :-

[Signature]
18/02/18
E. No. 1627/18
Advocate, Dhanbad.
18/02/18

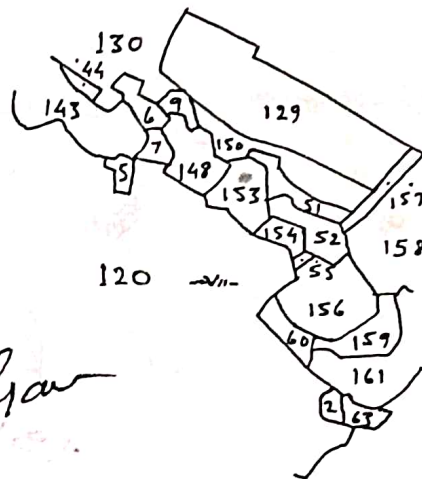
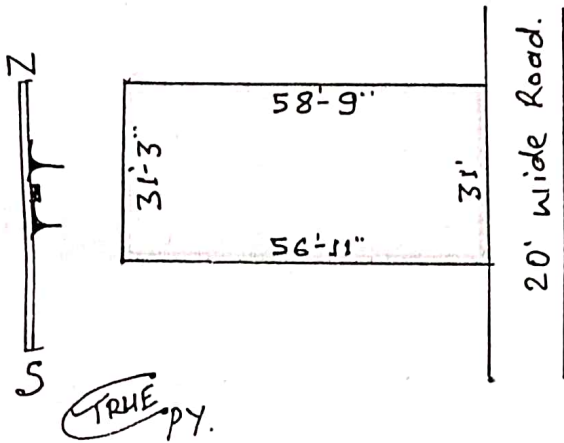
Ananya Roy

Seller :- Sri Basant Kumar Gope s/o Late Rameshwar Gope
of Sabalpur . P.S. Saraidhela. Dist. Dhanbad.

Purchaser :- Smt. Ananya Roy, w/o Sri Debraj Roy, of
Krishna Nagar Co-operative colony . P.S. Saraidhela.
Dist. Dhanbad.

Schedule :- Mouza. Sabalpur NO. 11. P.S. Saraidhela. Khatano. 37.
Plot NO. 153. Area. 2.50-Kathas.

Shown in colour red.



Basant K Gope

Ananya Ray

18/02/18

Ananya Ray



समक्ष लेख्य प्रमाणक, धनबाद ।

NOTARY
DHANA BAD

में Ananya Roy पिता/पति Debnaj Roy
पता- Krishna Nagar, Co-operative, Salony
Sardhela जिला Dhana Bad, राज्य-झारखण्ड, नागरिक-

भारतीय, शपथ पूर्वक घोषणा करती हूँ कि, महिला के नाम निर्बंधित होने वाली विक्रय विलेख पर प्रभार्य/देय स्टाम्प शुल्क एवं निर्बंधन शुल्क की छूट संबंधी राजस्व, निर्बंधन एवं भूमि सुधार विभाग, झारखण्ड सरकार की अधिसूचना संख्या-13/नि. वि. (महिला शुल्क विमुक्ति) 13/2017 के आलोक में मैं इसके पूर्व इस छूट का उपयोग नहीं की हूँ ।

शपथकर्ता की पहचान, आर.वी. सिंह, अधिवक्ता, धनबाद के सभक्ष किया गया ।

सत्यापन

एतद् द्वारा घोषणा करती हूँ कि उपरोक्त सारी बातें मेरी जानकारी में सत्य एवं सही है, जिसे आज दिनांक...09.FEB.2018 को सत्यापित किया ।

लेख्य प्रमाणक, धनबाद



W. S. Singh
NOTARY
DHANA BAD

Ananya Roy

शपथकर्ता

पहचानकर्ता

[Signature]
19/2/18

अधिवक्ता, धनबाद

Authorised by
sec 297 (i) (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (3) (i)
of the Notaries Act 1952
Sec 13 33 of 1952

Ananya Roy

19 FEB 2018 09:16:11



निबंधन विभाग, झारखंड
Dhanbad

Token No.6 Token Date: 2/19/2018


Party Name: Ananya Roy

Father/Husband Name: Debraj Roy

(VENDEE)

Krishna Nagar, Co-Operative Colony, Saraidhela, P.S. Saraidhela District Dhanbad

Deed Type: Sale Deed

Party Details	
Name :	Ananya Roy
Gender :	F
DOB :	11-12-1981
C/o :	W/O. Debraj Roy
District :	Dhanbad
House/Building No. :	
Locality :	Saraidhela
Pincode :	826005
Post Office :	Bccl Township
State :	Jharkhand
Village/Town/City :	Kalakusuma
Aadhaar No :	xxxxxxx1018
Photo :	

Registering Officer

Ananya Roy
Party Signature

Operator's Signature

Ananya Roy

निबंधन विभाग, झारखंड
Dhanbad
जाच पचा-सह घोषणा पत्रा (नियम 114)

Token Date/Time: 19/02/2018 10:18:13.

Document Type	Sale Deed	Presenter	Basant Kumar Gope
Presenter Name & Address	Sabalpur, P.S. Saraidhela District Dhanbad	Date of Entry	19/02/2018
Stampable Doc. Value	1100000	Total Pages	44
Document/Transaction Value	775000	Book	1
Special Type		CNO/PNO	N/A
Remarks / Other Details		e-Stamp Cert. No	IN-JH08484406094012Q

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	11	23	SABALPUR	37	153	2	20		Plot No 153	Plot No 120	20 feet wide proposed road	Plot No 148	02300024370000	DHANBAD MUNICIPAL CORPORATION	U_RES	4.12 Decimal	1094828.2

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/IF 60	Mobile	Aadhar	Pres. Address	Perm. Address
VENDOR	Basant Kumar Gope	Late Rameshwar Gope	Business	पिता	गोवाला	Male	AJHPG4428N	xxxxxxxxx53	xxxxxxxxx8593	Sabalpur, P.S. Saraidhela District Dhanbad	Sabalpur, P.S. Saraidhela District Dhanbad
VENDEE	Ananya Roy	Debraj Roy	House-wife	पति	जाएस्त	Female	ASIFD3639C	xxxxxxxxx73	xxxxxxxxx1018	Krishna Nagar, Co-Operative Colony, Saraidhela, P.S. Saraidhela District Dhanbad	Krishna Nagar, Co-Operative Colony, Saraidhela, P.S. Saraidhela District Dhanbad
Identifier	Bulta Banerjee	Barid Baran Banerjee	BUSINESS	पिता	ब्रह्मण	Male		xxxxxxxxx08	xxxxxxxxx2048	Hirapur, Dhanbad	Hirapur, Dhanbad

Fee Details:

SN.	Fee Name	Net Amount
1	SP	660.00
2	PR	0.94
3	LL	2.50
4	A1	0.00
	Total	663.44

Basant Kumar Gope
Ananya Roy

Holding Details provided by the user has been mutated in the name of -BASANT KUMAR GOPE

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपर्युक्तदियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

Basant Kumar Gope
प्रस्तुतकर्ता का हस्ताक्षर
Ananya Roy
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

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

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया







जिसकी पहचान पिता ने की।
नेवासी पेश
BULTA
निबंधन पदाधिकारी का हस्ताक्षर

Ananya Roy



निबंधन विभाग, झारखंड
धनबाद

Token No.6 Token Date: 2018-02-19
Serial/Deed No./Year :1198/1114/2018
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Basant Kumar Gope Father/Husband Name:Late Rameshwar Gope (VENDOR) Sabalpur, P.S. Saraidhela District Dhanbad		
2	Ananya Roy Father/Husband Name:Debraj Roy (VENDEE) Krishna Nagar, Co-Operative Colony, Saraidhela. P.S. Saraidhela District Dhanbad		
3	Bulta Banerjee Father/Husband Name:Barid Baran Banerjee (Identifier) Hirapur, Dhanbad		

Book No. 1
Volume 92
Page 143 To 186
Deed No 1198/1114
Year 2018
Date 2018-02-19

Registering Officer *[Signature]*

Signature of Operator *[Signature]*

Ananya Roy