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2423



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3c439f21814a27a0d2a2

Receipt Date : 02-May-2023 01:14:57 pm

Receipt Amount : 88010/-

Amount In Words : Eighty Eight Thousands Ten Rupees Only

Token Number : 202300055382

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : AMIT DUTTA (Vendee)

GRN Number : 2316993485



न्यायन विभाग 21 के अधीन और अदालत के लिए: For Office Use :-

कानून के अधीन एक ही धारा 46 के अधीन
का शास्त्र है और इसी धारा के अधीन 1899
की अनुसूची 1 या 1 के अधीन
यथावत दस्तावेज लगाए गए हैं। अथवा तदनुसार
नथी भे विम्वत है या स्टांप - शुल्क अपेक्षित
नहीं है।

[Signature]
निदेशक पंजीयन

Lalita Singh
2/5/23

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

[Signature]

Rajyathela Dardhad Blue Staff.
2000/88010/

सामान्य न्याय न्याय का मुख्य मार्गदर्शिका पत्र
के अनुसार 2/5/23/सामान्य मुख्य से कम नहीं है।

66784/.....V.P.E
G.W. No. 13/699/37/10.....
DATE... 2/5/23.....

Fee kind
AMT 66000.00
2.00
Sub: 1.00
Pro: 16004.00
2/5/23



Lalita Singh
2/5/23



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 2nd day of May, 2023 (Two thousand Twenty Three), BY AND BETWEEN : SMT. LALITA SINGH (Adhar No.xxxx xxxx 3302 & PAN : BEKPS0386E), wife of Sri Ravindra Nath Singh, D/o Late Gobardhan Prasad Singh and granddaughter of Late Koleshwar Dayal Singh, by faith Hindu, by Category General, by occupation Housewife, resident of Kusum Vihar, Phase-II, Oriental Garden, Residency Flat No.G/10, Kolakusma, P.S. Saraidhela, 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 her heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART :

AND IN FAVOUR OF

SRI AMIT DUTTA (Adhar No.xxxx xxxx 4479 & PAN : APAPD5667D), son of Sri Baidya Nath Dutta and grandson of Late Bhagwan Dutta, by faith Hindu, by Category OBC, by occupation Service, resident of 3 No. Lane, Poddar Para, Jharia, P.S. Jharia, 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 his heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART:

Amid Dutta

02-05-23

10-00-1-00

कम प्रमाण परामर्श म जिला, मुहर जिला
 धनबाद मे लखनवा मजदूर गा मीर निवास
 मजदूर मजदूरनामा श्री मीर
 मजदूरों का दायित्व श्री मीर
 मजदूर का नाम शिवराम बाबू सिंह
 मजदूर कुशुम देवी थाना सरायदेही जिला धनबाद
 मजदूर मजदूर ने मजदूर का मजदूर मजदूर किया।

(Signature)
 मजदूर मजदूर का हस्ताक्षर
 02-05-23

मजदूर मजदूर का हस्ताक्षर



Lalita Singh
 21/5/23



(Signature)

WHEREAS the land
 vide sale deed No. 14
 vide mutator name of
 ANR

Lalita Singh
2/5/23

WHEREAS the land which is morefully described in the schedule below, purchased vide sale deed No.1994 dated 17.03.2020, from Keshab Chandra Choubey, in vendor's own name, registered at Dhanbad registry office and and Online mutated vide mutation case No.154/R27 2020-21 and recorded in Register-II, vide Volume No.14 and Page No.82 and Online rent paid vide receipt No.0151284590 in the name of Smt. Lalita Singh (vendor's own name).

AND WHEREAS the vendor being in urgent need of money to meet her personal expenses expressed her desire to sell the land which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs.22,00,000/- (Rupees Twenty two lacs) only, as the highest consideration thereof, which the vendor has accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in consideration of the sum of Rs.22,00,000/- (Rupees Twenty two lacs) only, 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 described in the schedule below, and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sells, conveys, transfers and assigns unto the purchaser by way of **ABSOLUTE SALE** all her right, title, interest and possession etc. together with all claims, demands, liberties, 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 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 houses etc. thereon by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.
2. That the vendor doth hereby covenant with the purchaser that the vendor is the true and lawful owner of the land and she is in sole and exclusive possession over the said land and she 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 vendor has 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 unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.
3. That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.4/- only to the landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this deed.

Abhishek

ਕਰਕਾ ਯਕਿਨੀ ਪੰਜਾਬੀ ਦੇ ਸਰਕਾਰ
ਕੇ ਕਰਕਾ ਯਕਿਨੀ ਦੇ ਕਾਲਕੁਸਮਾ
ਨੰਬਰ 12 ਕੇ ਕਰਕਾ ਯਕਿਨੀ ਦੇ
ਨਿਸਿਫ਼ ਕਰਕਾ ਦੇ ਯਕਿਨੀ ਦੇ / ਨੰਬਰ 12 ਕੇ ਕਰਕਾ ਯਕਿਨੀ ਦੇ।

-3-

Lalia Singh
21/1/23

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 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.

That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, Forest land, Adhivasi land and does not come under Govt. Acquisition land, and the vendor hereto does not comes under the reserve classes of C.N.T. Act and the vendor and purchaser satisfied with the contents of this deed.

The Seller does not come under the Category of SC/ST & other 51 castes mentioned in U/S 46 of the CNT Act, 1908.

IN WITNESS WHEREOF the vendor has set and subscribed her hands on this the day, month and year first above written.

SCHEDULE

All that Piece and parcel of Raiyati land situated in Mouza KALAKUSMA, P.S Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad.

MOUZA : KALAKUSMA, Mouza No.12,
Municipal Ward No.23, and Holding No.0230007492000M0.

NEW KHATA NO.661(Six hundred sixty one), Old Khata No.38 (Thirty eight), NEW PLOT NO.2951(Two thousand nine hundred fifty one), Old Plot No.2157 (Two thousand one hundred fifty seven), area 04 kathas or to say 6.60 dec. (Six point six zero decimals) of residential land in other Road, is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, Which is Butted and bounded as follows :-

- North : Part of this Plot
- South : Part of this Plot
- East : Part of this Plot
- West : 20 feet wide Road.

MEMO OF CONSIDERATION

- 1.Rs.2,00,000/- only paid vide cheque No.000003 dt.06.02.2023 of Punjab & Sind Bank.
- 2.Rs.20,00,000/- only paid through D.D. No.260657 dt.27.04.2023 of Punjab & Sind Bank.

(Signature)

Lalita Singh
21/5/23

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PHOTOGRAPH OF PURCHASER :



Atta Dutta
21/5/23



Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the documents have been duly obtained before me. Prepared the documents as per details supplied by the parties.

Signature

R.K. Mondal
Advocate Dhanbad
21/5/23

WITNESSES :

1. मनिन्द मंडल
पिताशो अमृत मंडल
कालाकुशमा सशस्त्र
धनबाद
21/5/23

2. Prakash Kumar Mondal
S/O Sri Baikunth Mondal
Add. Damodarpur
Gurgaon Dhanbad
21/05/23
3/05/23
Balu Chandra P's Mishra
Dhanbad 21/5/23

Atta Dutta

DHANBAD MUNICIPAL CORPORATION

नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिधारित किये गये सम्पत्ती कर की सूचना।

Memo No : 212796200423045114

- Smt. Lalita Singh W/o Ravindra Nath Singh of Kusum Vihar Phase 2, Thana-Saraidhela, Oriental Garden Residency, Flat no. G/10, Kolakushma, Dhanbad, Dist- Dhanbad.

Purchaser;- Amit Dutta S/o Baidya Nath Dutta, 3 no. Lane Poddar Para, Jharia, Dhanbad, Dist- Dhanbad.

Schedule:- Mouza- Kolakushma, Ps. Dhanbad no. 12, New Khata no. 661, New Plot no. 2951, Old Khata no. 38, Old Plot no. 2157, Area- 4 Katha (6.60 Decimal).
Shown in Colour Red.

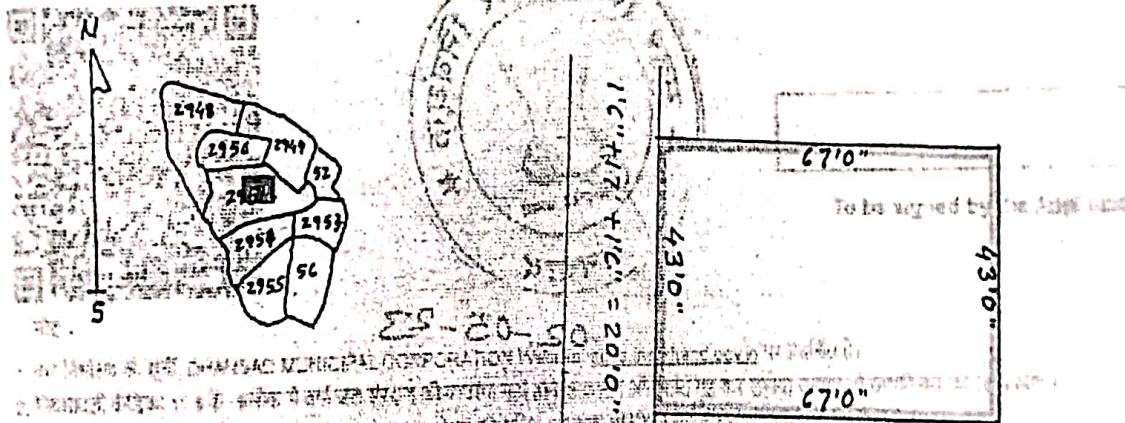
Boundary:- North- Part of this Plot

South- Part of this Plot

East- Part of this Plot

West- 1'6" + 17'0" + 1'6" = 20'0" Road

Scale:- 1"=330'0"



1. धनुषबाडी नगरपालिकाको कार्यालयबाट जारी गरिएको यो नक्साको आधारमा तयार पारिएको छ।
2. यो नक्साको आधारमा तयार पारिएको यो नक्साको आधारमा तयार पारिएको छ।
3. यो नक्साको आधारमा तयार पारिएको यो नक्साको आधारमा तयार पारिएको छ।
4. यो नक्साको आधारमा तयार पारिएको यो नक्साको आधारमा तयार पारिएको छ।
5. यो नक्साको आधारमा तयार पारिएको यो नक्साको आधारमा तयार पारिएको छ।
6. यो नक्साको आधारमा तयार पारिएको यो नक्साको आधारमा तयार पारिएको छ।
7. धनुषबाडी नगरपालिकाको कार्यालयबाट जारी गरिएको यो नक्साको आधारमा तयार पारिएको छ।
8. यो नक्साको आधारमा तयार पारिएको यो नक्साको आधारमा तयार पारिएको छ।

Lalita Singh
21/5/22

Amit Dutta
21/5/23

Amit Dutta

T.P. Mahab