

2436

2166



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 478fcc1fce9e0d213516

Receipt Date : 12-Apr-2024 12:22:04 pm

Receipt Amount : 68010/-

Amount In Words : Sixty Eight Thousands Ten Rupees Only

Token Number : 202400045415

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : ANUP KUMAR ( Vendee )

GRN Number : 2401620896



सिद्धान्त नियम 23 के अधीन और अधिनियम 62, 1899 के अधीन: For Office Use :-

नाशुक्तकाल परिसर में धारा 46 के अधीन  
 जो धारा 62 और अधिनियम 62, 1899 के अधीन  
 की धारा 62, 1 या 1 के अधीन  
 प्रमाणित किया गया है या स्टांप शुल्क का भुगतान  
 स्थिति में विद्यमान है या स्टांप शुल्क का भुगतान  
 किया है।

सिद्धान्त प्रमाणित

*Anup Kumar*  
 12/11/24

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।



Ankit Kumar  
18/4/24

WHEREAS, the survey settlement old Plot No. 2833 appertaining to old Khata no. 106 of New Khata No. 257 New Plot No. 3633 Mouza- Kolakushma Mouza No. 12 under Police Station Dhanbad District Registry office, Dhanbad District- Dhanbad. Purchased by the vendor by virtue of registered sale deed No.644 dated 30.01.2014 purchased from Nagar Mandal son of Late Trivanga Mandal through his Attorney Ashutosh Kumar Singh son of Bishnu Prasad Singh Registered at Registry office Dhanbad. Which enrolled in Dhanbad Circle office on line Register II in volume No. 1 page No. 2187 in the name of M/s BABA BHOLA PROMOTERS PRIVATE LIMITED.

AND WHEREAS the survey settlement Plot No. 2817 appertaining to old Khata No. 85 of Mouza- Kolakushma Mouza No. 12 under Police Station Dhanbad District Registry office, Dhanbad District- Dhanbad. Purchased by the vendor by virtue of registered sale deed No.1274 dated 31.03.2017 purchased from Tajim Ansari son of Late Rahmali Mian. Registered at Registry office Dhanbad. Which enrolled in Dhanbad Circle office on line Register II in volume No. 22 page No. 11 in the name of M/s BABA BHOLA PROMOTERS PRIVATE LIMITED.

ANDWHEREAS since the date of purchase the vendor is in peaceful and undisturbed possession over the same. Thus the vendor of this deed became owner of the schedule land has full right and valid , perfect title of the land hereby conveyed by this deed.

AND WHEREAS the vendor being in urgent need of money to meet his company's expenses 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.17,00,000/- (Rs. Seventeen Lakh ) only as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.17,00,000/- only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admit and acknowledges) as per payment schedule given below 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, sell, convey, transfer and assigns unto the purchaser by way of absolute sale all his right, title, interest, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatever 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, structure, etc. thereon, by leaving thereon or by letting out the same to any person or persons or otherwise as the purchaser likes .



12/4/24

10:15 to 11:15

श्री. ए.के. शर्मा जी का निवास पता: अजयपुरा, अजयपुरा म. जिला, अजयपुरा

श्री. ए.के. शर्मा जी का पता: अजयपुरा, अजयपुरा म. जिला, अजयपुरा

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12/4/24

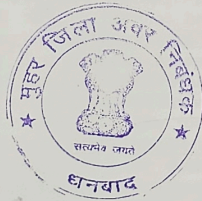
अजयपुरा म. जिला



Ankit Kumar  
Advocate, Unnao



Ankit Kumar  
12/4/24





प्रायश्चित्त शुद्धीकरण के लिए  
170000/-  
680102

FEE PAID OF RS. 51967/-  
CITY... M.P./62/1146  
DATE... 12/4/24

प्रायश्चित्त शुद्धीकरण के लिए  
170000/-  
680102

फैलिंग  
A-51000.00  
Sol. 5.00  
Pr. 2.00  
51007.00  
12/4/24

Ankit Kumar

12/4/24



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 9<sup>th</sup> day of April Two Thousand Twenty Four , BY M/s BABA BHOLA PROMOTERS PRIVATE LIMITED A Private Limited Company duly incorporated under the Indian Companies Act having its office at AAKASH EMASE TOWER , Barwa Road , Dhaiya P.S. and District Dhanbad represented by its Director Ankit Kumar son of Late Rajesh Kumar Gupta Grand Son Late Ram Prasad Ram Gupta by faith Hindu by category OBC by occupation Business resident of Katras Bazar P.S. Katras District Dhanbad 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 its executors, successors, administrators, legal representatives and assignees) of the ONE PART. INDIAN CITIZEN Aadhar No. XXXX XXXX 1045 PAN- AACCB7436L

A N D I N F A V O U R O F

ANUP KUMAR son of Kalipad Swarnkar Grand son of Late Ramdas Swarnkar by faith Hindu by Category OBC by occupation Business resident of Bastakola Basti , Near Shiv Mandir P.S. Dhansar District Dhanbad hereinafter called and referred and referred 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 assignees) of the OTHER PART. INDIAN CITIZEN Aadhar No. XXXX XXXX 0839 , PAN- BEAPK5127F



बंजल अधिकारी 51/1019 से प्राप्त सूची  
 के अनुसार दस्तावेज में वर्णित रीयटी  
 नम्बर 12 का नया खता नं. 257  
 निम्न खता से बाहर है/सूची बत नहीं है।  
 लक्ष्मण कृष्ण रवानी

Ankit Kumar -  
 12/11/24

That the vendor doth hereby covenant with the purchaser that the vendor is the true and lawful owner of the land and he is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof if it transpires that the vendor is not the true and lawful owner of the land or found any defects in the title of the vendor and if by any other reason the purchaser or her heirs, successors put in to any loss then vendor doth hereby undertake to compensate the purchaser.

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs. 5/- 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 sale deed.

That the vendor doth hereby further covenant with the purchasers 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 help to the purchaser name mutated in the sherista of the Landlord the state of Jharkhand.

S C H E D U L E

All that piece and parcel of Raiyati land situated in Mouza - Kolakushma within Dhanbad Nagar Nigam P.S. Dhanbad at present Saraidhela District. DHANBAD, District registry office Dhanbad, Mouza No. 12 New Khata No. 257 (Two Hundred Fifty Seven) New Plot No. 3633 (Three Thousand Six Hundred Thirty Three), old Plot no. 2833 appertaining to old Khata No. 106 area 4.1 dec. New Khata No. 660 (six Hundred sixty ) New Plot No. 3696 (Three Thousand Six Hundred ninety Six ), Old Plot no. 2817 appertaining to old Khata No. 84 area 0.65 dec. Grand Total area of two Khata and two plots 4.75 decimals of land is hereby sold by this sale deed. Above mentioned land is residential and situated on other Road. Ward no. 23 Holding No. 0230005200000M0

Boundary:-

North- Amardeep Singh South- Part of this Plot .  
 East - 2ft. + 20 ft.+ 2ft.= 24 ft. wide Road West- Boundary wall of V.T. Enfra.  
 As per plan annexed herewith and shown in Colour Red.

Purchaser's Photograph:-



Ankit Kumar  
 12/11/24





Ankit Kumar  
12/11/24

Both the parties SELLER and PURCHASER hereby declared that the land which is hereby sold by this sale deed does not come in the category of Govt. land, Govt. settled land which is not transferable, land obtained by Bhudan, forest land, Adivasi land, Govt. acquired land and also both parties are satisfied with the recital of the land above mentioned. That the Seller of this deed does not comes under notified list of 51 Castes mentioned in C.N.T ACT.1908 Section-46 and the seller is not member of Schedule Caste and Schedule Tribes.

IN WITNESSES WHEREOF THE VENDOR doth hereby set and subscribed his hand out of his own free will and choice on this the day, Month and year above written.

Payment Schedule

1.on dated 22.11.2023 paid vide Cheque No.879939	Rs. 5,00,000/-
2.on dated 03.02.2024 paid vide RTGS.	Rs. 4,00,000/-
3.on dated 06.02.2024paid vide NEFT.	Rs. 4,50,000/-
4.on dated 07.04.2024 paid vide NEFT.	Rs. 3,50,000/-
<b>Total</b>	<b>Rs. 17,00,000/-</b>

Certified that the finger prints of the left hand of the Vendor and Purchaser whose photograph is affixed in the document have been duly obtained before me.  
Drafted by me and typed in my office.

A.K. SINHA, Advocate  
Dhanbad.  
12/11/24

Enl. No. 10984/96

Witnesses:-

1. Kishnu Prasad Saini  
S/o- Ragunath Malhotra  
vill- Kurobi .po. Chotaga  
Govindpura, Dhanbad.  
12/11/24

2. Ishank Kumar  
S/o- Sahaldeo Kumar  
Kataras Bagar Dhanbad.  
12/11/24



**VENDOR :-** M/s BABA BHOLA PROMOTERS PRIVATE LIMITED A Private Limited Company duly incorporated under the Indian Companies Act having its office at AAKASH EMASE TOWER , Barwa Road , Dhayia P.S. and District Dhanbad represented by its Director Ankit Kumar son of Late Rajesh Kumar Gupta resident of Katras Bazar P.S. Katras District Dhanbad

**PURCHASER:-** ANUP KUMAR son of Kalipad Swarnkar resident of Bastakola Basti , Near Shiv Mandir P.S. Dhansar District Dhanbad.

**SCHEDULE :-** Raiyati land situated in Mouza - Kolakushma within Dhanbad Nagar Nigam P.S. Dhanbad at present Saraidhela District. DHANBAD, District registry office Dhanbad, Mouza No. 12 New Khata No. 257 (Two Hundred Fifty Seven) New Plot No. 3633 (Three Thousand Six Hundred Thirty Three), old Plot no. 2833 appertaining to old Khata No. 106 area 4.1 dec. New Khata No. 660 (six Hundred sixty ) New Plot No. 3696 (Three Thousand Six Hundred ninety Six ), Old Plot no. 2817 appertaining to old Khata No. 84 area 0.65 dec. Grand Total area of two Khata and two plots 4.75 decimals

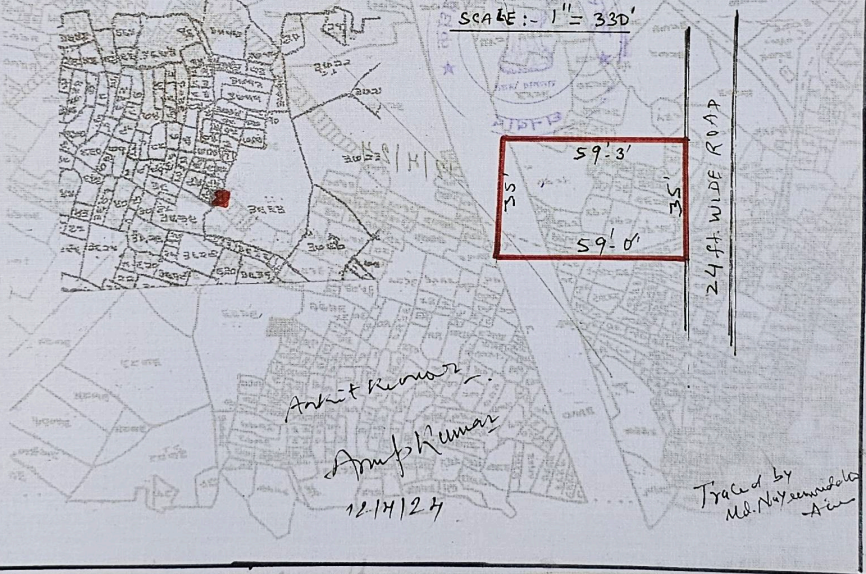
**Boundary:-**

North- Amardeep Singh

South- Part of this Plot .

East - 2ft. + 20 ft.+ 2ft.= 24 ft. wide Road

West- Boundary wall of V.T. Enfra.



Ankit Kumar

Anup Kumar

12/11/24

Traced by  
Md. Nazamul Hossain  
A/c

Amardeep Singh

Anup Kumar



