

RIMA SINGH

INDIA NON JUDICIAL

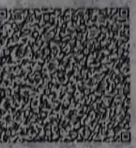
Government of Jharkhand

e-Stamp



सत्यमेव जयते

Certificate No.: IN-JH26984537536646S  
 Certificate Issued Date: 25-Feb-2011 10:09:51AM  
 Account Reference: OSOAOCC (GV) /Jhesce607/JH\_QBSUM0157/ JH-DB  
 Unique Doc. Reference: SUBIN-JHJH/OSCEG0799518315551261S  
 Purchased by: RIMA SINGH  
 Description of Document: Article 23 Conveyance  
 Property Description: IMMOVABLE PROPERTY  
 Consideration Price (Rs.): 7,31,000  
 (Seven Lakh Thirty One Thousand only)  
 First Party: RANDEHIR SINGH ATTORNEY  
 Second Party: RIMA SINGH  
 Stamp Duty Paid By: RIMA SINGH  
 Stamp Duty Amount (Rs.): 29,250  
 (Twenty Nine Thousand Two Hundred And Fifty only)



Please write or type below this line

महोदय को यह प्रमाणित है कि  
 उपरोक्त विवरण सत्य है और  
 इस पर आवश्यक शुल्क  
 जमा किया गया है।  
 28/2/20

Rima Singh  
 27/2/20  
 Ranohir Singh

SIR 0008182511

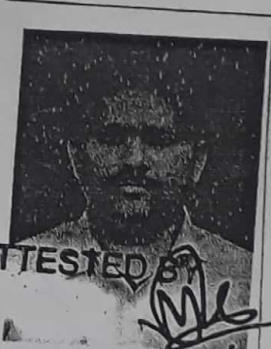
Statutory Alert:  
 1. The authenticity of this Stamp Certificate should be verified at [www.stamps.gov.in](http://www.stamps.gov.in). Any discrepancy in the details on this Certificate and as  
 2. The cost of checking the legitimacy is on the client of the certificate.

R. Rainsed. Dhanbad Rs. 7,31,000/- stamp.

29,250/-

3  
28/2

Stamp Fee Paid Rs. 22594/-  
28.2.20  
GRV No. 2000615221.  
27/2/20  
Rainsed



ADVOCATE, DHANBAD

ABSOLUTE DEED OF SALE

Reed Reedy

AGY 2/930.8  
3.0  
1.0  
21934.00

Handwritten signatures and notes in Hindi, including '28-02' and '28.02'.

#  
28/2/20

THIS DEED OF ABSOLUTE SALE is made on this the \_\_\_\_\_ day of February, Two Thousand Twenty, BY & BETWEEN:- (1) SRI SAMIR KUMAR PAUL, 2) SRI SHAKTIPADA PAUL, both Sons of Late Sudhir Kumar Paul, by faith Hindu, by caste Subarnabanik (Sonar), by occupation Cultivation, Resident of No. 1, Etowari Nagar Telipara, Hirapur, No.2 , Nawadih, P.O. B. Polytechnic, Police Station & District Dhanbad, hereinafter called and referred to as the VENDORS : (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, successors, administrators, legal representatives and assignees) of the ONE PART: [Above vendors are represented through their constituted Attorney SRI RANDHIR SINGH, Son of Sri Brij Nandan Singh, by faith Hindu, by caste Rajput, by occupation Business, resident of Parmar House, Baramuri, Police Station & District Dhanbad, vide registered Power No. IV- 541, dated 11/11/2019, Registered at Dhanbad Sub Registry Office. The vendors are still alive and the power of attorney has not been revoked Adhaar No. 9917 2976 3930.

AND IN FAVOUR OF

SMT RIMA SINGH, wife of Randhir Singh, by faith Hindu, by caste Rajput, by occupation Housewife, resident of Parmar House Baramuri, Police Station & District 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 her heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART. Adhaar No.9928 2132 7877 .

Rima Singh



Randhir Singh  
27/2/20

~2~

WHEREAS the survey Settlement C.S. Plot No.770 along with others, appertaining to C.S. Khata No.56, of Mouza NAWADIH, Mouza No.2, under Police Station Dhanbad, Chowki Sadar Registry Office Dhanbad, District Dhanbad Originally recorded in the name of Mahindi Paul and others i.e. including Girish Chandra Paul, grandfather of the vendors in the last survey settlement records, and after the death of Girish Chandra Paul, and his son Sudhir Kumar Paul the vendors are inheriting and enjoying the same peacefully by virtue of inheritance by enrolling their name in the Revisional Survey Settlement and also enrolled their name in the Circle office Dhanbad in Register II, Volume No. 1, Page No.235, and rent is being paid under thoka No.56, to the landlord sherista in the name of Mahindi Paul and others.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 1440 Sqft. unto a willing purchaser to meet their financial requirement.

AND WHEREAS the purchaser knowing the intention of the vendors their agreed to purchase the said land and offered to pay a sum of Rs.7,31,000/- (Rupees Seven lakh thirty-one thousand) only, as the highest consideration thereof, which the vendors has accepted,

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS: -**

That in consideration of the sum of Rs.7,31,000/- (Rupees Seven lakh thirty-one thousand) only, has been paid by the purchaser to the vendors (the receipt whereof the vendors 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 vendors doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all their 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.

Rama Singh

Pandur. bits  
27/2/20

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That the vendors doth hereby covenant with the purchaser they are 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 vendors have no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs. 1/- 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 vendors 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 vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

That the Purchaser shall leave one and half feet land towards road side from purchase area.

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 vendors 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.

Rima Singh

Randhik Singh  
27/2/20

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SCHEDULE

All that piece and parcel of Rqiyati land situated in MOUZA: NAWADIH, Police Station Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA:NAWADIH, Mouza No.02,

C.S. Khata No.56 (Fifty-six), R.S. Khata No.237,

C.S. Plot No.770, (Seven hundred seventy), R.S. Plot No.990,

Out of which our own share measuring an area 1440 Sqft. or 2 Katha or to say 3.30 dec. (Three point three zero decimals) of residential land in. Situated at Subsidiary Road, Marked as Lot No.12, is hereby sold by this sale deed.

As per plan attached herewith and shown in colour Red.

Which is butted and bounded as follows: -

By North: - Lot No 11.

By South: - Lot No. 13.

By East: - Lot No.10 & 14.

By West: - 20 feet wide Road.

PHOTOGRAPHS AND FINGERPRINTS OF THE PURCHASER:-



ADL

Rima Singh

Rimasingh  
(Signature)



Randhir Singh  
27/2/20

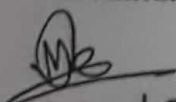
-5-

WITNESSES

1. Surjany Kumar Chatterjee  
No. 11, Saraneshwar Ram  
Basti, Cello, Thakur Dhanbad  
27/2/20
2. Rajesh Mallik  
S/o Sri Madhu Mallik  
Kathur →

Rima Singh

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

  
Advocate  
E.No- 999/10



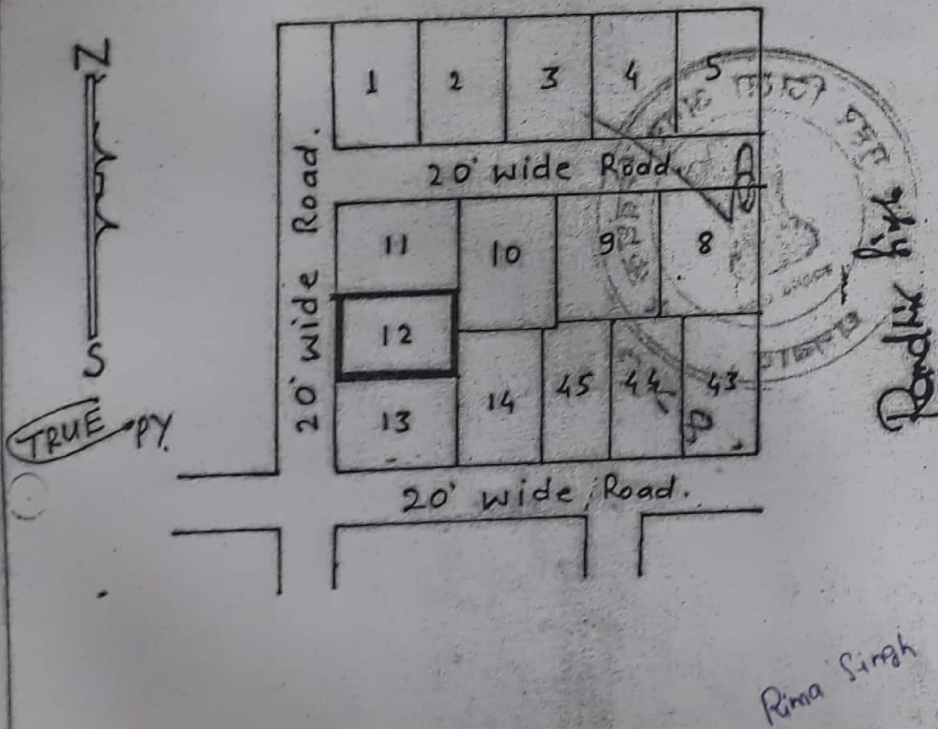
er :- 1. Sri Samir Kumar Paul, 2. Sri Shaktipada Paul s/o Late Sudhir Kumar Paul  
R/O No 1. Etowari Nagar Telipara, Hirapur, & No 2. Nawadih P S & Dist  
Dhanbad.

Attorney :- Sri Randhir Singh s/o Sri Brij Nandan Singh R/O Parmar House,  
Baramuri P S & Dist Dhanbad.

Purchaser :- Smt. Rima Singh w/o Randhir Singh R/O Baramuri P S & Dist Dhanbad.

Schedule :- Mouza Nawadih No 02 P S Dhanbad C.S. Khata No 56 R.S. Khata No 237  
C.S Plot No 770 R.S. Plot No 990 Area 1440-Sq.ft. or 2-Kathas or to Say 3.30-  
Dec, Lot No 12.

Shown in Red colour.



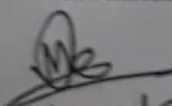
Randhir Singh  
27/2/20

-5-

WITNESSES

1. Srijay Kumar Chatur  
No. 11 Ganeshtwar Ram  
Basti Cello Jhansi Dhanbad  
27/2/20
  
2. Rajesh Mallik  
S/o Sri Madhu Mallik  
Kabra →

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

  
Advocate  
E.No- 999/10

Rima Singh





**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

Sub Office Name :- Jharkhand

**Deed Endorsement**

Token No :- 20200000023827

Deed Type	Sale Deed
Number of Pages	44
Fee Details	Stamp Duty :- Rs. 28240, PR :- Rs. 1, SP :- Rs. 690, A1 :- Rs. 21930, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.730452/-, Transaction Amount :- Rs.731000/-
Property Details	District :- Dhanbad, Tehsil :- Dhanbad, Village Name :- Haradith Location :- Other Road, Nawadith Ward No 0 Property Boundaries :- East: LOT NO.10 & 14, West: 20 FEET WIDE ROAD, South: LOT NO.13, North: LOT NO.11 Volume Number - 1Page Number - 239/Khata Number - 237/Plot Number - 990 Area Of Land :- 3.30 Decimal



RANDHIR SINGH (Power Of Attorney)

Sh./Smt.RANDHIR SINGH s/o/d/o/w/o BRIJ NANDAN SINGH has presented this document for registration in this office today dated :- 28-Feb-2020 Day :- Friday Time :- 17:41:07 PM

Party Name	Document Type	Document Number
RANDHIR SINGH	PAN/UID	981728763930

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	SAMIR KUMAR PAUL THROUGH Address1 - ETO/WARI NAGAR TELIPARA, HIRAPUR, DHANBAD, Address2 - ... ,Jharkhand PAN No.:				SELLER Age:72			

Sr.No	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger/Print	Signature
2	SHAKTIPADA PAUL THROUGH Jharkhand PAN No.:	No	Address:-	RANDHIR SINGH Jharkhand PAN No.:	SELLER Age:69			
3	RANDHIR SINGH Address1 - PARMAR HOUSE. BARAMURI, DHANBAD, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Randhir Singh Address:- parmar house, baramuri kali mandir, baramuri kali mandir, Bishunpur, Dhanbad, 828130, Jharkhand, India	RANDHIR SINGH Jharkhand PAN No.:	SELLER Age:39			
4	RIMA SINGH Address1 - PARMAR HOUSE BARAMURI, DHANBAD, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Rima Singh Address:- parmar house, baramuri kali mandir, baramuri kali mandir, Bishunpur, Dhanbad, 828130, Jharkhand, India		PURCHASER Age:36			

Identification:

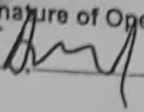
Sr.NO	Party Name and Address	Photo	Finger/Print	Signature
1	SANJAY KUMAR GUPTA S/o-D/o LATE PARMESHWAR RAM Address1 - BASTACOLLA, JHARIA, DHANBAD, Address2 - Jharkhand PAN No.:			

Witness:

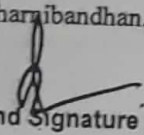
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY KUMAR GUPTA Address1 - BASTACOLLA, JHARIA, DHANBAD, Address2 - Jharkhand			

Signature of Operator



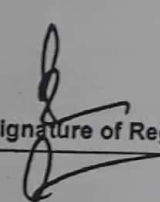
Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( RANDHIR SINGH , SHAKTIPADA PAUL THROUGH , SAMIR KUMAR PAUL THROUGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (SANJAY KUMAR GUPTA) Son/Daughter/Wife of (LATE PARMESHWAR RAM) resident of (BASTACOLLA, JHARIA, DHANBAD) and by occupation (Business).

Signature of Registering Officer



Date:- 28-Feb-2020

Seal and Signature of Registering Officer



Rima Singh



Transaction Success! Please Note Your Transaction Id.

Name	RandhirSingh
Token No	20200000023827
Amount	22594
Transaction ID	f489526abf0f9aa757d7
GRN	2000615821
CIN	10002162020022800301
Time	2020-02-28

*Rama Singh*

2/28/2020, 6:58 AM



झारखण्ड सरकार

**Document Registration Summary 1**

Date :-28-Feb-2020

- Government/Market Value: ₹730500/-
- Transaction Amount: ₹731000 /-
- Paid Stamp Duty: ₹29250 /-

**Receipt : 298891**

**Receipt Date : 28-02-2020**

**Presenter Name: RANDHIR SINGH**

On Date 28-02-2020 Presented at SRO - Dhanbad  
Signature of Presenter

**PR** ₹1  
**SP** ₹660  
**LL** ₹3  
**A1** ₹21930  
**Stamp Duty** ₹29250

SRO - Dhanbad

*Randhir Singh*

**Total** ₹51844

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	29240	29250	-10	E-STAMP	RIMA SINGH	• Certificate Number : IN-JH26984337536646S	29250
PR	1	1	0	GRAS	RandhirSingh	• GRN Number : 2000615821 • DEPT Transaction Id : f489526abf0f9aa757d7 • Transaction Type :	1
SP	660	660	0	GRAS	RandhirSingh	• GRN Number : 2000615821 • DEPT Transaction Id : f489526abf0f9aa757d7 • Transaction Type :	660
A1	21930	21930	0	GRAS	RandhirSingh	• GRN Number : 2000615821 • DEPT Transaction Id : f489526abf0f9aa757d7 • Transaction Type :	21930
LL	3	3	0	GRAS	RandhirSingh	• GRN Number : 2000615821 • DEPT Transaction Id : f489526abf0f9aa757d7 • Transaction Type :	3

*Rima Singh*