

913

838

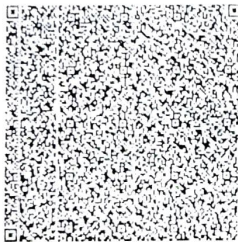


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH14467801601501R  
 Certificate Issued Date : 12-Feb-2019 10:32 AM  
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0118776923901721R  
 Purchased by : REETA SINGH  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND  
 Consideration Price (Rs.) : 33,33,000  
 (Thirty Three Lakh Thirty Three Thousand only)  
 First Party : MUKESH KUMAR  
 Second Party : REETA SINGH  
 Stamp Duty Paid By : REETA SINGH  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



Please write or type below this line

अधिनियम 21 के अधीन और अधिनियम  
 शासकत्व काग की धारा 46 के अधीन  
 आ यादव 2 प्रक इण्डियन स्टाम एक्ट-1899  
 की अनुसूची 1 या 1 क 23 के अधीन  
 प्रदातन प्राम लगाया गया है अथवा विकर  
 नशी म विभक्त है या स्टाम - शुल्क उपेक्षित  
 नहीं है।

अदायगी धरित   
 अधिनियम IV धरित

12.02.19

12-2-19

Ritashin

Mukesh Kumar  
 12/2/19

0011355041

Statutory Alert:

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

रिजिस्ट्रेशन नंबर 3333000 / Dhanbad  
 नोटिफिकेशन मेमो 49250  
 18.06/17 भूमि संबंधी कार्रवायों को जॉय;

12.02.19  
 12.02.19

196 DP  
 11.2.19  
 12.2.19  
 11.2.19



Mukesh Kumar  
 12.02.19  
 12/2/19

196 DP  
 11.2.19  
 12.2.19  
 11.2.19  
 1900 3971 68-12.02.19

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this 12th day of FEBRUARY, Two Thousand Nineteen BY & BETWEEN SRI MUKESH KUMAR, Son of Sri Yogendra Prasad, by faith Hindu, by Caste Kurmi from Bihar, by occupation Service, Bekar Bandh, Pargana Jharia, Police Station, Chowki Sadar, Registry Office Dhanbad (Jharkhand), Permanent resident of Dekpura, P.O. Mora Talab, P.S. Rahui, Sub Division Bihar Sharif, District Nalanda (Bihar), and at present residing at 501 Prangan Tower, Ramprastha Green, Sector-9 Vaishali I.E. Sahibabad, GHAZIABAD (Uttar Pradesh) Pin - 201010, hereinafter called and referred to as the V E N D O R (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 ONE PART : AADHAR NO. 6932 4660 0415 PAN AIBPK06G0P. The vendor has obtained Residential Certificate from Circle Officer, Anchal Rahui, Bihar sharif, District Nalanda Vide Certificate No. R/18/01329 and also obtained Caste Certificate from the said Authority i.e. Circle Officer, Anchal Rahui, Sub Division Bihar sharif, District Nalanda Government of Bihar Vide Certificate No. C/18/01631. Both dated 14.05.2018

2.50  
 344  
 12.02.19

Trisishm

Mukesh Kumar  
12/7/19

**AND IN FAVOUR OF**

**SMT REETA SINGH** Wife of Sri Arvind Kumar Singh by faith Hindu by Caste Rajput by occupation Self Employee resident of Bir Kunwar Singh Nagar, Saraidhella, P.S. Dhanbad, at present P.S. Saraidhella, District Dhanbad, hereinafter referred to as the PURCHASERS (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators legal representatives and assigns) of the **OTHER PART AADHAR NO 7061 2532 8339, PAN NO. CLJPS8311J**

**WHEREAS** the survey settlement Plot No. 1137 and 1142 under Khata No. 78 Mouza : Nawadih, Mouza No. 2 under P.S. Dhanbad, District Dhanbad, originally purchased by Abdul Ajjij and khawaja Noor sons of Late Abdul karimuddin and Sakhina Bibi, Wife of Abdul Karimuddin from the recorded owner Fhulchand Paul by virtue of Registered Deed of sale being No. 3248 dated 24.02.1959 registered at Dhanbad Registry Office and recorded in Book No. 1 Volume No. 32, Pages No. 86 to 87 for the year 1959, and since the date of purchase were in peaceful possession thereof by mutating their name in the landlord sherista and paying rent for the same to the Landlord sherista.

**AND WHEREAS** aforesaid Abdul Ajjij and other while thus in peaceful possession over their purchased area transferred 33 decimals of land out of Plot No. 1137 and an area 01 decimal out of Plot No. 1142 Total 34 decimal of land to the vendor of this deed by virtue of registered deed of sale being No. 9150 dated 21.07.1983 registered

Ritesh Singh

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Mukesh Kumar  
12/2/19

at Dhanbad Registry Office and since the date of purchase the vendor has been in peaceful and undisturbed possession thereof by mutating his name in the sherista of the present Landlord the State of Jharkhand and paying rent for the same to the Landlord sherista under Thoka No. 277 and also paying ONLINE rent Vide Receipt No. 0321186103, Volume No. 2 Page No. 198, and also enrolled his name in the Circle Officer Dhanbad in Register-II, Volume No. 2, at page No. 198, which has been duly certified by the Circle Officer Dhanbad Vide Memo No. 9096 dated. 06.12.2018.

**AND WHEREAS** the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 16.5 decimals of land unto a willing purchaser for purchasing suitable property elsewhere.

**AND WHEREAS** the purchaser knowing the intention of the vendor has agreed to purchase the said land and offered to pay a sum of Rs. 33,33,000 /- (Rupees Thirty Three Lakhs Thirty Three Thousand) only, as the highest consideration thereof.

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

1. That in consideration of sum of Rs. 33,33,000/ - (Rupees Thirty Three Lakhs Thirty Three Thousand) only, which has been paid by the purchaser to the vendor (the receipt of which sum is hereby admitted and acknowledged by the vendor for the sale of the said land which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained. The vendor hereby absolutely and indefeasibly grant, sell,

Ritesh Singh

Mukesh Kumar  
12/2/19

conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all of his entire right, title, interest and possession etc. together with all claims, demands, liberties, benefits and 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 to Landlord the state of Jharkhand, having full right and authority to transfer the same by sale, gift and mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any persons or otherwise as the purchaser likes.

2. That the vendor hereby covenant with the purchaser that he is 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 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 shares or co-shares 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 hereby undertake to compensate the purchaser's loss for which the purchaser may be put to.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess Re. 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.

Rita Singh

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Mukesh Kumar

4. That the vendor hereby further covenant with the purchaser to or 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.

5. That the lands hereby conveyed by this deed do not come under Government land, Government Settled Land, Bhudan Land, Adivasi Land, Forest Land nor come under Government Acquisition and the vendor and purchaser both satisfied with the contents of this deed.

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

Rifasim

Cont....6

Mukul Kumar  
12/2/19

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: NAWADIH, P.S. Dhanbad, Chowki Sadar Registry Office Dhanbad, District Dhanbad.

MOUZA : NAWADIH, Mouza No. 02

NEW KHATA NO. 170 (OLD KHATA NO. 78)

NEW PLOT NO. 1129 (OLD PLOT NO. 1137) out of which measuring an area 16.5 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:-

BY NORTH: New Plot No. 1078 & 1082

BY SOUTH: 40 Feet Wide Proposed Road

BY EAST: Part of This Plot

BY WEST: Smt. Binda Devi and Smt. Sanju Singh



WITNESSES:

1. गणेश महल  
पिता - श्री राजन महल  
पुत्री - 'डी' लता चन्द

12/2/19

Ritasingh 2.

Ritasingh  
12/2/19

Mukesh Kumar  
12/2/19

--: 7 :-

2. Mitumjan basad

late Ramesh basad

At - Babudh

P.O - Gov B Polytechnic  
Shamba

12/2/19

certified that the finger prints of the left hand of the parties whose photographs affixed in the document have been duly obtained before me, prepared the document as per draft supplied by the parties.

Ashok Vs Datta  
Datta  
Signature

8/86  
Licence No.

Ritesh Singh



**SELLER :** SRI MUKESH KUMAR S/O, YOGENDRA PRASAD RESIDENT OF - 501, PRANGAN TOWER, RAMPRASTHA GREEN, SECTOR -9, VAISHALI, I.E. SAHIBABAD, GAZIABAD (UP).

**PURCHASER :** SMT REETA SINGH, W/O SRI ARVIND KUMAR SINGH, RESIDENT OF - BIR KUNWAR SINGH NAGAR, SARAIHELIA, PO- ISM, PS- SARAIHELIA, DISTT- DHANBAD.

**SCHEDULE :** PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA NAWADIH, THANA NO- 2, PS- DHANBAD, NEW KHATA NO- 170, OLD KHATA NO- 78, NEW PLOT NO- 1129, OLD PLOT NO- 1137, PART, MEASURING AN AREA 16.5 DECIMAL, OR TO SAY 10 KATHAS SOLD . WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

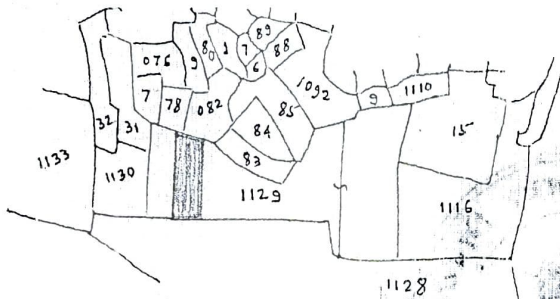
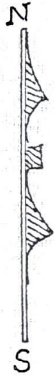
**BOUNDED BY :**

**NORTH :** NEW PLOT NO 1078, 1082

**SOUTH :** 40 FIT WIDE PROPOSED ROAD

**EAST :** PART OF SAME PLOT

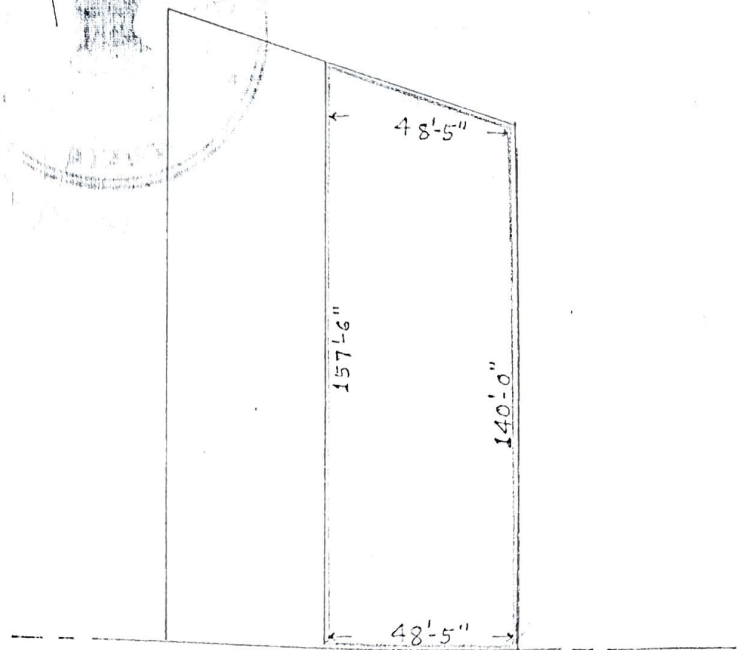
**WEST :** SMT BINA DEVI & SMT SANJU SINGH



SCALE - 1" = 330'-0"

Mukesh Kumar

Reeta Singh



40' WIDE PROPOSED ROAD

SITE PLAN  
NOT TO SCALE

*TRACED BY  
Smt Reeta Singh  
12/10/2018*



NOTARY  
DHANBAD

समक्ष :- लेख्य प्रमाणक , धनबाद

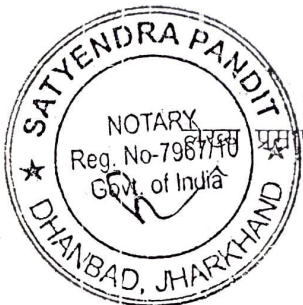
शपथ -पत्र

मै Reeta Singh, पिता/पति Harvind Kumar Singh.  
पता- Saraidhela, P.S. Saraidhela  
.....जिला- Dhanbad, राज्य-झारखण्ड,  
नागरिक-भारतीय, शपथ पूर्वक घोषणा करती हूँ कि, महिला के नाम  
निबंधित होने वाली विक्रय विलेख पर प्रभार्य/ देय स्टाम्प शुल्क एवं  
निबंधन शुल्क की छुट संबंधी राजस्व, निबंधन एवं भूमि सुधार विभाग,  
झारखण्ड सरकार की अधिसूचना संख्या 13/ नि० वि० (महिला शुल्क  
विमुक्ति) 13/2017 के आलोक में मैं इसके पूर्व इस छुट का उपभोग नहीं  
की हूँ।

सत्यापन

शपथकर्ता की पहचान अधिवक्ता  
श्री डी० एस० दे, धनबाद के  
समक्ष किया गया ।

एतद द्वारा घोषणा करती हूँ कि उपरोक्त सारी  
बाते मेरी जानकारी में सत्य एवं सही है, जिसे  
आज दिनांक 11 FEB 2019 को सत्यापित किया ।



लेख्य प्रमाणक, धनबाद

NOTARY  
DHANBAD

अधिवक्ता,

11.02.19.

Ritasingh

Authorised  
u/s 297 (i) (c) of the Cr. P.C. 1973  
(Act No 11 of 1974) & u/s (8) (i)  
of the Notaries Act 1952  
(Act No 53 of 1952)



निबंधन विभाग, झारखंड  
Dhanbad


Token No.13 Token Date: 12/02/2019

Party Name: MUKESH KUMAR

Father/Husband Name: YOGENDRA PRASAD  
(VENDOR)

501 PRANGAN TOWER, RAMPRASTHA GREEN, SECTOR 9, VAISHALI,  
I.E.SAHIBABAD, GHAZIABAD, U.P.

Deed Type: Sale Deed

Party Details	
Name :	Mukesh Kumar
Gender :	M
DOB :	11-02-1974
C/o :	S/O Yogendra Prasad
District :	Ghaziabad
House/Building No. :	501, Prangan Tower
Locality :	Sector-9, Vaishali
Pincode :	201010
Post Office :	
State :	Uttar Pradesh
Village/Town/City :	I.E.Sahibabad
Aadhaar No :	xxxxxxxx0415
Photo :	

Registering Officer

Party Signature

Operator's Signature

Trisisingh



निबंधन विभाग, झारखंड  
Dhanbad


Token No.13 Token Date: 12/02/2019

Party Name: REETA SINGH

Father/Husband Name: ARVIND KUMAR SINGH  
(VENDEE)

VIR KUNWAR SINGH NAGAR, SARAIIDHELA, PS. SARAIIDHELA, DIST.  
DHANBAD.

Deed Type: Sale Deed

Party Details	
Name :	Reeta Singh
Gender :	F
DOB :	01-01-1972
C/o :	W/O: Arvind Kumar Singh
District :	Dhanbad
House/Building No. :	
Locality :	Saraidhela
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx8339
Photo :	

Registering Officer

Ritasingh  
Party Signature

Operator's Signature

Ritasingh



निबंधन विभाग, झारखंड  
Dhanbad


Token No.13Token Date: 12/02/2019

Party Name: GANESH MAHATO

Father/Husband Name:GARJAN MAHATO  
(Identifier)

BHULI D BLOCK, PS. BANK MORE, DIST. DHANBAD

Deed Type: Sale Deed

Party Details	
Name :	Ganesh Mahato
Gender :	M
DOB :	03-10-1979
C/o :	S/O Garjan Mahato
District :	Dhanbad
House/Building No. :	QR.NO.46
Locality :	
Pincode :	828105
Post Office :	
State :	Jharkhand
Village/Town/City :	BHULI
Aadhaar No :	XXXXXXXX4286
Photo :	

Registering Officer

गणेश महतो  
Party Signature

Operator's Signature

Rinashim



# Jhar Registry Dashboard

Government Of Jharkhand

Home  
(../Dashboard.aspx)  
/ Issue Token



## Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

MUKESH KUMAR

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

313823

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=c3a14d8d-4ef7-411c-96df-1f147834f7e5>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 753.44by -MUKESH KUMAR on 12/02/2019 with CIN - 10002162019021201760 & GRN No. - 1900397168 & Status - SUCCESS

Print Payment Verification Details ()

Ritasingh



निबंधन विभाग, झारखंड

IN-JH14467801601501R:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH14467801601501R  
CertificateIssuedDate: 12-Feb-2019 10:32 AM  
AccountReference: SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB  
UniqueDocReference: SUBIN-JHJHSHCIL0118776923901721R  
Purchasedby: REETA SINGH  
DescriptionofDocument: Article 23 Conveyance  
PropertyDescription: LAND  
ConsiderationPriceRs: 33,33,000  
FirstParty: MUKESH KUMAR  
SecondParty: REETA SINGH  
StampDutyPaidBy: REETA SINGH  
StampDutyAmountRs: 50

Reeta Singh

**निबंधन विभाग, झारखंड**  
**Dhanbad**  
जांच पची-सह घोषणा प्रपत्र (नियम 113)

Token Date/Time 12/02/2019 11:09:12.

Document No 13	Document Type	Sale Deed	Presenter	MUKESH KUMAR
Presenter Name & Address	501 PRANGAN TOWER, RAMPRASTHA GREEN, SECTOR 9, VAISHALI, I.E.SAHIBABAD, GHAZIABAD, U.P.	Date of Entry	12/02/2019	
Stampable Doc. Value	3333000	DOE	Total Pages	50
Document/Transaction Value	3333000	Stamp Value	50	Book
Special Type		Serial /Deed No.	/	CNO/PNO
Remarks / Other Details		Old Serial No.	/	
Property Details:		App. ID	313823	e-Stamp Cert. No. IN-JH14467801601501R

Anchal	Th. No.	Wrd/Hlk	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	2	0	NAWADIH	170	1129	2	198		PLOT NO. 1078, 1082	40 FT WIDE PRCP ROAD	PART OF THIS PLOT	BINDA DEVI & SANJU SINGH			U_RES	16.50 Decimal	3320229

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/IF 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
VENDOR	MUKESH KUMAR	YOGENDRA PRASAD	SERVICE	पिता	कुर्मी	Male	AIBPK066CP	xxxxxxx35	xxxxxxx0415	501 PRANGAN TOWER, RAMPRASTHA GREEN, SECTOR 9, VAISHALI, I.E.SAHIBABAD, GHAZIABAD, U.P.	DEKPURA, PS. RAHUI, DIST. NALANDA, BIHAR	
VENDEE	REETA SINGH	AIRVIND KUMAR SINGH	SELF EMPLOYEE	पति	राजपुत	Female	CLJPS8311J	xxxxxxx81	xxxxxxx8339	VIR KUNWAR SINGH NAGAR, SARAIHELIA, PS. SARAIHELIA, DIST. DHANBAD.	DO	
Identifier	GANESH MAHATO	GARJAN MAHATO	SERVICE	पिता	कुर्मी	Male		xxxxxxx12	xxxxxxx4286	BHULI D BLOCK, PS BANK MORE, DIST. DHANBAD	DO	

Fee Details:

SN.	Fee Name	Net Amount
1	SP	750.00
2	PR	0.94
3	LL	2.50
4	A1	0.00
	Total	753.44

*Mukesh Kumar*

*Ritesh Singh*

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.formation 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

उपर्युक्तदियीं दस्तावेज में अंकित तथ्यों के अनुरूप है।

*Asst. Commr. Dhanbad*  
दस्तावेज लेखक का हस्ताक्षर

*Mukesh Kumar*  
प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में दफ्त फार्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त स्वीकार किया *मुकुंद झा* ने इस दस्तावेज के निष्पादन को भरे समझ

जिसकी पहचान *राजेश महतो* पिता *जयका महतो*

निवासी *बुद्धी सी. बेंक गेट* पेशा *गोठरी* ने की।

*राजेश महतो*

*Ritesh Singh*

12/2/2019  
निबंधन पदाधिकारी का हस्ताक्षर











निबंधन विभाग, झारखंड  
धनबाद

Token No.13 Token Date: 12/02/2019

Serial/Deed No./Year :913/838/2019

Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	<b>MUKESH KUMAR</b> Father/Husband Name: YOGENDRA PRASAD (VENDOR) 501 PRANGAN TOWER, RAMPRASTHA GREEN, SECTOR 9, VAISHALI, I.E.SAHIBABAD, GHAZIABAD, U.P.		
2	<b>REETA SINGH</b> Father/Husband Name: ARVIND KUMAR SINGH (VENDEE) VIR KUNWAR SINGH NAGAR, SARAIDHELA, PS. SARAIDHELA, DIST. DHANBAD.		
3	<b>GANESH MAHATO</b> Father/Husband Name: GARJAN MAHATO (Identifier) BHULI D BLOCK, PS. BANK MORE, DIST. DHANBAD		

Book No. I

Volume 66

Page 157 To 206

Deed No 913 / 838

Year 2019

Date 12/02/2019

Registering Officer

*Ritesh Singh*

Signature of Operator

*[Signature]*