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Government of Jharkhand

Online Payment of Stamp Duty

Receipt Number : dfe8bd50a47b14044c8d

Receipt Date : 14-Jul-2020 12:25:27 pm

Receipt Amount : 24000/-

Amount In Words : Twenty Four Thousands Rupees Only

Token Number : 20200000053154

Document Type : Sale Deed

Payee Name : Ananti Devi (Vendee)

GRN Number : 2001420463

संबन्धित नियम 21 के अधीन और छायांकन/कारतकारी एक्ट का भाग 46(1)(4) के अधीन का प्रावधान है और इण्डियन स्टाम्प एक्ट-1899 की अनुसूची 1 में 1 के 23 के अधीन प्रदायक स्टाम्प लगाया गया है। अथवा विकर नश्वी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित नहीं है।

17.7.20

नियमन पदाधिकारी

17.7.20

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14/07/2020

14/07/2016
07/12/2017

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Business, resident of Govindpur, P.S. Govindpur, Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-484 dated 13/07/2016 & IV-538 dated 27/12/2017 both registered at District Sub Registry Office Dhanbad]. Aforesaid Prashant Tulsyan is alive and the power is not revoked till today.

AND: IN FAVOUR OF

SMT. ANANTI DEVI [Aadhaar No.6135 7457 6940] [PAN-DJLPK 0797R] wife of Sri Basant Indwar and daughter of Shankar Lohar by faith Hindu, by caste Lohra, by occupation service, resident of Village- Patura, P.S. Basia, Morang, Gumla, District Gumla at present residing at Dwarika City, Phase-II, Jealgora, P.S. Govindpur, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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 assigns of the **OTHER PART**. [Indian-Citizen]

WHEREAS the vendor purchased lands of Old Survey Plot No.474 bearing Old Survey Khata No.20 (New Survey Khata No.40 New Plot No.475) & Old Survey Plot No.484 bearing Old Survey Khata No.20 (New Survey Khata No.40 New Plot No.1437) of Mouza Jealgora Mouza No.129 P.S. Govindpur District Dhanbad morefully described in the schedule below along with other lands by virtue of registered Sale Deed No.2483 dated 09/07/2013 (entered in Book No.1 Vol. No.67 Pages 347 to 392 being Deed No.2483 for the year 2013) from Md. Rafique Soudagar and others, registered at Govindpur Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the landlord Sheresta the State of Jharkhand vide mutation Case No.1204 (vi) 2014-2015 and

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has been paying the rents under Thoka No.1454 thereto regularly. **(Entered in online Register-II as Bhag/Volume No.1 Page No.577 in the name of the M/s Auroma Coke Pvt. Ltd).**

AND WHEREAS the vendor purchased the lands in old Survey Plot No.476 bearing old Survey Khata No.42 (New Survey Plot No.476 New Survey Khata No.70) of Mouza Jealgora Mouza No.129 P.S. Govindpur District Dhanbad, the lands morefully described in the schedule below along with other lands by virtue of registered Sale Deed No.10083 dated 21/07/2010 (entered in Book No.1 Vol. No.292 Pages 111 to 138 being Deed No.10083 for the year 2010) from Balaram Kumar and others registered at Dhanbad District Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the landlord Sheresta the State of Jharkhand vide mutation Case Nos.1329 (vi) 2010-2011 and has been paying the rents under Thoka No.1021 thereto regularly. **(Entered in online Register-II as Bhag/Volume No.1 Page No.592 in the name of the M/s Auroma Coke Pvt. Ltd).**

AND WHEREAS thus the vendor became the sole exclusive and only owner of the 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 its desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.6,00,000/- only which the vendor has accepted for the sale of the said lands.

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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.6,00,000/- 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 property morefully described in the schedule below together with all right, title and interest therein.

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 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 it 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 lands 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 land or any part thereof or due to the defect of title of the vendor, the purchaser suffer any loss of whatsoever nature the

Handwritten signature and date: 14/07/2020

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vendor along with all its heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.70 paisas to the present landlord the state of Jharkhand and shall get her name mutated with the landlord Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the said lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza - **JEALGORA** P.S. Govindpur Sub Registry Office Govindpur, Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.129 New Survey Khata No.40 (Old Survey Khata No.20) New Survey Plot No.475 (Old Survey Plot No.474) Area 1215 sft. i.e. 2.79 Decimals, New Survey Plot No.1437 (Old Survey Plot No.484) Area 535 sft. i.e. 1.23 Decimals & New Survey Khata No.70 (Old Survey Khata No.42) New Survey Plot No.476 (Old Survey Plot No.476) Area 250 sft. i.e. 0.57 Decimals., Grand Total Area 2000sft. i.e. 4.59 Decimals (Four Point Five Nine Decimals) of lands sold herewith. Daisy Lot No.7. [As per plan attached herewith and shown in colour Red].

Butted & Bounded By:-

North :- Part of Plot No.483, 476, Lot No.8.

South :- Part of Plot No.475, Lot No.6.

East :- 17 feet wide proposed colony road.

West :- Part of Plot No.1437 & 475.

सुरेश मिश्रा
14/07/2020

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IN WITNESSES WHEREOF the vendor doth hereby set and subscribe its hand out of its 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.

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

The lands hereby sold is outside the limit of Dhanbad Municipal Corporation, Municipal Area and Chirkunda Nagar Panchayat.

The vendor hereto does not come under the reserve classes of C.N.T Act.

सुरेश मिश्रा 14/07/2020
(Signature of the vendor)

Memo of Consideration:-

Rs.6,00,000/- paid by the purchaser to the vendor vide cheque/RTAs.

सुरेश मिश्रा 14/07/2020
(Signature of the vendor)

WITNESSES

1. जीवन कुमार वाउरी
श्री जगदीश वाउरी
मयनासिंह बस्ती
14/07/2020

2. Amardeep Kumar

S/ BRHAMDEO SENIUM

KARNATAK RD+PS-GANDAPUR







DIS-DHANBAD Page 6 of 7

14/07/2020


अनंती देवी
14/07/2020

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PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Photograph of the Purchaser	Ananti Devi 14/07/2020 Signature				
	Small finger	Ring finger	Middle finger	Index finger	Thumb finger
					

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft, documents and map supplied by the parties :-


Advocate, Dhanbad.
E7.No.4894/2006


Vendor: M/S Aroma Coka Limited, rep. by its director Prashant Palsyan s/o Vimal Kr. Palsyan resident of Dhary, Dhanbad P.S. Dhanbad District Dhanbad.

power holder: Sri Suresh Vishwakarma s/o Late Mukhi Vishwakarma resident of Govindpur, P.S. Govindpur, District Dhanbad.

Vender: Smt Ananti Devi w/o Sri Basant Indwar and daughter of Shankar Lohar resident of Patura, P.S. Basia, Morang, Gumla, District Gumla aff Dhanbad City, Phase-II, Seagora, P.S. Govindpur, District Dhanbad (Jharkhand).

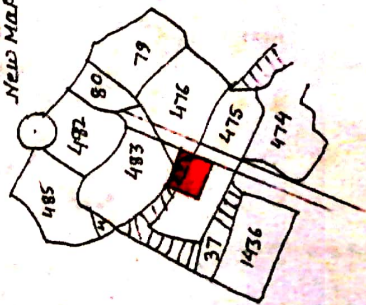
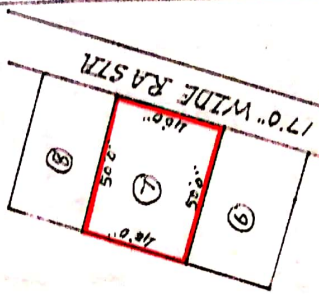
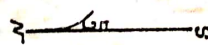
Schedule of Land
Dist Dhanbad Thana Gobindpur
Mouza Jivagara Mouza no 129

<u>New Khata no</u>	<u>New Plot no.</u>	<u>Area</u>	<u>old Khata no</u>	<u>old Plot no.</u>
40	475	1215 SF	20	474
70	476	250 SF	42	476
40	1437	535 SF	20	484
<u>Total</u>		<u>2000 SF</u>		

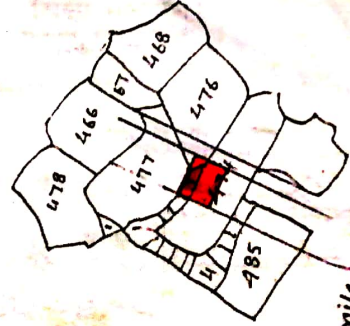
As shown in Red Colour 

Boundary: N- Lot no 8 S- Lot no 6
 E- 170" wide Rasta
 W- Part of this plot

Daisy lot no 7
 2000 SF
 NEW MAP



old MAP



Scale 31" = 1 mile.

Traced by
 (Ramesh Chandra)
 (Admin)

Sri Ananti Devi
 Ananti Devi
 14/07/2020

