



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH28681992087218S  
 Certificate Issued Date : 12-Jun-2020 03:45 PM  
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0142643221696114S  
 Purchased by : SURESHKUMAR VISHWAKARMA  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND  
 Consideration Price (Rs.) : 17,40,000  
 (Seventeen Lakh Forty Thousand only)  
 First Party : MAHADEV MANDAL AND OTHERS POWER HOLDER  
 Second Party : SURESH KUMAR VISHWAKARMA  
 Stamp Duty Paid By : SURESH KUMAR VISHWAKARMA  
 Stamp Duty Amount(Rs ) : 69,610  
 (Sixty Nine Thousand Six Hundred And Ten only)

*Suresh Kumar Vishwakarma*



-----Please write or type below this line-----

महोदय शिवराज सिंह निवासी  
 धनबाद जिला, झारखण्ड राज्य  
 द्वारा 23 के अन्तर्गत  
 17,40,000 के मूल्य पर  
 69,610 के स्टाम्प शुल्क के साथ  
 17/6/20

*[Signature]*  
 17/6/20

*Mahadev Mandal*  
*Suresh Kumar*  
 12/06/20

0002306516

### Statutory Alert

- The authenticity of the e-Stamp Certificate should be verified at [www.e-stamp.com](http://www.e-stamp.com). Any discrepancy in the details of the Certificate is to be reported to the e-Stamping Authority.
- The onus of checking the authenticity of the e-Stamp Certificate is on the purchaser.
- In case of any discrepancy please inform the e-Stamping Authority.

R. Rakesh Dhanbad R. 17,40,000/-

Stamp 69610/-

ancient fee paid Rs. 53044/- dt. 17.6.20

GRN No. 2001189891

11  
2  
17/6

Handwritten notes in Hindi, including names like 'Rakesh' and 'Dhanbad', and dates like '17.06'.



Mahadev Mandal

12/06/20

**DEED OF SALE**

Handwritten notes on the left side of the deed, including 'Rs. 53,204.00', '10/6/20', and a signature.

**THIS DEED OF ABSOLUTE SALE** is made on this the 12<sup>th</sup> day of June, 2020 (Two thousand Twenty), BY AND BETWEEN : 1. SRI GULEN CHANDRA MONDAL S/O Late Dhananjay Mondal, Adhar No.5088 8749 6128, 2. SRI SHAMBHUNATH MONDAL son of Late Jatindra Nath Mondal, Adhar No.9504 5144 9402, 3. SRI HARENDRA KUMAR MANDAL, Adhar No.5588 5777 4104, 4. SRI MANOHAR MONDAL, Adhar No.7084 1411 3193, sons of Late Sudhir Chandra Mandal, all by faith Hindu, by caste Suri, by occupation Cultivation, resident of Mairatola, Damodarpur, P.S. & District Dhanbad, Jharkhand, 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 assigns) of the **ONE PART** : vendors are represented by their constituted attorney, 1. **SRI MAHADEV MANDAL** S/O Late Atul Chandra Mandal, by faith Hindu, by caste Suri, by occupation Business, Resident of New Doctor's Colony, Saraidhela, P.S. Saraidhela, District Dhanbad, Adhar No.4284 3869 5725, and 2. **SRI SUMIT KUMAR SINGH** S/O Sri Harendra Prasad Singh, by caste Rajput, by occupation Business, resident of LA 106, Rameshwar Bhawan, Main Road, Saraidhela, P.S. Saraidhela, District Dhanbad, Adhar No.4777 1529 8855, both are partners of Surya Infracture and Developers, vide Power No.IV-300, dated 21.06.2019, registered at Dhanbad registry office, and vendors are alive and this power is not revoke till to-day.

Suresh Kumar Vigneshwari



Suresh Kumar Vihavalam

17/6/20 10:10  
3000H. 21.06.19  
गणेशदास गौरी  
गणेशदास गौरी  
गणेशदास गौरी



Delivered by  
R. K. Kulkarni

17/6/20

Mahadev Handole  
17/06/20





-2-

**AND IN FAVOUR OF**

**SRI SURESH KUMAR VISHWAKARMA** (Aadhar No.5805 0084 2735 & PAN : ANPPV5429C) son of Mohan Vishwakarma, by faith Hindu, by caste Lohar, by occupation Business, resident of East Bhagatdih, R.S.P. College, 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:

WHEREAS the land which is morefully described in the schedule below, purchased vide sale deed No.2212 dated 27.03.1942, and sale deed No.939 dated 14.02.1944, from Bhairab Modak, in the name of Beni Mandal, grand father of the Vendor No.1 & 2 and great grand father of the Vendor No.3 & 4, both deeds were registered at Dhanbad registry office and mutated vide mutation case No.359(II)2007-08 and online rent paid, vide receipt No.0181285163, and recorded in Register-II, vide Volume No.02 and Page No.277.

AND WHEREAS the vendors being in urgent need of money to meet their personal expenses expressed their 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.17,40,000/- (Rupees Seventeen lacs forty thousand) only, as the highest consideration thereof, which the vendors have accepted.

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

That in consideration of the sum of Rs.17,40,000/- (Rupees Seventeen lacs forty thousand) only, paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) 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 vendors doth hereby absolutely and indefeasibly grant, sells, 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, 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

*Mahadev Manday*

*Beni Kumar Singh*

*12/06/20*

*Suresh Kumar Vishwakarma*



Mahadev Mendol

12/06/20  
Suresh Kumar Singh

by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendors doth hereby covenant with the purchaser that the vendors are the true and lawful owner of the land and they are in sole and exclusive possession over the said land and they have 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 vendors are 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 unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise 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.

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 vendors' land and the vendors shall render all possible aid and assistance to the purchaser in getting the purchaser's name mutated in the sherista of the Landlord the State of Jharkhand.

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 and purchaser satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendors have set and subscribed their hands on this the day, month and year first above written.

Suresh Kumar Singh

SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza Narayanpur @ Piprabera, P.S. Dhanbad, chowki, sadar registry office Dhanbad, Sub registry office Govindpur, District Dhanbad.

MOUZA : NARAYANPUR @ PIPRABERA, Mouza No.13.

NEW KHATA NO.60(Old Khata No.14), NEW PLOT NO.698 (Old Plot No.764 & 765), measuring an area 2000 Sqft. or to say 4.58 dec.(four point five eight decimals) of residential land in other Road, as per plan attached herewith and shown in colour Red and marked as lot No.19, Which is Butted and bounded as follows :-

North : Road.

South : Part of this plot.

East : Lot No.20.

West : Lot No.10 & 18.

Payment Schedule :

Rs.9,00,000/- only paid vide D.D. No.507326 dated 28.05.2020.

Rs.6,65,000/- only paid vide D.D. No.507325 dated 28.05.2020.

Rs.1,75,000/- only paid by cash on different dated.

Mahadev Murthy

Sumit Kumar Singh  
12/06/20

Suresh Kumar Vigneshwar

Mahadev Mand

Suresh Kumar

12/06/20

PHOTOGRAPH OF PURCHASER :



Suresh Kumar Vishwakarma  
12/06/20

Suresh Kumar Vishwakarma

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 Raj Kumar Chatterjee  
Advocate  
Dhanbad  
E.No- 804/2010  
12/06/20

WITNESSES :

1. Om Prakesh Vishwakarma  
S/o Lt. M.P. Vishwakarma  
At- Sundar nagar Jorapokhar  
Po. Jalgora Pin- 828110  
Dhanbad.  
12/06/20

2.  
Persattam Chatterjee  
Registry officer.  
Dhanbad.



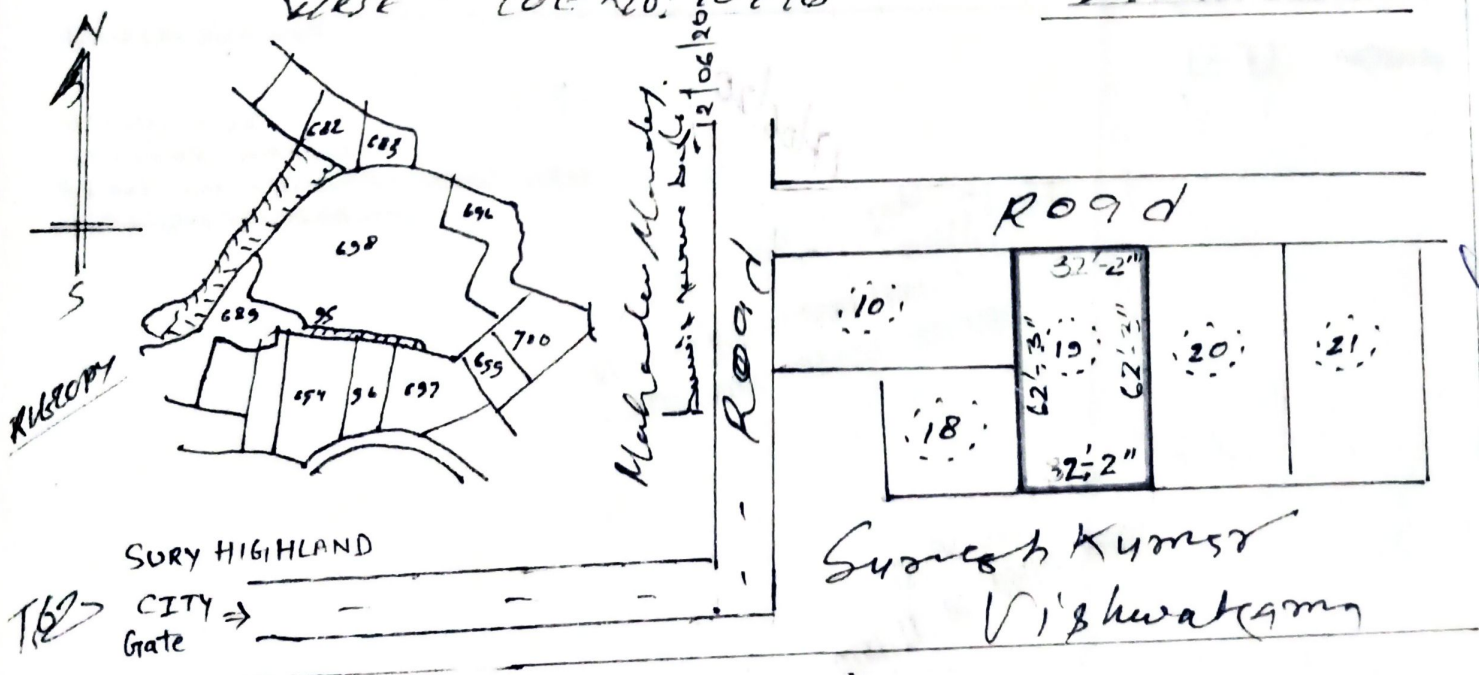
1) Sri Gulen Chandra Mandal slo late Dharamday  
 Mandal 2) Sri Bhambhunath Mandal slo late  
 Jatindra Nath Mandal 3) Sri Harendra Kumar  
 Mandal 4) Sri Manohar Mandal slo late Sudhir  
 Chandra Mandal of Mairatola. Damodarpur  
 P.S. & dis. Dhanbad. Rep. by Attorney Sri Mahadev  
 Mandal slo late Alul Chandra Mandal of New  
 Doctor Colony P.S. Bargaidhela, dist. Dhanbad. Sri  
 Sumit Kumar Singh slo Sri Harendra Prasad Singh  
 & Rameshwar Bhawan, Main Road, Bargaidhela, Dhanbad

Purchaser - Sri Suresh Kumar Vishwakarma slo Mohan  
 Vishwakarma of East Bhagatdih, R.S.P. College  
 Tharia, P.S. Tharia, dist. Dhanbad

Schedule - Mouza Narayanpur Pipraberg No. 13, New Khata  
 No: 60, Old Khata No: 14, New Plot No: 698  
 Old Plot No: 764 & 765, Area: 2000 sq ft, or so  
 say 4.58 Dec. Lot No: 19.

Boundary - North : Road  
 South : Part of his plot  
 East : Lot No: 20  
 West : Lot No: 10 & 18

Shown in red



Suresh Kumar Vishwakarma





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

## Deed Endorsement

Token No :- 2020000039132

Deed Type	Sale Deed
Number of Pages	56
Fee Details	Stamp Duty :- Rs. 69600, PR :- Rs. 1, SP :- Rs. 840, A1 :- Rs. 52200, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1338775/- , Transaction Amount :- Rs.1740000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Narayanpur Location :- Other Road, Narayanpur Word No 23 Property Boundaries :- East: LOT NO 20, West: LOT NO 10 AND 18, South: PART OF THIS PLOT, North: ROAD Volume Number - 2Page Number - 277Khata Number - 60Plot Number - 698 Area Of Land :- 4.58 Decimal







Sh./Smt **MAHADEV MANDAL** s/o/d/o/w/o **LATE ATUL CHANDRA MANDAL** has presented the document for registration in this office today dated :- 17-Jun-2020 Day :- Wednesday Time :- 14:35:39 PM



MAHADEV MANDAL (Power Of Attorney)



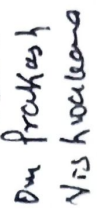
Party Name	Document Type	Document Number
MAHADEV MANDAL	PAN/UID	AMBPM5489N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MANOHAR MANDAL THROUGH  ... , Jharkhand PAN No.: BGO PM2779R	No	Address:-	MAHADEV MANDAL  ... , Jharkhand PAN No.: AMBPM5489N	SELLER Age:49			
2	SHAMBHU NATH MONDAL THROUGH Address1 - MAIRATOLA DAMODARPUR DHANBAD, Address2 - ... , Jharkhand PAN No.: BMBPM8591A				SELLER Age:83			

	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
	<b>HARENDRA KUMAR MANDAL THROUGH</b> Address1 - MAIRATOLA DAMODARPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: BPGPM4301C				SELLER Age:38			
4	<b>GULEN CHANDRA MONDAL THROUGH</b> Address1 - MAIRATOLA DAMODARPUR DHANBAD, Address2 - , , , Jharkhand PAN No.: BFYPM3515E				SELLER Age:54			
5	<b>MAHADEV MANDAL</b> Address1 - NEW DOCTORS COLONY, PS-SARAIIDHELA, DHANBAD, Address2 - , , , Jharkhand PAN No.: AMBPM5489N, Permission Case No.-	Yes	Mahadev Mandal Address:- , Near Durga Mandir, New Doctors Colony, Jagjiwan Nagar, Nutandi, , Dhanbad, 826003, , Jharkhand, India		SELLER Age:41			<i>Mahadev Mandal</i>
6	<b>SUMIT KUMAR SINGH</b> Address1 - 106 LA RAMESHWAR BHAWAN MAIN ROAD SARAIIDHELA, PS-SARAIIDHELA, DHANBAD, Address2 - , , , Jharkhand PAN No.: BHWPS9750F, Permission Case No.-	Yes	Sumit Kumar Singh Address:- Rameshwar Bhawan, In Front Of Indian Overseas Bank, Main road, Saraidhela, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:37			<i>Sumit Kumar Singh</i>
7	<b>SURESH KUMAR VISHWAKARMA</b> Address1 - EAST BHAGATDIH R.S P COLLEGE JHARIA, PS-JHARIA DHANBAD, Address2 - , , , Jharkhand PAN No.: ANPPV5429C, Permission Case No.-	Yes	Suresh Kumar Vishwakarma Address:- NEAR R S P COLLEGE, , JAHRIA, , Jharia, , Dhanbad, 828111, , Jharkhand, India		PURCHASER Age:39			<i>Suresh Kumar Vishwakarma</i>

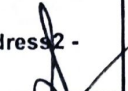




Verification:

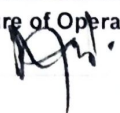
Sr.NO 1	Party Name and Address <b>OM PRAKASH VISHWAKARMA</b> S/o-D/o <b>LATE MUNESHWAR PRASAD VISHWAKARMA</b> <b>Address1 - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD,</b> <b>Address2 -</b> ... , Jharkhand <b>PAN No.:</b>	Photo 	FingerPrint 	Signature 
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Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>OM PRAKASH VISHWAKARMA</b> <b>Address1 - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD, Address2 -</b> ... , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **SUMIT KUMAR SINGH , MAHADEV MANDAL** ), has/have admitted the execution before me. He/ She/ They has / have been identified by (**OM PRAKASH VISHWAKARMA**) Son/Daughter/Wife of (**LATE MUNESHWAR PRASAD VISHWAKARMA**) resident of (**SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD**) and by occupation (**Service**).

Signature of Registering Officer



Date:- 17-Jun-2020

Seal and Signature of Registering Officer



ent/Market Value	1338775.22
uction Amount	1740000

SELLER	-Mr. HARENDRA KUMAR MANDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE SUDHIR CHANDRA MANDAL , PAN No.- *****301C,Permission Case No.- , Aadhaar No.
	-Mr. GULEN CHANDRA MONDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE DHANANJAY MONDAL , PAN No.- *****515E,Permission Case No.- , Aadhaar No.
	-Mr. SHAMBHU NATH MONDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE JITENDRA NATH MONDAL , PAN No.- *****591A,Permission Case No.- , Aadhaar No.
	-Mr. MAHADEV MANDAL , Address - NEW DOCTORS COLONY, PS- SARAIIDHELA, DHANBAD- ,Father/Husband Name LATE ATUL CHANDRA MANDAL , PAN No.- *****489N,Permission Case No.- , Aadhaar No. *****5725
	-Mr. MANOHAR MANDAL THROUGH, Address - MAIRATOLA DAMODARPUR DHANBAD- ,Father/Husband Name LATE SUDHIR CHANDRA MANDAL , PAN No.- *****779R,Permission Case No.- , Aadhaar No.
	-Mr. SUMIT KUMAR SINGH , Address - 106 LA RAMESHWAR BHAWAN MAIN ROAD SARAIIDHELA, PS- SARAIIDHELA, DHANBAD- ,Father/Husband Name HARENDRA PRASAD SINGH , PAN No.- *****750F,Permission Case No.- , Aadhaar No. *****8855
PURCHASER	-Mr. SURESH KUMAR VISHWAKARMA, Address - EAST BHAGATDIH R.S.P COLLEGE JHARIA, PS- JHARIA DHANBAD- ,Father/Husband Name MOHAN VISHWAKARMA , PAN No.- *****429C,Permission Case No.- , Aadhaar No. *****2735

Witness Information	Mr. OM PRAKASH VISHWAKARMA , Address - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD-, Father/Husband Name-LATE MUNESHWAR PRASAD VISHWAKARMA
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Identifier Details	Mr. OM PRAKASH VISHWAKARMA , Address - SUNDAR NAGAR JORAPOKHAR JEALGORA DHANBAD-, Father/Husband Name-LATE MUNESHWAR PRASAD VISHWAKARMA
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Property Id:334777		
Fee Rule: Sale Deed		
1	Stamp Duty	69,600
1	SP	840
Total		840



id:334777

Deed		
1	PR	1
2	LL	3
3	A1	52,200
<b>Total</b>		<b>52,204</b>

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail 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.

*Raj Kumarchatterjee*  
Deed Writer / Advocate

*Suresh Kumar  
Vishwaleela*

Vendee / Claimant

*Mahadev Mendy*

Vendor / Executant