

4201 K. Ravihi Sale Akambad Value-28600/- 11500/- 3689



42/26

44

06AA 493038

वेबसाइट निम्न 20 के अंतर्गत और प्रमाणित है।  
 46 के अंतर्गत  
 23 के अंतर्गत  
 नशीब से निम्नलिखित है।  
 नहीं है।

तपसील वर्णित जमीन का मूल मांग दरिका राज के अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है।

02/6/14

02.06.14

अचल अधिकारी... से प्राप्त सूची के अनुसार दस्तावेज में वर्णित मीजा नम्बर 02... के खाता नं. निम्नलिखित खाते से बाहर है/सूची बद्ध नहीं है।

26114



E No - 102/1993

Amrendra K. S. 2/6/14



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made this the ...2<sup>th</sup>...day of ...June... Two Thousand Fourteen, By and Between : 1. SRI NALIN MANDAL, 2. SRI JADU MANDAL, 3. SRI SRIMANT MANDAL, , sons of Late Niwaran Mandal, by faith Hindu, by caste Sumandal, by occupation Cultivation, resident of Koriatand, P.S. Barwadda & Dist. 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 his/ her heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART: On behalf of the Vendor his constituted attorney SRI AMRENDRA KUMAR SINGH, son of Sri Ganesh Prasad Singh, by faith Hindu, by caste Rajput, by occupation Business, Resident of Dhaiya, P.S. & Dist. Dhanbad (Jharkhand), Vide Power No. (IV)345 of dt. 29.03.2014, registered at Dhanbad Sub Registry office, Dhanbad :

Receipt  
 A/c 8580 = 2  
 Salin 2500  
 P. fee 0 = 94  
 8583 = 44

2/6/14



झारखण्ड JHARKHAND

530790

भारत सरकार  
भारत सरकार

Arunendra U.S.  
2/6/14

...2...

**AND IN FAVOUR OF**

**SRI ANIL VERMA**, son of Sri Suresh Prasad Verma, by faith-Hindu, by caste Sonar, by occupation-Business, resident of Chhatatand, Kendua Bazar, P.O. Kusunda, P.S.Kenduadih & Distt. 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, executor, successors, administrators, legal representatives and assignees) of the **OTHER PART** :

**AND WHEREAS**, the survey settlement Plot No.-880, appertaining to Khata No.74 of Mouza - NAWADIH, Mouza No.- 02, under Police Station-Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad, Acquired Vide Regd.Sale Deed being No.3806 & 3807 of dt.12.02.1972 purchased from Safu Mian & others in the name of Upashi Mandalani (Mother of the Vendors) and after the death of the aforesaid Upashi Mandalani the present vendors are enjoying and possessing the same peacefully.

...3



झारखण्ड JHARKHAND

A 943158

Ammesha U.S.  
2/6/14

...3...

**AND WHEREAS** the vendors while thus in peaceful and undisturbed possession thereon became desirous of selling an area **03(Three) Dec.** of land unto a willing purchaser to meet his personal expenses.

**AND WHEREAS** the purchaser knowing the intention of the vendors has agreed to purchase the said property and offered to pay a sum of **Rs- 2,86,000/- (Rupees- Two Lacs Eighty Six Thousand) ) Only**, as the highest consideration thereon which the vendor has accepted.

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

1. That in consideration of the sum of **Rs- 2,86,000/- (Rupees- Two Lacs Eighty Six Thousand) ) Only** has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said property which is morefully described in the schedule below and in consideration of the terms, condition and covenants hereinafter contained. The vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of **ABSOLUTE SALE** his entire 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** quietly for all times to come subject to the payment of rent that to the

Amrecha U. A.  
2/6/19

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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 purchasers likes.

2. That the vendors doth hereby covenant with the purchasers 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 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 vendor doth hereby undertake to compensate the purchaser in every respect thereof.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess **Fifty Paise** to the Landlord the State of Jharkhand and or any amount that may assesses for the said property hereby sold to the purchasers by virtue of this sale deed.

4. That the vendor 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 purchasers 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.

The aforesaid property hereby conveyed by this sale deed is not prohibited by the Government i.e. dosenot come under Govt.Land, Govt.Settlement, Bhudan Land, forest Land, Adwasi Land, Keshare Hind and dosenot come under Govt.Acquisition Land and the Vendor and purchaser satisfied with the Contents of this sale Deed.

**IN WITNESS WHEREOF** the vendor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

### S C H E D U L E

All that piece and parcel of **RAIYATI LAND** situated in Mouza: **NAWADIH**, police station Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

Mouza: **NAWADIH**, Mouza No.02, Khata No.74,

Plot No.880(Part of Lot No.C-17, SRK Phase IV), out of which measuring an area **03(Three) Dec.**of Land is hereby Sold by this sale deed, as per plan attached herewith and shown in colour red, and the land is being used for residential purpose under subsidiary Road.

#### **Butted and bounded by :-**

**NORTH :-** Part of Lot No.C-1 & C-2(Lot of Arun Pandey) (SRK, Ph-IV)

**SOUTH :-** S.R.K.Road

**EAST :-** Lot No.C-18(SRK Ph-IV),

**WEST :-** Part of Same Lot No.C-17(SRK Ph-IV)

Amendra u.s.  
2/6/14

...5...



Purchaser/ Purchasers Photo

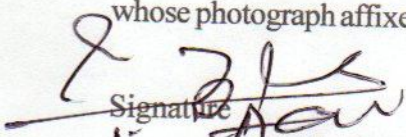


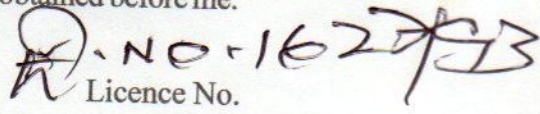
Anil Verma  
2/6/14

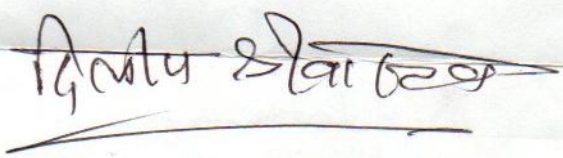
WITNESSES

1. Gautam Kumar Tiwari  
S/o Sri Gokul Prasad Tiwari  
At Edharkiro, Rowan  
Dhanbad.  
2/6/14
2. Praveen Raj Verma  
S/o Banghi Dhas Verma  
of Hirapur, Dhanbad  
2/6/14

Certified that the finger print of the left hand of the vendor/ vendors and purchaser/purchasers whose photograph affixed in the document have been duly obtained before me.

  
Signature  
2/6/14

  
Licence No.



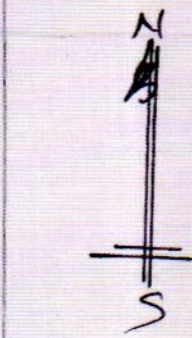
1er: — 2) Sri Nalin Mandal (2) Sri Jadu Mandal (3) Sri  
Srimant Mandal 110 Late Nikaran Mandal of  
Koriakand, P.S. Barwadda, Dist. Dhanbad. Rep. by  
Attorney: Sri Amrendra Kumar Singh 110 Sri  
Ganesh Prasad Singh of Dhaya, P.S. & Dist. Dhanbad

Purchaser: — Sri Anil Verma 110 Sri Buresh Prasad Verma of  
Chhatatand, Kendua Bazar, P.O. Musunda, P.S.  
Kenduadih, Dist. Dhanbad

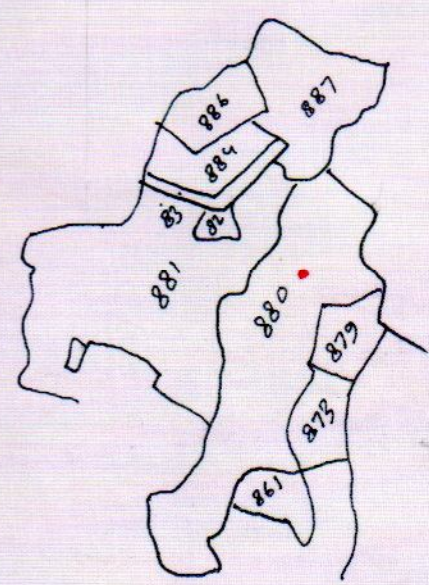
Schedule: — mouza: Nawadih 110 2, Khata 110 74,  
Plot no: 880. Area: 3 Dec. Lot no: C-17

Boundary: — North: Lot no: C-18 & 2 (Lot no: Avin Pandey (S.R.K. Ph-IV)  
South: S.R.K. Road  
East: Lot no: C-18 (S.R.K. Ph-IV)  
West: Part of same Lot no: C-17 (S.R.K. Ph-IV)

Shown in



TRUE COPY



Amended L.S.  
2/6/14

Scale: 1" = 330' 0"



निबंधन विभाग, झारखंड  
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 42

Token Date/Time: 02/06/2014 14:36:29

Document Type	Sale Deed	Presenter	Amrendra Kumar Singh
Presenter' Name & Address	Dhaiya, Dhanbad	Date of Entry	02/06/2014
Stampable Doc. Value	286000	DOE	Total Pages 24
Document/Transaction Value	286000	Stamp Value	11500
Special Type		Serial No.	0
Remarks / Other Details		Old Serial No.	/
Property Details:		App. ID	
		e-Stamp Cert. No.	

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	2	0	NAWADIH	74	880			U_RES	3 Decimal	285120

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Nalin Mandal Through	Late Niwaran Mandal	Cultivation	General			Koriatand, Barwadda, Dhanbad
2	VENDOR	Jadu Mandal Through	Late Niwaran Mandal	Cultivation	General			Koriatand, Barwadda, Dhanbad
3	VENDOR	Srimant Mandal Through	Late Niwaran Mandal	Cultivation	General			Koriatand, Barwadda, Dhanbad
4	Power Holder	Amrendra Kumar Singh	Ganesh Pd. Singh	Business	General			Dhaiya, Dhanbad
5	VENDEE	Anil Verma	Suresh Prasad Verma	Business	General			Chhatatand, Kendua Bazar, Kusunda, Kenduadih, Dhanbad
6	Identifier	Goutam Kumar Tiwari	Gokul Prasad Tiwari	Business	General			Dharkiro, Rowam, Dhanbad
7	Witness1	Goutam Kumar Tiwari	Gokul Prasad Tiwari	Business	General			Dharkiro, Rowam, Dhanbad
8	Witness2	Praveen Raj Verma	Banshidhar Verma	Business	General			Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	8,580.00
4	SP	360.00
Total		8,943.44

Amrendra K. S.

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्मेशन के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंद्रि ऑफिसर का हस्ताक्षर

उपर्युक्त ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी ..... पिता ..... ने की।

पहचान ..... पेशा ..... ने की।

निबंधन पदाधिकारी का हस्ताक्षर









निबंधन विभाग, झारखंड  
धनबाद


Token No.42 Token Date: 02/06/2014 14:36:29


Serial/Deed No./Year :4201/3689/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Nalin Mandal Through</b> Father/Husband Name:Late Niwaran Mandal (VENDOR) Koriatand, Barwadda, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Jadu Mandal Through</b> Father/Husband Name:Late Niwaran Mandal (VENDOR) Koriatand, Barwadda, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Srimant Mandal Through</b> Father/Husband Name:Late Niwaran Mandal (VENDOR) Koriatand, Barwadda, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>Amrendra Kumar Singh</b> Father/Husband Name:Ganesh Pd. Singh (Power Holder) Dhaiya, Dhanbad		
5	<b>Anil Verma</b> Father/Husband Name:Suresh Prasad Verma (VENDEE) Chhatatand , Kendua Bazar, Kusunda, Kenduadih, Dhanbad		
6	<b>Goutam Kumar Tiwari</b> Father/Husband Name:Gokul Prasad Tiwari (Identifier) Dharkiro, Rowam, Dhanbad		

Book No. I  
Volume ..... 173  
Page 287 To 310  
Deed No 4201/3689  
Year 2014  
Date 02/06/2014 16:41:57

  
Registering Officer

  
Signature of Operator






निबंधन विभाग, झारखंड  
धनबाद

Token No.42 Token Date: 02/06/2014 14:36:29  
Serial/Deed No./Year :4201/3689/2014  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	<b>Goutam Kumar Tiwari</b> Father/Husband Name:Gokul Prasad Tiwari (Witness1) Dharkiro, Rowam, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Praveen Raj Verma</b> Father/Husband Name:Banshidhar Verma (Witness2) Hirapur, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. ..... I  
Volume ..... 173  
Page ..... 287 To ..... 310  
Deed No ..... 4201/3689  
Year ..... 2014  
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Registering Officer

  
Signature of Operator