



003077/08



2402/08-09

Om Prakash Singh

Darland Dumbel

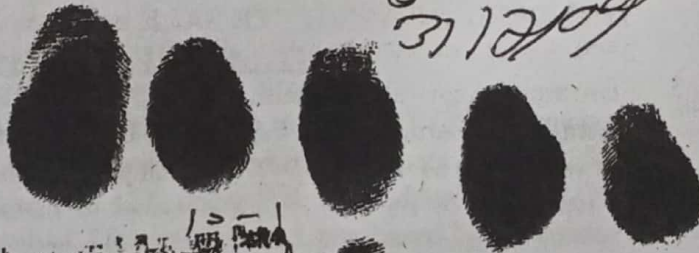
28500/(10000X2+8000+1000X3+500)

29/8/08



E. No. 1627/1993

अविनाश कुमार शर्मा  
31/2/09



31.2.09  
Dumbel  
474 of 8  
Dumbel Registry  
अविनाश कुमार शर्मा  
पत्नी का साक्ष्य  
अविनाश कुमार शर्मा



31/2/09

Self Attested  
अविनाश कुमार शर्मा



06AA 499036

अविनाश कुमार शर्मा  
31/1/09

(2)

**WHEREAS** the survey settlement Plot No. 661 & 651 (P), measuring an area 07 kattha 9½ chhatak of land, appertaining to Khata No. 3 & 38, of Mouza Gosaindih, Mouza No. 127, under P.S. Govindpur, Chowki, Sadar Sub Registry office Dhanbad, District Dhanbad, purchased by the vendor by virtue of Registered Deed of sale being No. 4940 of 1989 from Surendra Kumar Agarwalla entered in Book No. 1, Volume No. 24, Pages 361 to 365 of 1990, registered at Dhanbad Sub Registry office and is in peaceful and undisturbed possession of the said land by mutating her name in the sherista of the landlord the state of Bihar at present Jharkhand vide mutation case No. 330 (VI) 06/07 and paying rent for the same under Thoka No. 90 and also by constructing one Kachcha room thereon in the year 2006 and living there on peacefully.

**AND WHEREAS** the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling the said property unto a willing purchaser to meet her personal expenses.

Self  
Attested  
[Signature]



उत्तिचारु ७ पाउडा  
३७२१०७

(3)

**AND WHEREAS** the purchaser has agreed to purchase the said property and offered to pay a sum of rupees 3,50,000 /- (Rupees three lacks fifty thousand) only, as the highest consideration there of which the vendor has accepted but as per value fixed by the Govt. Rs. 7,12,000/- (Rupees seven lacks twelve thousand) only the purchaser is paying stamp duty and registration fees also.

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

That in consideration of the sum of Rs. 3,50,000 /- (Rupees three lacks fifty thousand) only, has been paid by the purchaser to the vendor (The receipt whereof the vendor doth hereby admits and acknowledgement) for the sale of the property which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchaser by way of ABSOLUTE SALE all her right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc.

Self Attested  
Shyam



31/11/2019  
607209

(4)

Belonging to or appertaining to free from all encumbrance 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 the rent that to the landlord the state of Jharkhand having full right and authority to transfer the same by sale, gift, mortgage or by making another and further construction thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser like.

**THAT THE VENDOR** doth hereby covenant with the purchaser that she is the true and lawful owner of the property and is in sole and exclusive possession over the said property and she has not in any way of manner transferred or encumbered the said property or any part or portion of the property and should therefore in future if it transpires that the vendor is not the true and lawful owner of the property or has other co-share or the vendor has no right and authority to transfer the said property and if by reason thereof the purchaser suffer any loss then the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

Self Attested  
[Signature]



अभिनाश कुमार शर्मा  
31/7/09

(5)

**THAT THE PURCHASER** shall hereafter pay the proportionate annual rent and cess 1/- Rupee to the landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this deed.

**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 reasonable for better assuring to the purchaser to in and over the vendor's property and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

**IN WITNESS** whereof the vendor has set and subscribed her hands out of her own free will and choice on this the day, month and year first above written.

Self Attested  
Abhinash Kumar Sharma



(6)

SCHEDULE

34 वि. 121 80/12/24  
60/61/5  
3/12/09

All that piece and parcel of RAYATI LAND including house construction thereon situated in Mouza GOSAINDIH, under P.S. Govindpur, District Dhanbad, Mouza No. 127, Khata No. Khata No. 3 (Three), Under Plot No. 661 (P) (Six hundred sixty one), measuring an area 07 kattha & Khata No. 38 (Thirty eight) under Plot No. 651 (P) (Six hundred fifty one), measuring an area 9½ chhatak. Total two khatas & two plots Grand Total Area 07 kattha 9½ chhatak or to say 12.55 dec. (Seven kattha nine & half chhatak or to say twelve point five-five dec) of land including house construction thereon consisting one kaccha room, thereon PLINTH AREA 120 sqft and constructed in the year 2006 is hereby sold by this Sale Deed without electric & water connection. As per plan attached herewith & shown in color red which is butted and bounded by as follows: -

**NORTH:** Dhanbad Govindpur Road. **SOUTH:** Part of plot No. 661.

**EAST:** Part of plot No. 661.

**WEST:** Private Road.

Valuation of land ----- Rs. 6,62,000/-

Valuation of construction -----Rs. 50,000/-

Self Attested  
[Signature]



झारखण्ड JHARKHAND

882578

31 नवंबर 2019  
31/11/19



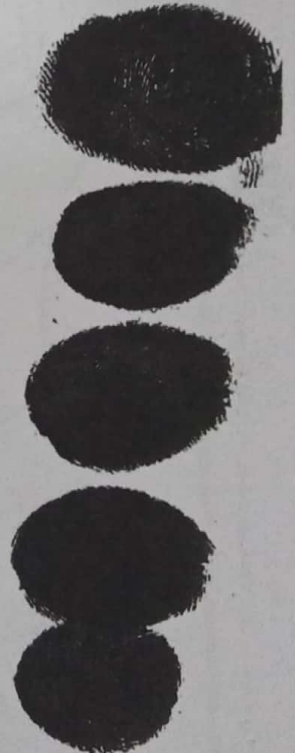
महामातृ श्रीमती

Certified that the fingerprints of the left hand of each person whose photograph is affixed in the document have been obtained by me or before

me.  
[Signature]  
31.11.19  
E. No. 1627/1993  
Self Attested  
[Signature]

Witnesses-

- ① महामातृ श्रीमती  
s/o Late Bhagawat Sinesh  
Bartend Dhambad.
- ② Partitess Singh





Seller :- Smt. Anchi Devi Agarwalla w/o Sri Sanwaram  
 Agarwalla of Kapra Patti Jharia, P.S. - Jharia,  
 Dist. - Dhanbad, Represented by her Attorney :- Sri  
 Abinash Kumar Sharma s/o Sri Chandrika -  
 Prasad Sharma of Gosaidih, P.S. - Gobindpur  
 Dist. - Dhanbad.

Purchaser :- Sri Om Prakash Singh s/o Sri Burj Vijay  
 Singh of Bartand, Dhanbad.

Schedule :- Mouza - Gosaidih No. 127 P.S. - Gobindpur under  
 Khata 38, Plot No. 651, & Khata No. 3 Plot No. 661  
 (Part) Area 7 (seven) Kathas, 9 1/2 chhataks, of Land  
 Shaded in colour here

