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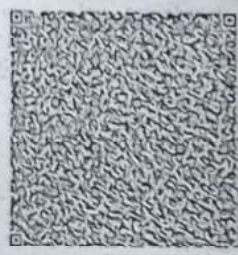
INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: INJH10835762535585Q
Certificate Issued Date	: 27/05/2018 10:35 AM
Account Reference	: SHCH/EMTS/07/01/ANBAD JH-DB
Unique Doc. Reference	: SUBIN-JH/ESHG/LO/14842119908472Q
Purchased by	: RIMA SINGH
Description of Document	: Article 23 Conveyance
Property Description	: IMMOVABLE PROPERTY
Consideration Price (Rs.)	: 41,40,000 (Forty One Lakh Forty Thousand only)
First Party	: RANDHIR SINGH AND OTHER ATTORNEY
Second Party	: RIMA SINGH
Stamp Duty Paid By	: RIMA SINGH
Stamp Duty Amount (Rs.)	: 1,65,610 (One Lakh Sixty Five Thousand Six Hundred And Ten only)

मूल प्रति से मिलान किया, सही पाया

मालिना देवी



कार्य सहायक

प्रो सहायक

Please write or type below this line

महोदय निम्न 31 के प्रतीक और प्रमाण...
 कागजकारण एकट की धारा 46 के अंतर्गत
 ना धारक 2 और हीरोइलन स्टाम्प एकट- 1895
 की अनुसूची 1 या 1 ड के अंतर्गत प्रमाण
 बंधन के साथ लागू पाया है। अथवा टिकर
 कथी 2 विक्रत है या स्वयं - शक अथवा
 नहीं है।

स्थापित द्वारा
 ख IV बारा
 Mithilesh Kumar
 Rima Singh
 Ramesh Singh
 Mithilesh Kumar

31.07.18

31.07.18

3-18/18

TO 0001808920

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shrestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

1656101
 Rajput Saley 44000/- Dhanbad

पहले पत्र की मूल प्रति
 के. प्र. सं. ३५०७

19 2105/1

निल वगीत जमोन का मुख्य भाग दरीका
 अन्तर्गत निर्धारित अनाम प्रकृत कर्म प्रकृत

दूगि संघी कानूननों को जाना।
 के. प्र. सं. ३५०७

12.12.5073.44 Dhanbad
 and wife Mrs. 18021/1/31
 11.30.0718

Randhir Singh
 Mithilesh Kumar

301 8118



Proposed
 Advocate

कल अधिकारी यन्त्रालय से प्राप्त सूची
 नुसार दस्तावेज में उचित मोजा जाके
 पर 02 के 1177 नं० का
 खाने से बाहर है/2/1/18
 31/7/18

DEED OF SALE

60 Rupee
 7 124200 -
 2.50
 0.94
 124203.44
 31.07

THIS DEED OF ABSOLUTE SALE is made on this the
30th day of July Two Thousand Eighteen BY AND
 BETWEEN (1) VIRENDRA KUMAR SINGH, son of Late Sabhapati
 Singh, by faith Hindu, by Caste Rajput, by occupation
 Business, resident of Qtr.No.K-3/56 Saharpura, P.S.
 Sindri, District Dhanbad and at present residing at
 Bagaha Baswantpur, Dist. Siwan (Bihar).
 2. BAIJANTI MALA THAKUR, wife of Shyam Nath Thakur, by
 faith Hindu, by Caste Brahmin, by occupation Housewife,
 resident of Qtr.No.L-147 Saharpura, Sindri, P.S. Sindri,
 District Dhanbad.
 3. SRI MAHENDRA MISHRA, son of Nathund Mishra, by faith
 Hindu, by Caste Brahmin, by occupation Business, resident
 of KI-4 Gurudwara Road, Saharpura, P.S. Sindri, District
 Dhanbad, hereinafter called and referred to as the

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कार्यो सहा०

प्र० सहायक

ललिता देवी
 Rima Singh

Mithilesh Kumar

Randhir Singh
Mithilesh Kumar
30/7/18



-:2:-

V E N D O R S (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 assignees) of the ONE PART: Vendors herein represented through their Attorney (1) SRI RANDHIR SINGH, son of Sri Brijnandan Singh, by faith Hindu, by Caste Rajput, by occupation Business, resident of Parmar House Near Baramuri Kali Mandir, P.S. and District Dhanbad (2) SRI MITHILESH KUMAR, son of Sri Kaleshwar Yadav, by faith Hindu, by Caste Gowala, by occupation Business, resident of Kustore No.3 P.S. Kunduadih, District Dhanbad, vide Registered Power of Attorney No. IV-357 dated 13.07.2017 registered at Dhanbad registry office, The vendors are still alive and the Power has not been revoked.

AND IN FAVOUR OF

1. SMT. RIMA SINGI, wife of Sri Randhir Singh, by faith Hindu, by Caste Rajput, by occupation Business etc. resident of Parmar House Near Baramuri Kali Mandir, P.S. and Dist. Dhanbad (2) SMT. LALITA DEVI, wife of Sri Mithilesh Kumar, by faith Hindu, by Caste Gowala, by occupation Business etc. resident of Bishunpur, P.O. B-Polytechnic, P.S. and District Dhanbad, hereinafter jointly called and referred to as the

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Mithilesh Kumar

Randhiv Singh

Mithilesh Kumar

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-:3:-

PURCHASERS (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 assignees) of the OTHER PART:

WHEREAS the land measuring an area 4.01 dec. is more fully described in the Schedule below purchased by virtue of registered sale deed of sale being No. 13043 dated 30.10.2008 by vendor No. 1, from Ashok Prasad and others of Saharpura, Sindri, registered at Dhanbad registry office and since the date of purchase vendor no. 1 has been in peaceful and undisturbed possession and mutating his name in the sherista of Landlord vide Mutation Case No. 1065(I) 2011-2012 and paying rent for the same under Thoka No. 1584, and entered in register-II Vol. No. 2 page No. 97.

AND WHEREAS measuring an area 8.14 dec. purchased by the vendor No. 2, by virtue of registered sale deed being No. 6692 dated 17.07.1991 from Budhnagar Sahkari Grih Nirman Samity Limited, registered at Dhanbad registry office and since the date of purchase vendor No. 2 has been in peaceful possession thereof by mutating her name in the sherista of Landlord the State of Jharkhand vide Mutation Case No. 1192(I) 2002-2003 and paying rent for the same under Thoka No. 557 and entered in Register-II, Vol. No. 2 page No. 98.

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Rima Singh

Mithilesh Kumar

Randhe Singh
Mithilesh Kumar
3-17/18

-:4:-

AND WHEREAS measuring an area 8.42 decimals of land purchased by the mother of the vendor No.3 by virtue of Registered Deed of Sale being No.618 dated 30.09.1992 from Budhnagar Sahkari Grih Nirman Samity Ltd, registered at Dhanbad registry office and was in peaceful possession thereof by mutating her name in the Landlord Sherista vide Mutation Case No.1194(I)2002-2003 and paying rent for the same under Thoka No.560 and entered in Register-II, Vol.No. 2 page No. 99 and whereas after the death of mother of vendor No.3, vendor no.3 is inheriting and enjoying the same peacefully by virtue of inheritance.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling the said land which is morefully described in the schedule below unto a willing purchaser to meet their financial requirements.

AND WHEREAS the purchasers knowing the intention of the vendors have agreed to purchase the said land and offered to pay a sum of Rs.20,00,000/- (Rupees twenty lacs) only, as the highest consideration thereof which the vendors have accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.20,00,000/- (Rupees twenty lacs) only, have been paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby admits and acknowledge) for the sale of the said land which

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Mithilesh Kumar

Randhir Singh
Mithilesh Kumar

30/7/18

-15:-

is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchasers by way of ABSOLUTE SALE all their entire 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 purchasers peacefully and quietly for all times to come subhject 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 or otherwise as the purchasers like.

2. That the vendors doth hereby covenant with the purchasers that they are the true and lawful owners of the land and 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 teanspires that the vendors are not the true and lawful owners of the land or have 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 purchasers are put to any loss the vendors doth hereby undertake to compensate the purchasers in every respect thereof.

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कार्य० सहा०

प्र० सहायक

रिमा सिंग
Rima Singh

Mithilesh Kumar

Randhir Singh
Mithilesh Kumar
30/11/18

-16:-

3. That the purchasers shall hereafter pay the proportionate annual rent and cess Rs.2/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchasers by virtue of this sale deed.

4. That the purchasers have already availed the Ledise facility under Section 13/2017 provided the Govt. of Jharkhand.

5. That the vendors doth hereby further covenant with the purchasers 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 vendors land and the vendors shall render all possible aid and assistance to the purchasers in the matter of mutation etc.

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 and Adhivasi land and does not come under Govt. Acquisition land and the vendors and purchasers satisfied with the contents of this deed.

That as per valuation fixed by the Govt. purchasers are paying Stamp duty and registration fees For Rs.41,40,000/- (Rupees fortyone lacs forty thousand) only.

मूल प्रति से मिलान किया नहीं गया

कार्य संज्ञक

सं. संज्ञक

रविंद्र देवी
Rama Singh

Mithilesh Kumar

Randhir Singh
Mithilesh Kumar
3-17/16

-:7:-

IN WITNESS WHEREOF the vendors have set and subscribed their respective hands out of their own freewill and choice on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RADYATI LAND situated at MOUZA: NAWADIH, under p.s. Dhanbad, chowki sadar registry office Dhanbad, District Dhanbad.

MOUZA: NAWADIH, Mouza No. 2.
KHATA NO. 32 (THIRTYTWO), New Khata No. 14.
PLOT NO. 1346 (New Plot No. 1532), Measuring an area 20.57 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 by:-

- NORTH: Part of this plot.
- SOUTH: Part of this plot and sima Mouza Bhuli.
- EAST: Part of this plot.
- WEST: part of this plot.

रामा देवी
Rama Singh

मुल प्रति से मिलान किया सही पाया
कार्य सहायक प्रो सहायक

Mithilesh Kumar

Randhir Singh
Mithilesh Kumar
3-1-18

-:8:-

PURCHASER NO.1.



Dima Singh

PURCHASER NO.2.



ललिता देवी

WITNESSES:

1. Nitesh Kumar Singh
Sonal - Jai Prakash Singh
Kurtore No-3
(DHRUBA)
30/7/18

2. Rajesh Mallik
70 Sri Madhu Mallik
Kirtasar, Dhul.
30.7.18

Mithilesh Kumar

Certified that the finger prints of the left hand of the vendors and purchasers whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

31.8.18

Signature
R. M. Mandel
ललिता देवी
Rima Singh

मुल प्रति से मिलान किया सही पाया

कार्य सहायक प्रो सहायक

R. M. Mandel

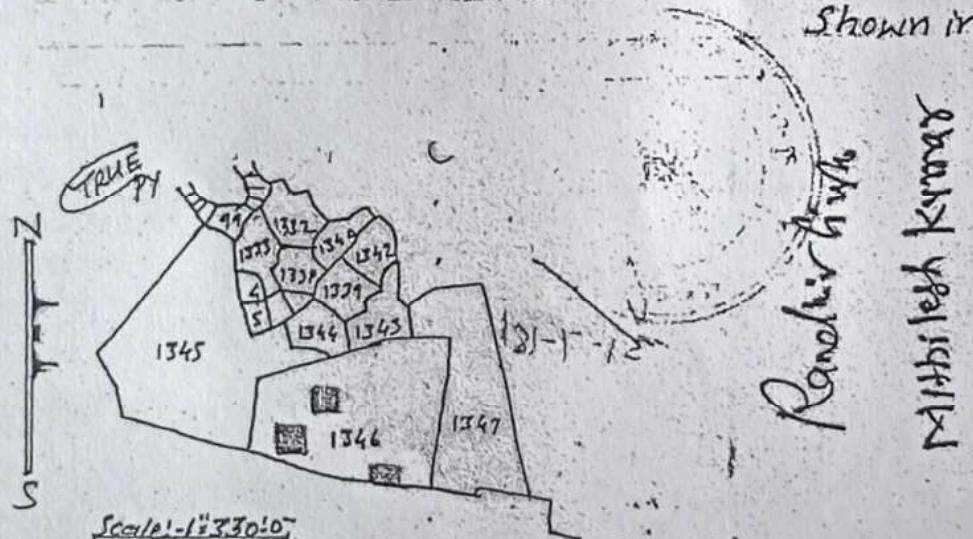
Seller:-(1) Virendra Kumar Singh s/o Late Sabhapati Singh of Plot No. K-3/56 Saharपुरा P.S. Sindri Dist. Dhanbad. At pre. Bagaha Baswantpur Dist. Siwan (Bihar) (2) Baijanti Mala Thakur w/o Shyam Nath Thakur, (3) Sri Mahendra Mishra s/o Nathuni Mishra of Seller no. 2. L-147 Saharपुरा Sindri Dhanbad. & No. 3. at KI-4, Gurudwara Road, Saharपुरा P.S. Sindri Dist. Dhanbad.

Attorney:-(1) Sri Randhir Singh s/o Sri Brijmandan Singh of Parmar House Near Baramuri Kali Mandir. P.S. Dist. Dhanbad. (2) Sri Mithilesh Kumar s/o Sri Kaleshwar Yadav of Kustore No. 3 P.S. Kenduadih. Dist. Dhanbad.

Purchaser:-(1) Smt. Rima Singh w/o Sri Randhir Singh of Parmar House Near Baramuri Kali Mandir. P.S. & Dist. Dhanbad. (2) Smt. Lalita Devi w/o Sri Mithilesh Kumar of Bishunpur P.S. & Dist. Dhanbad.

Schedule:- Mouza Nawadih no. 2 P.S. Dhanbad. Khata no. 32. New Khata no. 14. Plot no. 1346. New Plot no. 1532 Area 20.57 Decimals.

Shown in red colour.



Scale: 1:3300

मुल प्रति से मिलान किया सही पाया
कार्यो सहो प्रो सहायक

Elima Singh
ललिता देवी

Rima Singh

Mithilesh Kumar

[Handwritten signature]