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सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Jharkhand

### e-Stamp

Certificate No. : IN-JH10835752535585Q ✓

Certificate Issued Date : 27-Jul-2018 10:38 AM

Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

Unique Doc. Reference : SUBIN-JHJHSHCIL0114842119908472Q

Purchased by : RIMA SINGH

Description of Document : Article 23 Conveyance

Property Description : IMMOVABLE PROPERTY

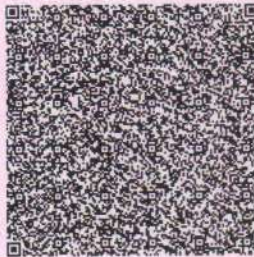
Consideration Price (Rs.) : 41,40,000  
(Forty One Lakh Forty Thousand only)

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)



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

नबछन नलतड 21 क प्रधीन और नलतडनलतड  
नलतडकलरु एक कल धलरु 46 क प्रधीन  
नल धलरु है और नुनलतडनलतड नलतड एकल-1895  
कल नलनलतड 1 धल 1 क 23 क प्रधीन  
नलतडनलतड नलतड नलतडनलतड नलतड है। अधलतड नलतडनलतड  
नलतड नलतड नलतडनलतड है धल नलतडनलतड - नलतडनलतड  
नलतड है।

31.07.18

31.07.18

नलतडनलतड नलतड

नलतड IV नलतड

Randhir Singh  
Mithilesh Kumar

3-18-18

TQ 0001808920

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.
3. In case of any discrepancy please inform the Competent Authority.

श. 1656101,  
Royalty Sale 4/40.000 2/2/2018

पक्षकारों के पहचान पत्र की मूल प्रति  
का प्रस्तुत किया 31.07

19 21/07/18  
अवशेष वर्गीत जमीन का मूल्य मांग दर्शिका  
के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है।  
31.07.18

भूमि संबंधी कागजातों को जाँचा।  
31.07

अ. 125073.44 only  
Rural wife U.K. 18024731  
श. 30.07.18 31.07

Randhir Singh  
Mithilesh Kumar

30/7/18



अंचल अधिकारी प्यगदाप से प्राप्त सूची  
अनुसार दस्तावेज में वर्णित मौजा गवाक  
नम्बर 02 के खाता नं० करीम  
निषिद्ध खाते से बाहर है / सूची बद्ध नहीं है।  
31/7/18

DEED OF SALE

Joe Rana  
124200.-  
Soy 2.50  
Rice 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 Nathuni 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



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. Kenduadih, 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 SINGH, 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

Randhir Singh

Mithilesh Kumar

30/7/18

--: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.

Randhi Singh

Mithilesh Kumar

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-: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

Randhir Singh

Mithilesh Kumar

30/7/18

-:5:-

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 subiect 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.

Randhir Singh  
Mithilesh Kumar  
30/7/18

--:6:--

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 avained the Ladise 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.



Randhir Singh  
Mihilesh Kumar  
3-17/18

-: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 RAIYATI 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. —

Pandit Singh  
Mithlesh Kumar  
30/7/18

-:8:-

PURCHASER NO.1.



Dima Singh

PURCHASER NO.2.



ललिता देवी

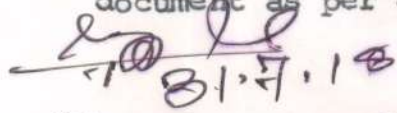
WITNESSES:

1. Nibesh Kumar Singh  
Sonat - Jai Prakash Singh  
Kurtore NO-3  
(DHANBAH)  
30/7/18

2. Rajesh Mallik.  
70 Sri Madhumallik.  
Kurtas, Dhund.  
30.7.18



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.

  
Signature  
R. M. Mandel 16/7/18

R. M. Mandel

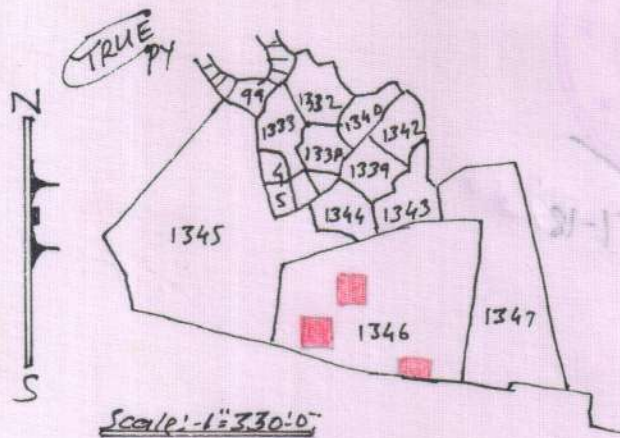
Seller: - (1) Virendra Kumar Singh s/o Late Sabhapati Singh of Qtr NO. K-3/56 Saharpura. P. S. Sindri Dist. Dhanbad. At pre. Bagaha Baswantpur. Dist. Siwan (Bihar) (2) Baijanti Mala Thakur w/o Shyam Nath Thakur, (3) Sri Mahendra Mishra s/o Nathuni Mishra of seller no. 2. L-147 Saharpura Sindri Dhanbad.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

Attorney: - (1) Sri Randhir Singh s/o Sri Bejiandan Singh of Parmar House Near Baramusi Kali Mandir. P. S. & Dist. Dhanbad. (2) Sri Mithilesh Kumar s/o Sri Kaleshwar Yadav of Kustore NO. 3, P. S. Kenduaali. Dist. Dhanbad.

Purchaser: - (1) Smt. Rima Singh w/o Sri Randhir Singh of Parmar House Near Baramusi 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.



Rima Singh

ललिता देवी

Randhir Singh  
Mithilesh Kumar

*[Signature]*