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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e450f450a18275c04725

Receipt Date : 17-Aug-2021 08:43:32 am

Receipt Amount : 160810/-

Amount In Words : One Lakh Sixty Thousands Eight Hundred And Ten Rupees Only

Token Number : 20210000085038

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : RANDHIR SINGH (Vendee)

GRN Number : 2107025999



निम्नलिखित जानकारी के अर्थ में और अद्यतन :- For Office Use :-

काष्ठकार का नाम का पता 46 के अर्थ में
का वास्तु का प्रो. इण्डियन स्टाम्प एक्ट-1899
की अनुसूची 1 या 1 क 23 के अर्थ में
गुणवत् स्टाम्प लगाया गया है। अथवा लेक्ट
कधी में विमुक्त है या स्टाम्प - शुल्क - पक्का
हो र.

Mhine
निम्नलिखित
17/8/2021

Asha Prasad
17/8/21

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Royalty rate 16000/4020000/Dhanbad

FEE PAID OF RS. 121475/- VIDE
21071026018 dt
17.08.21

कर्मिणि जमीन का कुल भाग दफि लव
अनुसार निवाचित न्यूनतम मूल्य स कम 10/-
17.08

700000

By 120600/-

1800 3/-
1200 10/-

120600/-
17.08.21

Asha Prasad
17/8/21



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this _____ day of August, Two Thousand Twenty-one BY & BETWEEN: **BUDH NAGAR SAHKARI GRIH NIRMAN SAMITY LIMITED**, A Co-operative Society duly Registered under Bihar & Orissa Co-operative Society Act, Bihar Act IV of 1935, being Registration No.-10/DHAN/1989, Represented by its Secretary **SMT. ASHA PRASAD**, wife of Sri Birendra Prasad, by faith Hindu, by Category General, by occupation Business, resident of Near Shiv Mandir, Babudih, Baromuri, Police Station & District Dhanbad, hereinafter called and referred to as the VENDOR/SOCIETY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the ONE PART:

17/8/2021 का 10/11/21
 जिला अवर निबंधक
 संख्या 200
 शाशास्त्रादि
 धनबाद जिला
 17/8/2021



Asha Basad

17-08-21



Asha Basad
17/8/21

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AND IN FAVOUR OF

SRI RANDHIR SINGH, Son of Sri Brij Nandan Singh, by faith Hindu, by Category - General, by occupation Business, resident of Parmar House, Baramuri, Police Station & District Dhanbad, **And** **SRI MITHILESH KUMAR**, Son of Sri Kaleshwar Yadav, by faith Hindu, by Category O.B.C., by occupation Business, resident of Bishunpur, Police Station & District Dhanbad, hereinafter called and referred to as the 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 which is morefully described in the schedule below originally recorded in the name of Nayan Mondal and others in the last survey settlement, and whereas aforesaid Nayan Mondal died leaving behind his two sons namely Kinu Mandal and Lakhan Mandal as his heirs and successors, and whereas aforesaid Kindu Mandal also died leaving behind his two sons namely Ananda Mandal and Kirtan Mandal as his heirs and successors.

AND WHEREAS the heirs and successors of aforesaid Ananda Mandal and Kirtan Mandal and Lakhan Mandal sold and transferred 38.58 kathas of land out of Plot No.1346 under Khata no.-32 of Mouza: Nawadih, Mouza No.-2 by virtue of Registered Sale Deed No.-21621, dated 05.12.1990 at Calcutta Registry Office to the Society and since the date of purchase the Society have been in peaceful possession thereof by mutating its name in the sherista the State of Jharkhand vide Mutation Case No.-1150 (I) 2002-2003 and paying rent to the Landlord sherista under 553 and also enrolled its name in the Circle Office, Dhanbad in Register-II, Volume No.-2, at Page No.105 and also paying rent ONLINE vide Receipt No.-1510050060, Volume-2 page No.-105.

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of Selling a portion of land measuring an area 16.50 dec. or to say 10 kathas of land unto a willing purchaser to meet the financial requirements.

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AND WHEREAS the purchasers being the member of the society desire to purchase the said land and offered to pay a sum of Rs.17,00,000/- (Rupees Seventeen Lakh) only, as the highest consideration thereof, which the vendor/society has accepted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.17,00,000/- (Rupees Seventeen Lakh) only, has been paid by the purchasers to the vendor/society (the receipt) whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained. The Vendor/Society doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign un to the purchaser by way of ABSOLUTE SALE all of its 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 subject to the payment of rent to the Landlord the State of Jharkhand, having full fight and authority to transfer the same by sale, gift, mortgage by making houses, multistoried residential building etc. thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchasers likes.
2. That the Vendor/Society hereby covenant with the purchasers that the Society is the true and lawful owner of the land and is in sole and exclusive possession over the said land and the society 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 vendor/society is not the true and lawful owner of the land or has other sharer or co-sharer or that the vendor/society has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss and vendor hereby undertake to compensate the purchaser to the extent or valuation of land.
3. That the purchasers shall hereafter pay the proportionate annual rent and cess Rs. 5/- 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 sale deed.

अचल अधिकारी पंजाब प्राप्त सूची
अनुसार दस्तावेज में वर्णित गौजा नवादीह
नम्बर 02 के नया खाता नं० 1532
विषिद्ध खाते से बाहर है / सूची बद्ध नहीं है।
17.08.21

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4. That the Vendor/Society 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 vendor's/Society land and the Vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.
5. That the land hereby conveyed by this deed do not come under Govt. land, Govt. settled land, Bhudan Land, Adivasi land, forest land nor come under Govt. Acquisition and the Vendor and purchasers satisfied with the contents of this deed.
6. The vendor does not come under the Category of SC/ST & other 51 castes mentioned in U/S 46 of the CNT Act, 1908.
7. As per Govt. Value the purchasers are paying Stamp Duty and registration fees for Rs.40,20,000/- (Rupees Forty Lakh twenty thousand) only.

IN WITNESS WHEREOF the Vendor/Society have set and subscribed its hands, seals on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in **MOUZA: NAWADIH**, Police Station Dhanbad, Chowki, Sadar Registry Office Dhanbad, District Dhanbad.

MOUZA: NAWADIH, Mouza No.-02

New Khata No.-14 (Old Khata No.-32)

NEW PLOT NO.-1532 (OLD PLOT NO. 1346) out of which measuring an area **10 Kathas or to say 16.50 dec.** of residential land in other road sold by this sale deed.

As per plan attached herewith and shown in colour Red which is butted and bounded as follows:-




NORTH	:-	Part of this Plot
SOUTH	:-	Part of this Plot
EAST	:-	Part of this Plot
WEST	:-	Part of this Plot

As per aforesaid boundary Area **16.50 dec.** of land out of **NEW PLOT NO.-1532, UNDER NEW KHATA NO.-14** is sold herewith.

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17/8/17

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PHOTOGRAPH AND FINGER PRINTS OF PURCHASER No.1:-

Photograph of the Purchaser	Randhir Billa Signature				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER No.2:-

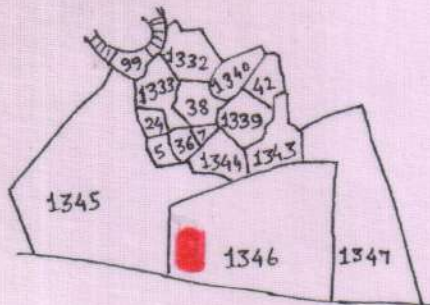
Photograph of the Purchaser	Mithilesh Kumar Signature				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					

Seller :- Budh Nagar Sahkari Grih Nirman Samity Ltd, Rep by its Secretary Smt. Asha Prasad w/o Sri Birendra Prasad R/O Near Shiv Mandir, Babudih, Baromuri P S & Dist Dhanbad.

Purchaser :- 1. Sri Randhir Singh s/o Sri Brij Nandan Singh R/O Parmar House, Baramuri P S & Dist Dhanbad, 2. Sri Mithilesh Kumar s/o Kaleshwar Yadav R/O Bishunpur, P S & Dist Dhanbad.

Schedule :- Mouza Nawadih No 02 P S Dhanbad, New Khata No 14 Old Khata No 32 New Plot No 1532 Old Plot No 1346 Area 10-Kathas or to say 16.50-Decimals.

Shown in Red colour.



Asha Prasad