



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b9640664cbcace9d16ae

Receipt Date : 05-Jan-2023 03:05:28 pm

Receipt Amount : 32325/-

Amount In Words : Thirty Two Thousands Three Hundred And Twenty Five Rupees Only

Token Number : 202300000754

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : SUNIL KUMAR MONDAL (Vendeo)

GRN Number : 2315119255



For Office Use :-

भारतीय प्रत्यक्ष कर अधिनियम, 1999 की धारा 62 अन्तर्गत दण्डनीय अपराध है।
 न्यायालय के द्वारा 46 के अन्तर्गत
 न्यायालय और इण्डियन स्टाम्प एक्ट, 1899
 की अनुसूची 1 या 1 के 23 के अन्तर्गत
 प्रत्यावत स्टाम्प लगाया गया है। अथवा
 नथही में विभक्त है या स्टाम्प शुल्क
 नहीं है।

[Signature]
 05/01/2023

[Signature]
 05.01.2023

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

श्री 32251
Rajendra Saha VS SODDUPHARABAD

FEE PAID OF RS. 25084 VIDE
GRN. 231517331
DATE 05.01.23

तफशील बर्णीत जमीन का मूल्य मार्गदर्शिका पृष्ठी के अनुसार विद्यमान न्यूनतम मूल्य से कम नहीं है।

05-01

Aurangzeb Khan
05.01.2023



tee paid

Rs 24240

Sd/-
1-
Aurangzeb Khan
24240

05.01.23

THIS DEED OF ABSOLUTE SALE is made on this the 5th day January Two Thousand Twenty Three, By and between **AURANGJEB KHAN**, (Aadhaar No. XXXXXXXX5342) Son of Late Sagir Khan, by faith Muslim, category General, by occupation Business, resident of Naya Mohallah, Chhatabad, Kailudih, Sagir Khan Memorial Club, P.O. Katrasgarh, P.S. Katras, Dist. Dhanbad - 828113 (Jharkhand), hereinafter called and referred to as the **VENDOR** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns), of the **ONE PART**. (The vendor hereto does not come under the prohibited Class U/S 46 of CNT Act., 1908).

AND IN FAVOUR OF

MR. SUNIL KUMAR MANDAL, (Aadhaar-XXXXXXXX 9395) Son of Sri Paresh Chandra Mandal, by faith Hindu, Category BC, by occupation Business, resident of Kusum Vihar, Near Shiv Mandir, P.O. Koylanagar, Dist. 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, successors, executors, administrators, representatives and assigns) of the **OTHER PART**.

05/01/2023
* कक्षालय धनबाद में लखनऊ या अवर निबंधक

संख्या 200 अथवा
शब्दकारियों या दावेदारों में से एक श्री

पिता/पति का नाम
श्री सुरज खान

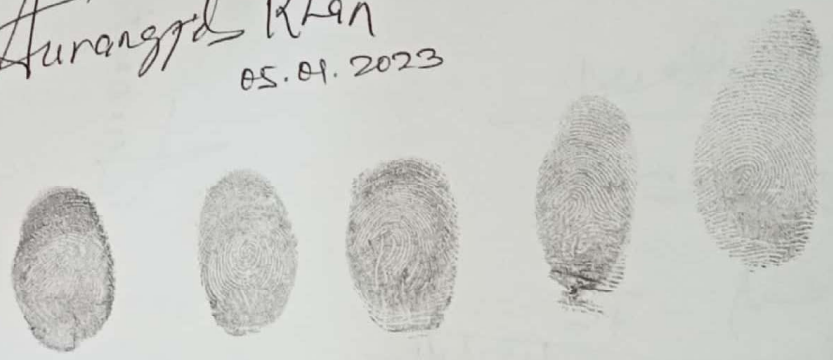
पता
धनबाद जिला अवर निबंधक कार्यालय

अधिकारी का हस्ताक्षर

05/01/2023

अधिकारी का हस्ताक्षर

Suraj Khan
05.01.2023



Aurangjeb Khan
05.01.2023
= 2 =

WHEREAS, by virtue of a registered deed of sale No. 9831 dated 30.12.2014 Registered at Dhanbad Sub-Registry office and sold by Sri Kanchan Mandal Son of Late Satish Mandal and Sri Hira Lal Mandal Son of Late Pati Mandal in favour of the vendor hereto Aurangjeb Khan, the vendor hereto Aurangjeb Khan purchased their entire right, title, interest and possession to in and over 1.52 Kathas or to say 2.51 Decimals of land, out of Survey settlement old Plot No. 175 (New Plot No. 93), appertaining to old Khata No. 11 (New Khata No. 17), of Mouza Narayanpur @ Piprabera, Mouza No.13, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto Aurangjeb Khan has been in peaceful and uninterrupted possession over the said land and mutated his name vide Mutation Case No. 308(II)2016-27 and paying rent under online Vol. No. 2, Page No. 29; And

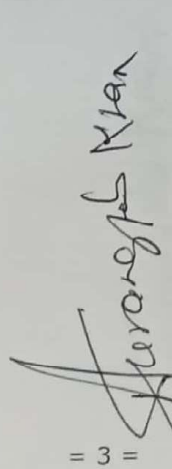
WHEREAS, the Vendor hereto to meet his financial requirement considered it advisable to sell his entire right, title, interest and possession to in and over the said land measuring an area 1.52 Kathas or to say 2.51 Decimals of land, more fully described in the Schedule hereto for a Consideration of Rs.8,08,000/- (Rupees Eight Lac Eight Thousand) only; And

WHEREAS, in course and as a negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the said property, more fully described in the schedule below, for the reasonable and highest consideration of Rs.8,08,000/- (Rupees Eight Lac Eight Thousand) only.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.8,08,000/- (Rupees Eight Lac Eight Thousand) only, paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms,

= 3 =

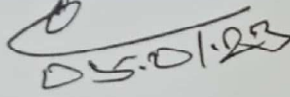

Anurag K. Khan
05.01.2023

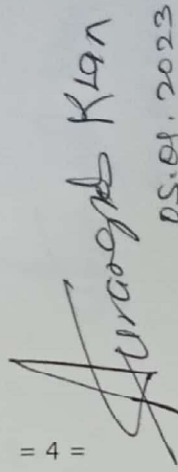
conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 2/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require

कत अधिकारी धनबाद सं खण्ड 9
के अनुसार दस्तावेज में वर्णित गाँव नारायणपुर ग्राम पिराबरा
नम्बर 13 का नया खाता नं- सहरे

निसिद्ध खाता से काहर है/पूरी नहीं है।


05.01.23


= 4 =
05.01.2023

the Vendor to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.

5. That the below mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN HER SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Narayanpur @ Piprabera, Mouza No.13, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad.

Mouza Narayanpur @ Piprabera, Mouza No.13,

Appertaining to Survey Settlement Old Plot No. 175, (New Plot No. 93),
Old Khata No. 11, (New Khata No. 17), Area 1.52 Kathas or to say 2.51 Decimals of land is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

Surajendra Kher
05.01.2023

= 5 =

NORTH : Amar Chandra Prasad.

SOUTH : Sunil Kumar Mandal.

EAST : Subal Chandra Mandal.

WEST : 15 feet wide road

Memo of consideration

Rs.8,08,000/- (Rupees Eight Lac Eight Thousand) only, paid by the purchaser to the vendor in the manner as follows : -

Particulars	Date	Amount	Bank
RTGS	04.01.2023	Rs.8,08,000/-	Punjab And Sind

WITNESSES:-

1. Kanchan Mandal

Shri Late Satish Mandal

Damodarpur

Dhanbad

2. राज कुमार भंडल

पिता - श्री सुभाष चन्द्र भंडल

दामोदरपुर

धनबाद

05.01.2023

Aravind 18/01/23
05.01.2023

= 6 =

Signature, Fingerprint and photo of purchaser:



Emil Kr. Mansdal
05.01.2023



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs are affixed in the document, have been duly obtained before me, and printed in my office as per detail given by the parties.

Shabana Chetty
05-01-2023

ngjeb Khan s/o Late Sagir Khan, R/O Naya Mohallah, Chhatabad, Kailudih, Sagir
n Memorial Club, P O Katrasgarh, P S Katras, Dist Dhanbad.

ser :- Sunil Kumar Mandal s/o Sri Paresh Chandra Mandal, R/O Kusum Vihar, Near Shiv
Mandir, P O Koylanagar, Dist Dhanbad.

chedule :- Mouza Narayanpur @ Pipraber No 13, P S Saraidhela,

New Khata No	Old Khata No	New Plot No	Old Plot No	Area
17	11	93	175	1.52-Katha 2.51-Deci

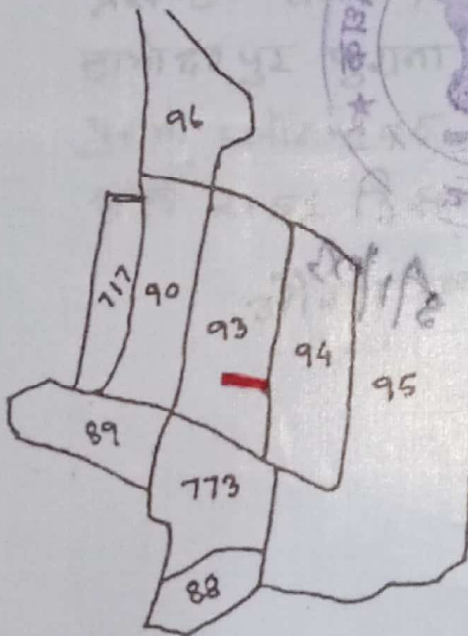
Shown in Red colour.

Boundary :- North :- Amar Chandra Prasad.

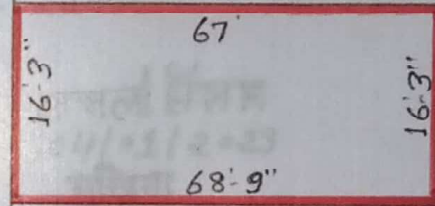
South :- Sunil Kumar Mandal.

East :- Subal Chandra Mandal.

West :- 15' wide Road.



15' wide Road.



TRUE COPY

Suranga Khan
05.01.2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 270110e254fea78745b6

Receipt Date : 13-May-2022 12:20:16 pm

Receipt Amount : 41430/-

Amount In Words : Forty One Thousands Four Hundred And Thirty Rupees Only

Token Number : 20220000058768

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : SUNIL KUMAR MANDAL (Vendee)

GRN Number : 2211242132



:- For Office Use :-

मार्गदर्शक नियम 21 के अर्थात् और अधिनियम
कारतकारी एक्ट की धारा 46 के अर्थात्
को लागू है और इण्डियन स्टाम्प एक्ट-1899
की अनुसूची 1 या 1 के 12 के अर्थात्
व्यवहारी स्टाम्प लगाया गया है। अथवा
नथी में विमुक्त है या स्टाम्प - शुल्क अपकी
नहीं है।

निकल करवाया

13.05.22

Sunil Kumar Mandal

13/05/2022

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

राज्य सरकार में 1035400/धनबाद
of 21/4/201

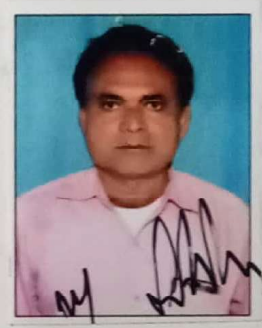
तफसील वर्गीत जमीन का मुल्य मार्गदर्शिका एंटी के अनुसार निर्धारित मुल्य से कम नहीं है।

13.05

FPE PAID IN RS. 48761 VIDE
GRN. 22/11242181
DATE 13.05.22

700000
AG 31062
300 31
Risee 1-
31066

Sachin mandal
13/05/2022



THIS DEED OF ABSOLUTE SALE is made on this the 13th day of May Two Thousand Twenty Two, By and between **SRI SAHEB MANDAL** (Aadhar No. XXXXXXXX7507), Son of Late Yogindra Mandal, by faith Hindu, Category OBC, by occupation Cultivation, resident of Damadorpur, Nicha Tola, Near Kali Mandir, P.S. and Dist. Dhanbad, (Jharkhand), hereinafter called and referred to as the **VENDOR** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns), of the **ONE PART**. (The vendors hereto does not come under the prohibited Class U/S 46 of CNT Act., 1908).

AND IN FAVOUR OF

MR. SUNIL KUMAR MANDAL (Aadhar No. XXXXXXXX9395), Son of Sri Paresh Chandra Mandal, by faith Hindu, Category OBC, by occupation Business, resident of Kusum Vihar, Near Shiv Mandir, P.O. Koylanagar, Dist. 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, successors, executors, administrators, representatives and assigns) of the **OTHER PART**.

Saheb Mandal
19/05/22

= 2 =

WHEREAS, the Schedule Land recorded in the name of Ram Nath Mondal and others in the Khatian vide Survey Settlement Old Plot No. 175, (New Plot No. 93), appertaining to Old Khata No. 11, (New Khata No. 17), Area 1.95 Katha or to say 3.22 decimals of Mouza Narayanpur @ Piprabera, Mouza No. 13, under P.S. Saraidhela, Chowki Sadar Sub-Registry Office and Dist. Dhanbad, Jharkhand ; And

WHEREAS, the said Ram Nath Mondal, died leaving behind his two sons namely Yogendra Mandal and Pati Mandal as his legal heirs and successors, and they inherited the same and were in peaceful possession over the said land and enrolled their name in New Revisional Khatiyani and paying rent to the State under online Volume No. 1, and Page No. 17; And

WHEREAS, the Said Yogendra Mandal, while in possession died leaving behind his 5 sons, namely Sri Mangal Mandal, Sri Santosh Mandal, Sri Sadhal Mandal, Sri Badal Mandal and Sri Saheb Mandal as his the legal heirs and successors and they amicably partitioned their property many years before and the below mentioned schedule land came in the share of the vendor hereto and in peaceful possession over the said land by exercising diverse acts of inheritance and possession; And

WHEREAS, the Vendor hereto to meet their financial requirement considered it advisable to sell his said property, more fully described in the Schedule hereto for a Consideration of Rs.10,00,000/- (Rupees Ten Lac) only; And

WHEREAS, in course and as a negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the said property, more fully described in the schedule below, for the reasonable and highest consideration of Rs.10,00,000/- (Rupees Ten Lac) only.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

Saheb Mandal
19/05/22

= 2 =

WHEREAS, the Schedule Land recorded in the name of Ram Nath Mondal and others in the Khatian vide Survey Settlement Old Plot No. 175, (New Plot No. 93), appertaining to Old Khata No. 11, (New Khata No. 17), Area 1.95 Katha or to say 3.22 decimals of Mouza Narayanpur @ Piprabera, Mouza No. 13, under P.S. Saraidhela, Chowki Sadar Sub-Registry Office and Dist. Dhanbad, Jharkhand ; And

WHEREAS, the said Ram Nath Mondal, died leaving behind his two sons namely Yogendra Mandal and Pati Mandal as his legal heirs and successors, and they inherited the same and were in peaceful possession over the said land and enrolled their name in New Revisional Khatiyon and paying rent to the State under online Volume No. 1, and Page No. 17; And

WHEREAS, the Said Yogendra Mandal, while in possession died leaving behind his 5 sons, namely Sri Mangal Mandal, Sri Santosh Mandal, Sri Sadhal Mandal, Sri Badal Mandal and Sri Saheb Mandal as his the legal heirs and successors and they amicably partitioned their property many years before and the below mentioned schedule land came in the share of the vendor hereto and in peaceful possession over the said land by exercising diverse acts of inheritance and possession; And

WHEREAS, the Vendor hereto to meet their financial requirement considered it advisable to sell his said property, more fully described in the Schedule hereto for a Consideration of Rs.10,00,000/- (Rupees Ten Lac) only; And

WHEREAS, in course and as a negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the said property, more fully described in the schedule below, for the reasonable and highest consideration of Rs.10,00,000/- (Rupees Ten Lac) only.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

Sehab Smeendal
19/05/22

= 3 =

1. That in consideration of the total sum of Rs.10,00,000/- (Rupees Ten Lac) only, paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign her entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that her right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that her right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 2/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the

अधिकारी धनबाद राज्य मुन्शी 9
नारायणपुर ठा पिराबरा
13 का नया जाला नं०
मिसेडि धाना महर है। सूची बद्ध नहीं है।
12.05.22

= 4 =
Sehab meral
13/05/22

Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendor to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.
5. That the below mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.
6. That as per present market value fixed by the Govt. the purchaser is paying Stamp Duty on Rs.10,35,400/- only.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN HER SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Narayanpur @ Pibrabera, Mouza No.13, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad.

Mouza Narayanpur @ Pibrabera, Mouza No.13, appertaining to Survey Settlement Old Plot No. 175, (New Plot No. 93), appertaining to Old Khata No. 11, (New Khata No. 17), Area 1.95 Katha or to say 3.22 decimals of land is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

Sahab mandal
13/05/22

= 5 =

NORTH : Part of Plot No. 93

SOUTH : Part of Plot No. 93

EAST : Plot No. 94

WEST : 15 feet wide road

Memo of consideration

Rs.10,00,000/- (Rupees Ten Lac) only, paid by the purchaser to the vendor in the manner as follows : -

Cheque No.	Date	Amount	Bank
013375	28.03.2022	Rs.5,00,000/-	Union Bank
038574	06.05.2022	Rs.5,00,000/-	SBI

WITNESSES:-

1. Bablu chandra Mandal
Sofate Debu Mandal
Damodarpur Dhanu d.

13.5.2022

2. Anju mandal
w/o Sri Sahab mandal
Damodarpur, Dhanu d.

Zakabomedal
13/05/22

= 6 =

Signature, Fingerprint and photo of purchaser:

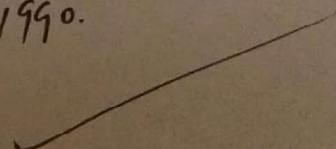


Smit K. Mandal
13/05/2022



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs are affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Jarlin Chudley
U-20.02/1990.



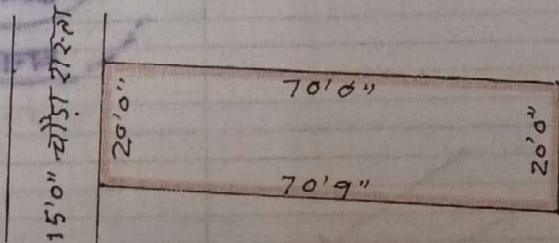
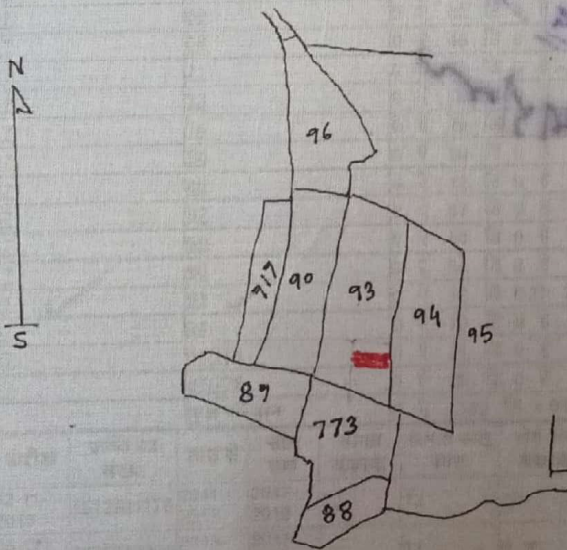
क्रेता- साहेब मंडल पिता स्व- योगिन्द्र मंडल साकिम-दामोदरपुर
 निचै टीला, काली मंदिर के पास, थाना + जिला- धनबाद
 झारखंड।

क्रेता- सुनील कुमार मंडल पिता श्री परेश चन्द्र मंडल पत्नी - कुशुम
 विहारीनगर शिव मंदिर पोस्ट-कोयलानगर, जिला- धनबाद।
 झारखंड।

लपिशिल- मौजा- नारायणपुर उर्फ पिपरावेड़ा थाना- धनबाद नं०-13
 नया खाला नं०-17, पुराना खाला नं०-11, नया प्लॉट नं०- 093
 पुराना प्लॉट नं०- 175 रकबा- 1.95 कठ्ठा (3.22 डिसेमिल) जो
 नक्शे पर लाल चिन्हित है।

चौड़ही - 30- इसी प्लॉट का अंश
 द0- इसी प्लॉट का अंश
 पु0- प्लॉट नं०- 94
 प0- 15'0" चौड़ा रास्ता

स्केल - 1" = 330'0"



साहेब
 साहेब मंडल

13.5.22

मकसदपूर्वक
 आशा

यह एक कम्प्यूटर जनित प्रति
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
 प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

Sumit K. Mondal

6287

5744



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7262df1b806d9df5c0a7

Receipt Date : 19-Sep-2022 02:10:28 pm

Receipt Amount : 64005/-

Amount In Words : Sixty Four Thousands Five Rupees Only

Token Number : 20220000113268

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : SUNIL KUMAR MANDAL (Vendee)

GRN Number : 2213561731



वेकेशन निरूप 21 के अन्तर्गत :- For Office Use :-

कार्यकारी एक्ट की धारा 46 के अन्तर्गत
के धारक है और इण्डियन स्टाम्प एक्ट-1962
की अनुसूची 1 या 1 क 2B के अन्तर्गत
यथावत स्टाम्प लगाया गया है। अथवा तिलक
वर्षी में विद्यमान है या स्टाम्प - शुल्क अर्पण
करी है।

[Signature]
13.09.22

कोटेशन नं 5744
2213561731
19.09.2022

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।

शुद्ध बिक्री 64000/-
 Regulated sale M. 1600000/-

FEE PAID OF RS. 4870/- VIDE
 GRN. 2513561823
 DATE 19.09.22

तफशील बर्णीत जमीन का मुल्य मार्गदर्शिका पंजी के अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है।

19.09.22

700 Rupees
 At 48000/-
 sale 3
 Price 1-
 48000/-



शुद्ध बिक्री

2116 म 315 म
 19.09.2022

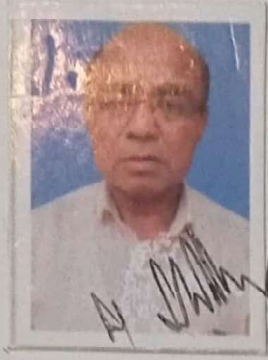


19.09.22

THIS DEED OF ABSOLUTE SALE is made on this the 19th day September Two Thousand Twenty Two, By and between **1. SRI BADAL MANDAL** (Aadhar No. XXXXXXXX3998), **2. SRI SADAL MANDAL** (Aadhar No. XXXXXXXX1012), Son of Late Yogindra Mandal, by faith Hindu, Category OBC, by occupation Cultivation, resident of Damodarpur, Niche Tola, Near Kali Mandir, P.S. and Dist. Dhanbad, (Jharkhand), hereinafter jointly called and referred to as the **VENDOR** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, representatives and assigns), of the ONE PART. (The vendors hereto does not come under the prohibited Class U/S 46 of CNT Act., 1908).



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AND IN FAVOUR OF

MR. SUNIL KUMAR MANDAL (Aadhar No. XXXXXXXX9395), Son of Sri Paresh Chandra Mandal, by faith Hindu, Category OBC, by occupation Business, resident of Kusum Vihar, Near Shiv Mandir, P.O. Koylanagar, Dist. 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, successors, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS, the Schedule Land recorded in the name of Ram Nath Mondal and others in the Khatian vide Survey Settlement Old Plot No. 175, (New Plot No. 93), appertaining to Old Khata No. 11, (New Khata No. 17) and other plots also of Mouza Narayanpur @ Piprabera, Mouza No. 13, under P.S. Saraidhela, Chowki Sadar Sub-Registry Office and Dist. Dhanbad, Jharkhand ; And

WHEREAS, the said Ram Nath Mondal, died leaving behind his two sons namely Yogindra Mandal and Pati Mandal as his legal heirs and successors, and they inherited the same and were in peaceful possession over the said land and enrolled their name in New Revisional Khatian and paying rent to the State under online Volume No. 1, and Page No. 17; And

WHEREAS, the Said Yogindra Mandal, while in possession died leaving behind his 5 sons, namely Sri Mangal Mandal, Sri Santosh Mandal, Sri Sadal Mandal, Sri Badal Mandal and Sri Saheb Mandal as his the legal heirs and successors and they amicably partitioned their property many years before and the below mentioned schedule land came in the share of the vendor hereto and in peaceful possession over the said land by exercising diverse acts of inheritance and possession; And

WHEREAS, the Vendor hereto to meet their financial requirement considered it advisable to sell their share of land measuring an area 2.90 Katha or to say 4.78 Decimals, more

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fully described in the Schedule hereto for a Consideration of Rs.16,00,000/- (Rupees Sixteen Lac) only; And

WHEREAS, in course and as a negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the said property, more fully described in the schedule below, for the reasonable and highest consideration of Rs.16,00,000/- (Rupees Sixteen Lac) only.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.16,00,000/- (Rupees Sixteen Lac) only, paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign her entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that her right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that her right, title, interest and possession to in and over the said land hereby sold is in

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any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 2/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendor to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.
5. That the below mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN HER SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

अंचल जमिंदारी... के अनुसार दस्तावेज...
नम्बर 13... का नक्का...

प्राप्त मंडल

21/6/22

19.09.2022

निसिद्ध खाता... हर ह...
13.09.22

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SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Narayanpur @ Piprabera, Mouza No.13, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad.

Mouza Narayanpur @ Piprabera, Mouza No.13,

Appertaining to Old Khata No. 11 (eleven),

Old Plot No. 175 (One hundred seventy Five)

New Khata No. 17 (Seventeen)

New Plot No. 93 (Ninety Three), out of which measuring an area 2.90 Katha (Two Point Nine Zero Katha) or to say 4.78 decimals (Four Point Seven Eight Decimals) of land is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

- NORTH : Purchaser's Land.
- SOUTH : New Plot No. 89/773.
- EAST : New Plot No. 94
- WEST : 15 feet wide road

Memo of consideration

Rs.16,00,000/- (Rupees Sixteen Lac) only, paid by the purchaser to the vendor in the manner as follows : -

Paid to Badal Mandal

Cheque No.	Date	Amount	Bank
001425	29.08.2022	Rs.1,00,000/-	Punjab & Sind Bank
001435	07.09.2022	Rs.2,00,000/-	Punjab & Sind Bank
001438	19.09.2022	Rs.5,00,000/-	Punjab & Sind Bank

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Paid to Sadal Mandal

Cheque No.	Date	Amount	Bank
001426	02.09.2022	Rs.1,00,000/-	Punjab & Sind Bank
001434	07.09.2022	Rs.2,00,000/-	Punjab & Sind Bank
001439	19.09.2022	Rs.5,00,000/-	Punjab & Sind Bank

WITNESSES:-

1. Ajay mandal
S/o, Sadal mandal
Dumodan Pur Near Kali
mandir Dhambad Jharkhand
2. Zeehab mandal
S/o Late Yogindra mandal
Dumodan Pur Dhambad
Jharkhand
19.09.2022

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Signature, Fingerprint and photo of the purchaser:-



Jenil K. Mandal
19.09.2022



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs are affixed in the document, have been duly obtained before me, and printed in my office as per detail given by the parties.

Jankari Choudhary
Lic No. 02/1990.

Sri Badal Mandal, 2. Sri Sadal Mandal s/o Late Yogindra Mandal, R/O Damodarpur, Mache Tola, Near Kali Mandir, P S & Dist Dhanbad.

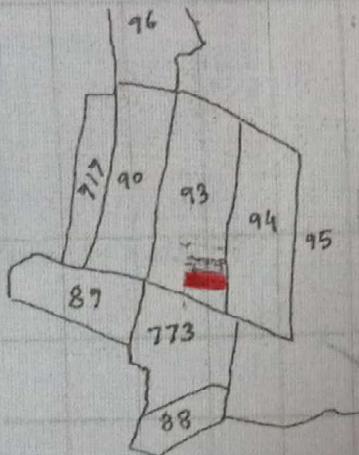
Purchaser :- Mr. Sunil Kumar Mandal s/o Sri Paresh Chandra Mandal, R/O Kusum Vihar, Near Shiv Mandir, P O Koylanagar, Dist Dhanbad.

Schedule :- Mouza Narayanpur @ Piprabera No 13, P S Saraidhela,

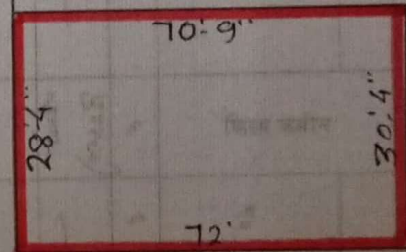
New Khata No	Old Khata No	New Plot No	Old Plot No	Area
17	11	93	175	4.78-Deci

Shown in Red colour.

Boundary :- North :- Purchaser's Land.
South :- New Plot No 89/773.
East :- New Plot No 94.
West :- 15' wide Road.



15' wide Road



दादाजी साहू
श्री १६ नं. साहू

19.09.2022

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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 246c3597dfb0dea926fd

Receipt Date : 02-Jun-2022 12:35:36 pm

Receipt Amount : 84900/-

Amount In Words : Eighty Four Thousands Nine Hundred Rupees Only

Token Number : 20220000064826

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : SUNIL KUMAR MANDAL (Vendee)

GRN Number : 2211492937



अधिनियम 21 के अधीन और धरणी अधिनियम 1956 के अधीन :- For Office Use :-

नाशतकारी एक्ट की धारा 46 के अधीन
जो लागू है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 या 23 के अधीन
यथावत स्टाम्प लगाया गया है। अथवा टिक
वर्धी में विभक्त है या स्टाम्प - शुल्क अपेक्षित
रही है।

निदेशक

02.06.22

पंजीकरण, सहायक

02.06.22

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।

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AND IN FAVOUR OF

प्राशं चंद्रा मंडल

02.06.22

MR. SUNIL KUMAR MANDAL, (Aadhaar-XXXXXXXX 9395) Son of Sri Paresh Chandra Mandal, by faith Hindu, Category BC, by occupation Business, resident of Kusum Vihar, Near Shiv Mandir, P.O. Koylanagar, Dist. 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, successors, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS, by virtue of a registered deed of sale No. 9613 dated 31.12.2012 Registered at Dhanbad Sub-Registry office and sold by Sri Jadu Chandra Mandal, in favour of the vendor, hereto Sri Chandeshwar Prasad Yadav, purchased their entire right, title, interest and possession to in and over 6.60 Decimals of land, out of Survey settlement old Plot No. 175 (New Plot No. 93), appertaining to old Khata No. 11 (New Khata No. 17), of Mouza Narayanpur @ Piprabera, Mouza No.13, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and Dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto Sri Jadu Chandra Mandal has been in peaceful and uninterrupted possession over the said land and mutated his name vide Mutation Case No. 1069[II]2013-14 and paying rent under Thoka No. 2123 and recorded in Reg. II, Vol. No. 2, Page 38 Dhanbad Circle Office; And

WHEREAS, the Vendor hereto to meet their financial requirement considered it advisable to sell his said property, more fully described in the Schedule hereto for a Consideration of Rs.21,22,200/- (Rupees Twenty One Lac Twenty Two Thousand Two Hundred) only; And

WHEREAS, in course and as a negotiation between the parties hereto, the vendor agreed to sell and the purchaser agreed to purchase the said property, more fully described in the schedule below, for the reasonable and highest consideration of Rs.21,22,200/- (Rupees Twenty One Lac Twenty Two Thousand Two Hundred) only.

पुणे जिल्हा न्यायालय
02.06.22

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NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.21,22,200/- (Rupees Twenty One Lac Twenty Two Thousand Two Hundred) only, paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign her entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that her right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that her right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 2/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and

अंचल अधिकारी चंद्रकांत न. को प्राप्त सूची
के अनुसार दस्तावेज में बिक्रित भाग नारायणपुर ठा. निवासी
नम्बर 13 का नया खाता नं० सतरह
निसिद्ध खाता से बंधर है। बची बद्ध नहीं है।
02.06.22

प्राप्त प्रसाध चयन
02.06.22

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against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendor to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.
5. That the below mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN HER SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Narayanpur @ Piprabera, Mouza No.13, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad.

Mouza Narayanpur @ Piprabera, Mouza No.13, appertaining to Survey Settlement Old Plot No. 175, (New Plot No. 93), appertaining to Old Khata No. 11, (New Khata No. 17), Area 4 Katha or to say 6.60 decimals of land is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

बालू बाबर साहेब

02.06.22

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NORTH : Part of New Plot No. 93
SOUTH : Part of New Plot No. 93 & Saheb Mandal.
EAST : Dharendra Nath Mandal.
WEST : 15 feet wide road

Memo of consideration

Rs.21,22,200/- (Rupees Twenty One Lac Twenty Two Thousand Two Hundred) only, paid by the purchaser to the vendor in the manner as follows : -

Particulars	Date	Amount	Bank
RTGS	30.05.2022	Rs.10,00,000/-	Punjab & Sind Bank
RTGS	30.05.2022	Rs.11,22,200/-	Punjab & Sind Bank

WITNESSES:-

1. अमर नग 95
21 अग 215 अ
4 अग 22 92
2. Rajendra Kumar
S/o - Rajendra Singh Vadera
Vikash Nagar Kirti Road Dhabad
3. Raj Kumar
S/o Subhash ch. mondal
Damodar Pur Dhanbad

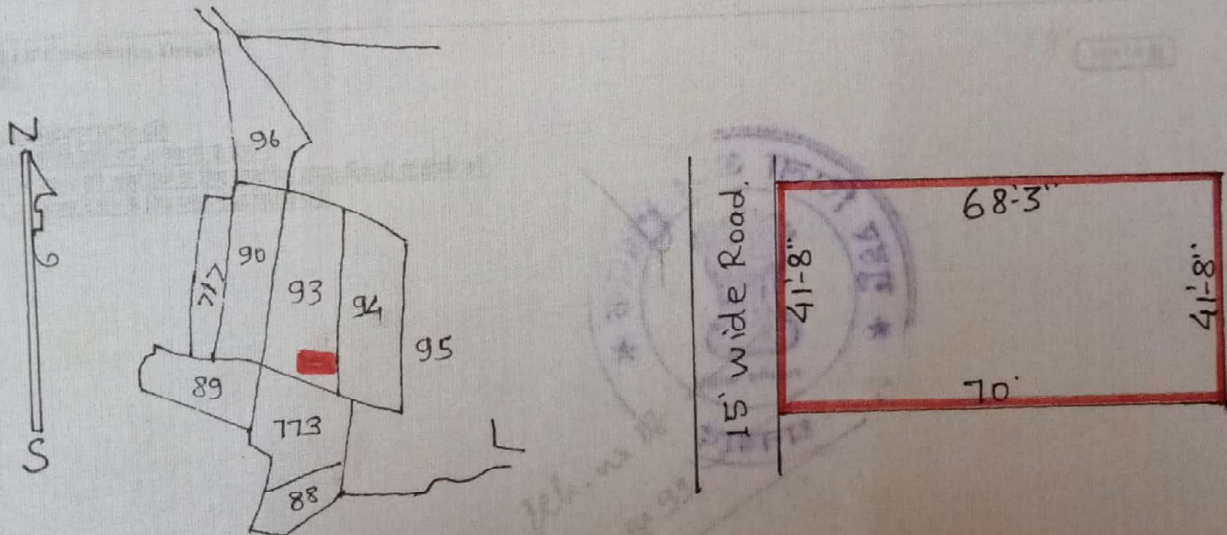
er:- Sri Chandeshwar Prasad Yadav s/o Late Lurki Prasad
Yadav, R/O Bilbera Basti, P.S. Machubam, Dist. Dhanbad.

urchaser:- Mr. Sunil Kumar Mandal s/o Sri Parash Chandra
Mandal, R/O Kusum Vihar Near Shiv Mandir, P.O.
Koylanagar, Dist. Dhanbad.

Schedule:- Mouza. Narayanpur @ Piprabera NO.13, New Khata No.17
Old Khata No. 11, New Plot No.93, Old Plot No.175, Area
4-Kathas or to say, 6.60-Decimal.

Shown in red colour.

Boundary:- North:- Part of Plot No.93.
South:- Part of Plot No.93, & Saheb Mandal.
East:- Dhirendra Nath Mandal.
West:- 15' wide Road.



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परीक्षित प्रसाद यादव

02.06.22

