



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c99b6967c5537f360a4f

Receipt Date : 17-May-2023 01:40:55 pm

Receipt Amount : 106250/-

Amount In Words : One Lakh Six Thousand Two Hundred And Fifty Rupees Only

Token Number : 202300062755

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : KAUSHAL PANDEY (Vendee)

GRN Number : 2317235284



:- For Office Use :-

न्यायन नियम 21 क अधीन और धारा 46 क अधीन
कायदाकारी एक्ट की धारा 46 क अधीन
कायदा है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 क 1 क अधीन
ब्याक स्टाम्प लगाया गया है। अथवा टिकट
नथी म विमुक्त है वा स्टाम्प शुल्क अर्पण
नही है।

निबन्धन पदाधिकारी

17/5/23

Meeza Singh
17.05.2023

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

= 2 =
AND IN FAVOUR OF

Meera Singh
17.05.2021

SRI KAUSHAL PANDEY (Aadhar No. XXXXXXXXX1115) Son of Late Ramayan Pandey, by faith Hindu, category General, by occupation Service, Resident of B - 7, Kanti Kunj, Kusum Vihar, Koyla Nagar, P.S. Saraidhela, Dist. Dhanbad, Jharkhand - 826005, 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, legal representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a registered deed of sale No. 3576 dated 01.04.2008, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 77, Page Nos. 129 to 136 for the year 2008, sold by Sri Vinay Kumar Srivastva Son of Late Kripa Narayan Srivastava (executed through his attorney Sri Pradeep Kumar Barnwal) in favour of the vendor hereto Smt. Meera Singh, the vendor hereto Smt. Meera Singh purchased his entire right, title, interest and possession to in and over 05 Kathas or to say 8.25 Decimals of land, out of Survey settlement Plot No. 41, appertaining to Khata No. 7, of Mouza Narayanpur Alias Pipraber, 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 Smt. Meera Singh has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 06(II)2008-09 and paying ground rent to the State regularly under Thoka No. 1670 and also entered in online volume No. 2, page No. 356 of register II of Dhanbad Circle office; And

WHEREAS the Vendor hereto to meet her financial requirement considered it advisable to sell her entire right, title, interest and possession to, in and over the said land measuring an area 05 kathas or to say 8.25 Decimals, morefully described in the Schedule hereto

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Meesa Singh
17.05.2022

for a total Consideration of Rs.26,56,000/- (Rupees Twenty Six Lac Fifty Six thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land for a consideration of the sum of Rs.26,56,000/- (Rupees Twenty Six Lac Fifty Six thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.26,56,000/- (Rupees Twenty Six Lac Fifty Six thousand) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (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, together with all claims, demands, easement and other 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 his 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

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Meesa Singh
17.05.2023

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 Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.6/- 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 Vendors 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 Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above 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, and the vendor hereto does not come under the reserve classes of C.N.T Act.

अनार अलिपती - धनबाद
नायनपुर बुर्जि दिपशवेडा
13 अक सी चालीस
निसिद्ध बरत से बरत 1/1000 या चो 1/1
धनबाद

= 5 =

Meccha Singh
18.05.2023

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HER 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 alias Piprabera, (Mouza No.13), under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Narayanpur alias Piprabera, Mouza No.13,

Appertaining to Old Khata No. 07 (New Khata No. 140),

Old Plot No. 41 (New Plot No. 5), out of which measuring an area 05 kathas (Five Kathas) or to say 8.25 Decimals (Eight Point Two Five 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: House of Sri Vijay Sinha.
- South: 30 feet wide proposed road.
- East: House of Sri R. D. Pandit.
- West: Ground.

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Meesa Singh
17.05.2023

Memo of Consideration

Rs.26,56,000/- (Rupees Twenty Six Lac Fifty Six thousand) only paid by the purchaser to the vendor by :-

| Particulars | Date | Amount | Bank |
|----------------|----------|-----------------|---------------------|
| RTGS | 12.05.23 | Rs. 9,00,000/- | Punjab & Sind Bank |
| RTGS | 12.05.23 | Rs. 6,00,000/- | Punjab & Sind Bank |
| Ch. No. 962562 | 15.05.23 | Rs. 11,56,000/- | State Bank of India |

WITNESSES:-

1. Amit K. Mandal
S/o Sri Parash Ch. Mandal
Kusum vihar Kayla Nagar
Dhanbad
2. Siddh Nath Singh
S/o Late Bhagwat Singh
C-1, Bhuvaneshwari Lote Appt.
Kali Mandir Road
Burdwan Compound
Ranchi - 834001
Yudhishtir Mallick
Sd/- K C Mallick
Dhanbad.
17.05.2023

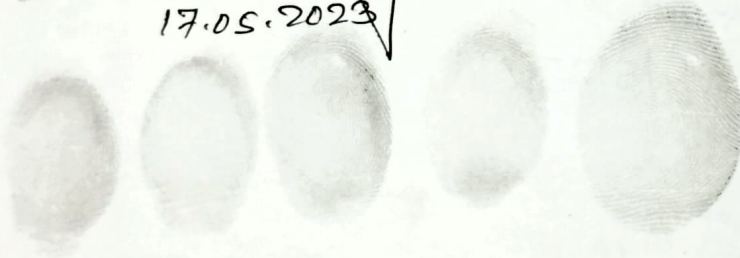
Meesa Singh
17.05.2023

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Signature, photo & fingerprint of the purchaser :-



Kaushal Pandey
17.05.2023



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

[Handwritten Signature]
17.05.2023

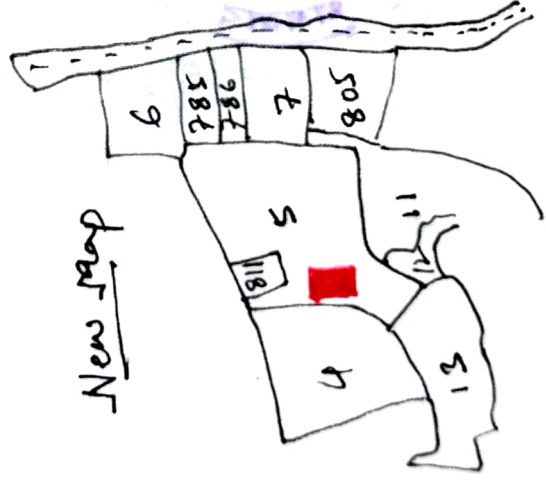
SELLER --SMT MEERA SINGH, W/O -- SRI SIDDH NATH SINGH (D/O -- B. SINGH), RESIDENCE OF ,
FLOOR, BHUBNESWARI LOK APPARTMENT, KALI MANDIR LANE, CIRCULAR ROAD,BURDWAN COMPOUND, RA.
G.P.O, RANCHI, STATE -- JHARKHAND, PIN CODE - 834001.

PURCHASER --SRI KAUSHAL PANDEY, S/O -- LATE RAMAYAN PANDEY, RESIDENCE OF B-7, KANTI KUNJ KUSUM
VIHAR, KOYLA NAGAR, DIST -- DHANBAD, STATE -- JHARKHAND, PIN CODE -826005.

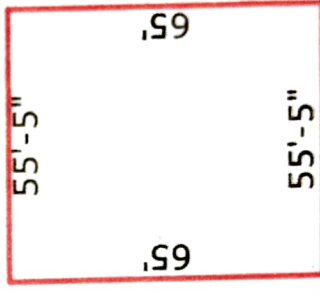
SCHEDULE -- WITH IN THE DISTRICT OF DHANBAD, STATE -- JHARKHAND, P/S -- SARAIDHELA, MOUZA --
NARAYANPUR, ALIAS PIPRABERA, MOUZA NO-- 13, OLD KHATA NO -- 7, NEW KHATA NO -- 140, OLD PLOT
NO -- 41(PART), NEW PLOT NO -- 5 (PART), AREA -- 5 (FIVE) KATHA OR 3600 SqFeet.

BOUNDARY

NORTH -- HOUSE OF SRI VIJAY SINHA .
SOUTH --30'0" WIDE PROPOSED ROAD.
EAST --HOUSE OF SRI R.D.PANDIT .
WEST --GROUND.



LAND SHOWN IN RED COLOUR



GROUND

30'0" WIDE PROPOSED ROAD.

Meera Singh
Kaushal Pandey

Meera Singh
Kaushal Pandey