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सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH14467801601501R  
 Certificate Issued Date : 12-Feb-2019 10:32 AM  
 Account Reference : SHCIL (FI) jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0118776923901721R  
 Purchased by : REETA SINGH  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND  
 Consideration Price (Rs.) : 33,33,000  
 (Thirty Three Lakh Thirty Three Thousand only)  
 First Party : MUKESH KUMAR  
 Second Party : REETA SINGH  
 Stamp Duty Paid By : REETA SINGH  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



Please write or type below this line.....

अधिनियम 21 के अर्धीन और कर्तव्य  
 काश्तकारों की धारा 46 के अर्धीन  
 का धारण करने वाले इण्डियन स्टाम्प एक्ट-1999  
 की अनुसूची 1 या 1 के 23 के अर्धीन  
 कर्तव्य प्राप्त किया गया है अथवा लिखित  
 पत्रों में विवक्षित है या स्टाम्प - शुल्क अधिनियम  
 की है।

प्राप्तकर्ता का नाम Mukesh Kumar  
 अनुसूची IV का नाम REETA SINGH

Mukesh Kumar  
 12/2/19

12.02.19

12-2-19

TQ 0011355041

### Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

श्री श्री  
 विक्रय कर V 3333000 (Dhanbad)  
 मकान नोटिफिकेशन MEMO 47250  
 18.06.18

भूमि संबंधी कागजातों को जांचा।

पहचान पत्र की मूल प्रतिलिपि के निष्पत्ति

12.02.19

नियत अधिकारी के द्वारा से प्राप्त कृपया अनुसार दस्तावेजों के आधार पर नमूना नंबर 02



12.02.19  
 Mukesh Kumar  
 12/2/19

निविद खाते में धर 8/सुप्री बढ़ नहीं है।  
 196 DE NKEH  
 11.2.19 12/2/19  
 179 DE  
 11.2.19  
 1900 3971 18-11-12.02.19

**DEED OF SALE**

THIS DEED OF ABSOLUTE SALE is made on this ...12.02... day of FEBRUARY, Two Thousand Nineteen BY & BETWEEN SRI MUKESH KUMAR, Son of Sri Yogendra Prasad, by faith Hindu, by Caste Kurmi from Bihar, by occupation Service, Bekar Bandh, Pargana Jharia, Police Station, Chowki Sadar, Registry Office Dhanbad (Jharkhand), Permanent resident of Dekpura, P.O. Mora Talab, P.S. Rahui, Sub Division Bihar Sharif, District Nalanda (Bihar), and at present residing at 501 Prangan Tower, Ramprastha Green, Sector-9 Vaishali I.E. Sahibabad, GHAZIABAD (Uttar Pradesh) Pin - 201010, hereinafter called and referred to as the **V E N D O R** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the **ONE PART** : AADHAR NO. 6932 4660 0415 PAN AIBPK0660P. The vendor has obtained Residential Certificate from Circle Officer, Anchal Rahui, Bihar sharif, District Nalanda Vide Certificate No. R/18/01329 and also obtained Caste Certificate from the said Authority i.e. Circle Officer, Anchal Rahui, Sub Division Bihar sharif, District Nalanda Government of Bihar Vide Certificate No. C/18/01631. Both dated 14.05.2018

12.02.19  
 2.50  
 344  
 12.02.19

Mukesh Kumar  
12/2/19

**AND IN FAVOUR OF**

**SMT REETA SINGH** Wife of Sri Arvind Kumar Singh by faith Hindu by Caste Rajput by occupation Self Employee resident of Bir Kunwar Singh Nagar, Saraidhella, P.S. Dhanbad, at present P.S. Saraidhella, District Dhanbad, hereinafter referred to as the PURCHASERS (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their

respective heirs, executors, successors, administrators legal representatives and assigns) of the **OTHER PART AADHAR NO 7061 2532 8339, PAN NO. CLIPS8311J**

**WHEREAS** the survey settlement Plot No. 1137 and 1142 under Khata No. 78 Mouza : Nawadih, Mouza No. 2 under P.S. Dhanbad, District Dhanbad, originally purchased by Abdul Aji and khawaja Noor sons of Late Abdul karimuddin and Sakhina Bibi, Wife of Abdul Karimuddin from the recorded owner Fhulchand Paul by virtue of Registered Deed of sale being No. 3248 dated 24.02.1959 registered at Dhanbad Registry Office and recorded in Book No. 1 Volume No. 32, Pages No. 86 to 87 for the year 1959, and since the date of purchase were in peaceful possession thereof by mutating their name in the landlord sherista and paying rent for the same to the Landlord sherista.

**AND WHEREAS** aforesaid Abdul Aji and other while thus in peaceful possession over their purchased area transferred 33 decimals of land out of Plot No. 1137 and an area 01 decimal out of Plot No. 1142 Total 34 decimal of land to the vendor of this deed by virtue of registered deed of sale being No. 9150 dated 21.07.1983 registered

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at Dhanbad Registry Office and since the date of purchase the vendor has been in peaceful and undisturbed possession thereof by mutating his name in the sherista of the present Landlord the State of Jharkhand and paying rent for the same to the Landlord sherista under Thoka No. 277 and also paying ONLINE rent Vide Receipt No. 0321186103, Volume No. 2 Page No. 198, and also enrolled his name in the Circle Officer Dhanbad in Register-II, Volume No. 2, at page No. 198, which has been duly certified by the Circle Officer Dhanbad Vide Memo No. 9096 dated. 06.12.2018.

**AND WHEREAS** the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 16.5 decimals of land unto a willing purchaser for purchasing suitable property elsewhere.

**AND WHEREAS** the purchaser knowing the intention of the vendor has agreed to purchase the said land and offered to pay a sum of Rs. 33,33,000 /- (Rupees Thirty Three Lakhs Thirty Three Thousand) only, as the highest consideration thereof.

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS: -**

1. That in consideration of sum of Rs. 33,33,000/- (Rupees Thirty Three Lakhs Thirty Three Thousand) only, which has been paid by the purchaser to the vendor (the receipt of which sum is hereby admitted and acknowledged by the vendor for the sale of the said land which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained. The vendor hereby absolutely and indefeasibly grant, sell,

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conveys, transfers and assigns unto the purchaser by way of ABSOLUTE SALE all of his entire right, title, interest and possession etc. together with all claims, demands, liberties, benefits and 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 purchaser peacefully and quietly for all times to come subject to the payment of rent to Landlord the state of Jharkhand, having full right and authority to transfer the same by sale, gift and mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any persons or otherwise as the purchaser likes.

2. That the vendor hereby covenant with the purchaser that he is the true and lawful owner of the land and is in sole and exclusive possession over the said land and he has 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 is not the true and lawful owner of the land or has other shares or co-shares or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss, the vendor hereby undertake to compensate the purchaser's loss for which the purchaser may be put to.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess Re. 1/- 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.

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4. That the vendor hereby further covenant with the purchaser to or execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

5. That the lands hereby conveyed by this deed do not come under Government land, Government Settled Land, Bhudan Land, Adivasi Land, Forest Land nor come under Government Acquisition and the vendor and purchaser both satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendor has set and subscribed his hands on this the day, month and year first above written.

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SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: NAWADIH, P.S. Dhanbad, Chowki Sadar Registry Office Dhanbad, District Dhanbad.

MOUZA : NAWADIH, Mouza No. 02

NEW KHATA NO. 170 (OLD KHATA NO. 78)

NEW PLOT NO. 1129 (OLD PLOT NO. 1137) out of which measuring an area 16.5 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 as follows:-

- BY NORTH: New Plot No. 1078 & 1082  
BY SOUTH: 40 Feet Wide Proposed Road  
BY EAST: Part of This Plot  
BY WEST: Smt. Binda Devi and Smt. Sanju Singh



Rita Singh  
12/2/19



WITNESSES:

1. गणेश महतो  
पिता - श्री गजब महतो  
मुली - 'डी' लक्ष्मी चनवा  
12/2/19

2.

Mukesh Kumar  
12/2/19

-: 7 :-

2. Murtunjay Prasad  
Late Prasad Prasad

At - Babudih

P.O - Govt B. Polytechnic  
Dhanda  
12/2/19

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

Ashok K. Datta  
Datta  
Signature

8/86  
Licence No.

**SELLER :** SRI MUKESH KUMAR S/O, YOGENDRA PRASAD RESIDENT OF – 501, PRANGAN TOWER, RAMPRASTHA GREEN, SECTOR -9, VAISHALI, I.E. SAHIBABAD, GAZIABAD (UP).

**PURCHASER :** SMT REETA SINGH, W/O SRI ARVIND KUMAR SINGH, RESIDENT OF – BIR KUNWAR SINGH NAGAR, SARAIIDHELA, PO- ISM, PS- SARAIIDHELA, DISTT- DHANBAD.

**SCHEDULE :** PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA NAWADIH, THANA NO- 2, PS- DHANBAD, NEW KHATA NO- 170, OLD KHATA NO- 78, NEW PLOT NO- 1129, OLD PLOT NO- 1137, PART, MEASURING AN AREA 16.5 DECIMAL, OR TO SAY 10 KATHAS SOLD . WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

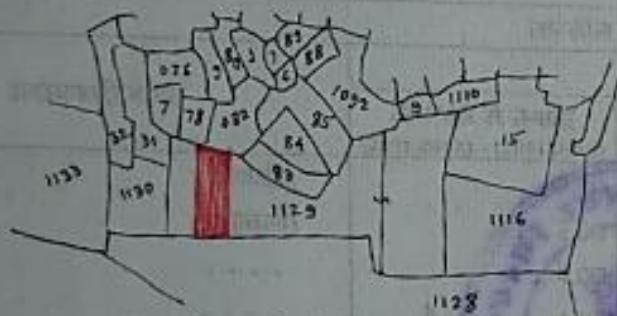
**BOUNDED BY :**

**NORTH :** NEW PLOT NO 1078, 1082

**SOUTH :** 40 FIT WIDE PROPOSED ROAD

**EAST :** PART OF SAME PLOT

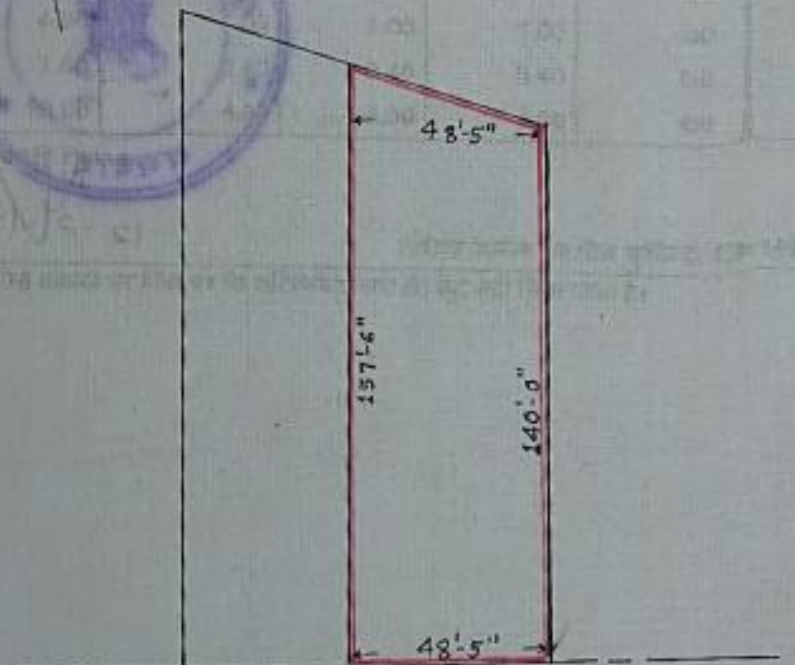
**WEST :** SMT BINA DEVI & SMT SANJU SINGH



SCALE - 1" = 330'-0"

Mukesh Kumar

Reeta Singh



40' WIDE PROPOSED ROAD

SITE PLAN  
NOT TO SCALE

WALDIA P  
Prasanna Singh  
Sahibabad

