



**NOTARY
DHANBAD**

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ab9df3eb0639d1cca7ad

Receipt Date : 05-Sep-2023 10:48:08 am

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Affidavit

District Name : Dhanbad

Stamp Duty Paid By : SHALIM KHAN

Purpose of stamp duty paid : AFFIDAVIT

First Party Name : ROYAL BUILDERS AND PROMOTERS

Second Party Name : NA

GRN Number : 2319091531

05 SEP 2023

SI. No. 19 Date: 05/09/2023

:- This stamp paper can be verified in the jharnibandhan site through receipt number :-

समर्थ: लेख्य प्रमाणक, धनबाद ।

शपथ पत्र

SHALIM KHAN
NH



.. 2 ..

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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 के अन्तर्गत दण्डनीय अपराध है।



NOTARY
DHANEAD

समक्ष: लेख्य प्रमाणक, धनबाद ।

शपथ पत्र

हमलोग-1. मो० सलीम खान, पिता स्व० सुमान खान, उम्र 50 वर्ष, धर्म-इस्लाम,
पेशा-व्यवसाय, साकिन-सुमान एपार्टमेंट नया बाजार, पो०-धनबाद, थाना-बैंकमोड़,
जिला-धनबाद, झारखण्ड एवं 2. नौशाद हैदर खान, पिता
पता- मरवा एपार्टमेंट मेन रोड बिहाईण्ड होटल हिल रांची, रांची जी.पी.ओ.
जिला-रांची, झारखण्ड आधार नं०-9086 1286 5509 है।

एतद् द्वारा शपथपूर्वक घोषणा करते हैं कि:-

1. यह कि, हमलोग रायल बिल्डर्स एण्ड प्रमोटर्स का पार्टनर हूँ।
2. यह कि, हमलोग निम्नलिखित सम्पत्ति का मालिक हूँ जिसका विवरण निम्न-
लिखित है:-

मौजा धनबाद, थाना-बैंकमोड़, सदर रजिस्ट्री ऑफिस एवं जिला-धनबाद, थाना
नं०-51, तौजी नं०-4, खानानं०-मुन्सीपल सर्वे प्लॉट 1882 का अंश कुल रकवा-
20 कट्ठा जिसका चौहदी इस प्रकार है:-

चौहदी :-

उत्तर-रेलवे क्वाटर

दक्षिण- निज

पुरब- रेलवे नाला

पश्चिम- क्लीनिक लेब ।



NOTARY
DHANBAD

13:

3. यह कि, उपरोक्त सम्पत्ति का कुल सर्वोच्च मूल्य-आज की तिथि में 60,00,000/- साठ लाख रूपया है।

4. यह कि, यह शपथ पत्र को सक्षम पदाधिकारी के समक्ष प्रस्तुत करने हेतु बना रहे है।

5. यह कि, इस शपथ पत्र में द्शारि गर सभी कथन सही एवं सत्य है।

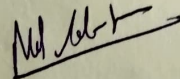
शपथकर्ता नेमेरे समक्ष

सत्यापित किया जिन्हें

श्री-एन. पी. सिंह,
अधिवक्ता के द्वारा पहचान
किये गये।

सत्यापन

उपरोक्त लिखित सारी बाते सही एवं सत्य है,
जिसे आज दिनांक-5.9.2023 को अपना अपना
हो बना दिया।

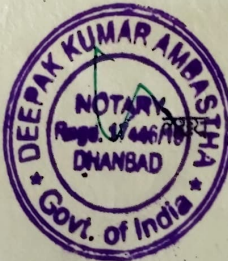
1. 

2. N. H. Chaudhary

शपथकर्ता,

अधिवक्ता

5.9.23



NOTARY
DHANBAD

अधिवक्ता
Dhanbad।
u/s 297 (i) (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

2960k. Raily Lake Shamhad Value 135000/- 21-17500/- 2622

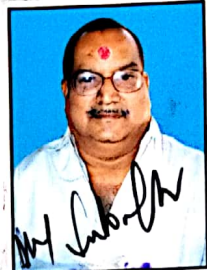
22
24/4



विकास विभाग 24-04-12
काष्ठान्तरी 46
जो ए...
को अ...
व्यवस्था...
नवरी...
पता है।
24-4-12

वस्तावक जाचा...
दस्ता IV जाचा...

05AA 243515



Sri Sheo Prasad Pandey
24/04/2012



24-04-12
24-04-12
SI...
24-04-12

DEED OF SALE

24th THIS DEED OF ABSOLUTE SALE is made on this the day of APRIL, Two Thousand Twelve BY & BETWEEN SRI SHEO PRASAD PANDEY, son of Late Indra Narayan Pandey by faith Hindu, by caste Brahmin, by occupation Business, resident of J.C.Mallick Road, Hirapur, Police Station and District Dhanbad, 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:

Fee paid

13050
2050
0994
13053 = 44

S
24/4/12

AND IN FAVOUR OF

MESSERS BHARTI SAI DEVELOPERS, A Partnership Firm Represented by its Partners (1) SRI RAM DARAS BHARTI, son of Late Daroga Bharti, by faith Hindu, by caste Brahmin, by occupation Business, resident of Manaitand, Bhawtarini Path, Dhanbad (2) SRI SALIM KHAN, son of Late Sudhan Khan by faith Muslim, by caste Patnan, by occupation Business



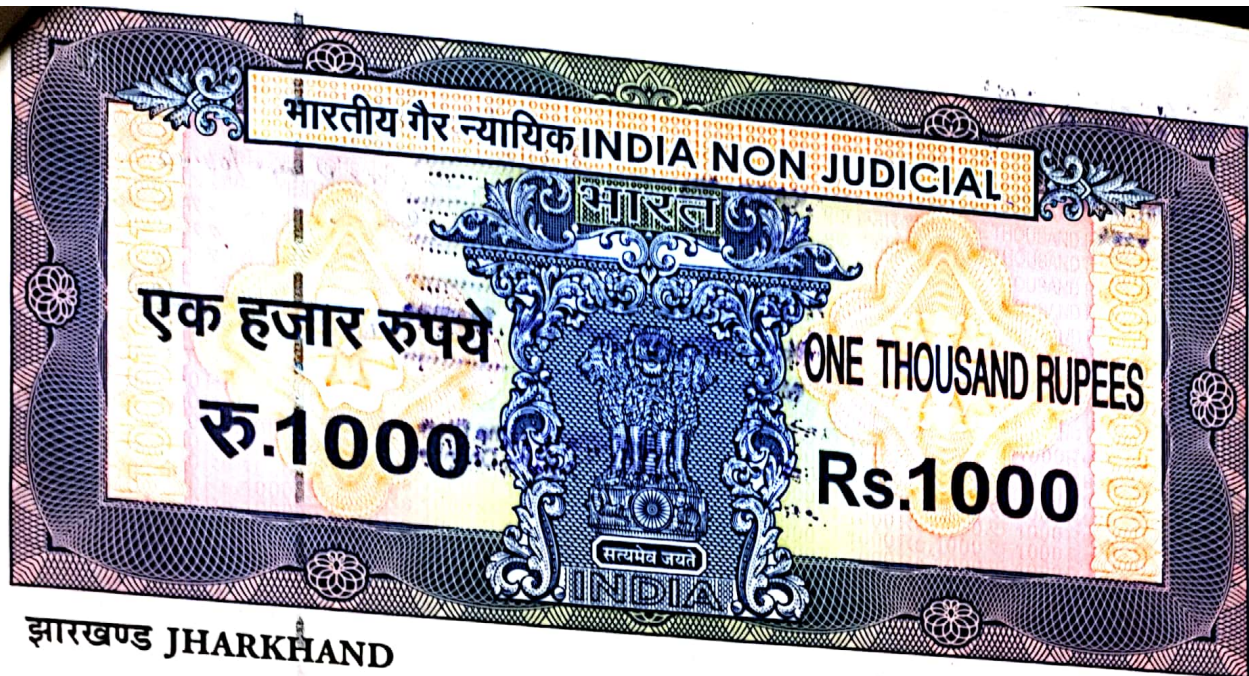
Shri Prady
24/04/12

--:2:--

resident of Mahabir Asthan, Naya Bazar, P.S. Dhanbad, District Dhanbad, hereinafter jointly called and referred to as the PURCHASER (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 assigns) of the OTHER PART:

WHEREAS the land which is morefully described in the schedule below originally purchased by one Ganga Bishun Marwari by virtue of Regd. Deed of Sale being No. 1656 dt. 29.4.1919 from its rightful owner Jhari Mahato, Registered at Dhanbad sub registry office.

AND WHEREAS ever since the date of purchase as aforesaid the said Ganga Bishun Marwari had been in peaceful and undisturbed possession over the said land by exercising diverse acts of ownership and possession and while in possession the said Ganga Bishun Marwari died leaving behind his two sons namely Mahavir Sawaria and Dindayal Agarwall as his heirs and successors.



झारखण्ड JHARKHAND

775278

-:3:-

Sheo Prasad Pandey
24/6/12

AND WHEREAS aforesaid Dindayal Agarwal and Mahavir Sanwaria inherited the same from their deceased father and were in peaceful possession over the same.

AND WHEREAS while in possession the said Dindayal Agarwal died leaving behind his only son Sri Sitaram Sanwaria, and the said Sri Sitaram Sanwaria, inherited the same from his deceased father and has been in peaceful possession over the said land.

AND WHEREAS said Sitaram Sanwaria, sold his entire right title, interest and possession to in and over 8.23 dec. of land out of survey settlement Plot No. 2882 appertaining to Municipal Khata of Mouza: Dhanbad, Mouza No. 51 to the vendor hereto Sri Sheo Prasad Pandey by virtue of Regd. Deed of Sale being No. 11048 dt. 19.12.2006 regd. at Dhanbad sub registry office.

AND WHEREAS ever since the date of purchase as aforesaid the vendor hereto Sri Sheo Prasad Pandey has been in peaceful possession over the said land by exercising diverse acts of ownership and possession and also by getting his name

this the day, month and year first above written.



झारखण्ड JHARKHAND

775277

Shobud Singh
24/04/12

--:4:--

mutated in the sherista of the Landlord the State of Jharkhand in Rent Fixation Case No.03(III)2011-12 and paying rent for the same under Thoka No.2767.

AND WHEREAS the vendor hereto to meet his financial requirements considered it advisable to sell his entier right, title interest and possession to in and over 1.80 dec. of land morefully described in the schedule hereto for a total consideration of Rs.4,35,000/- (Rupees four lacs thirtyfive thousand) only.

AND WHEREAS in course and as a result of negotiation between the parties hereto the vendor has agreed to sale and the purchaser has agreed to purchase the said land for a consideration of the sum of Rs.4,35,000/- (Rupees four lacs thirtyfive 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. 4,35,000/- (Rupees four lacs thirtyfive thousand) only, paid

this the day month and year first above written.



झारखण्ड JHARKHAND

A 686403

Shroffed Singh
24/04/12

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by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) and in consideration of the conditions and covenants hereinafter contained, 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 more fully described in the schedule hereto together with all claims, demands, easements 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 and either by living thereon or by letting out the same to any person or persons or otherwise as per its own choice.

2. That the vendor doth 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

-:6:-

Sho. Sub. Secy.
24/06/12

possession to in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it therefore in future transpires 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 the purchaser is dispossessed or put to any other loss or obstruction the vendor shall be liable to make good such loss as the purchaser may suffer by reasons thereof.

3. That the vendor doth hereby further covenant with the purchaser that the vendor shall pay the annual ground rent Rs.5/- now or in future becoming payable upto 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 covenant 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 possible aid and 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 Adivasi land, Govt. Settled land, Bhudan Land and forest land and also does not come under Govt. Acquisition and the parties hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendor hereto out of his own freewill while in his sound health and perfect mind having fully understood the contents hereof have set and subscribed his hands on this the day, month and year first above written.

--:7:-

SCHEDULE

All that piece and parcel of RAIYATI Residential land situated in MOUZA: DHANBAD, P.S. Dhanbad, at present Bankmore, chowki, sadar registry office Dhanbad, District Dhanbad.

MOUZA: DHANBAD, Mouza No. 51, UNDER MUNICIPAL KHATA.

PLOT NO. 2882, out of which measuring an area 1.80 dec. of residential land is hereby sold by this deed under subsidiary road.

As per plan attached herewith and shown in colour red which is butted and bounded by:-

NORTH: Clini Lab.

SOUTH: Salim Khan.

EAST: Part of this plot.

WEST: Main Road.

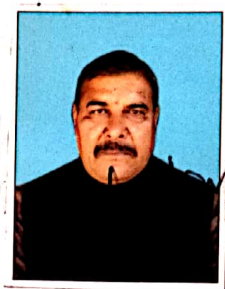
WITNESSES:

1. Ram Dayal Prasad Sirohi
S/o Late Deokimandan Prasad
D.M. Road Bankmore
Dhanbad.
2. Hira Lal Pandey
S/O See Bahadur Pandey
Hira Lal
Dhanbad.

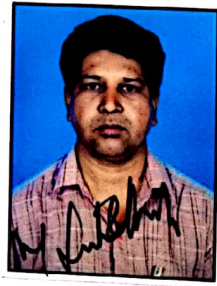
Shree Dev Singh
24/04/12

--:8:--

राम दरश भारती
28/08/2012



Mohd. Akbar
24/04/2012



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

Signature *Shantini Choudhary*

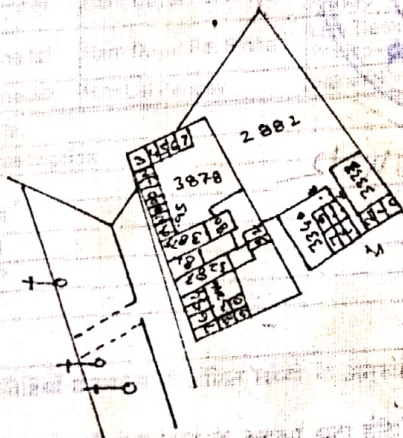
Licence No. 02/1950.

Alien: - Sri. Sheo Prasad Pandey. S/o Late Indra Narayan Pandey
of J.C. Mallik road, Hirapur, dist.: - Dhanbad.

Purchaser: - M/s Bharti Sai Developer's Partner: (i) Salim Khan s/o
Late Subhan Khan of Mahabir Asthan, Naya Bazar,
Dhanbad. (ii) Sri. Ram Prash Bharti s/o Late Haroga
Bharti of Vautarni Path, Manatand, Dhanbad.

Schedule: - Mouza: - Dhanbad no. 1-51, Khata: - Municipal,
plot no.: - 2882 (Part), Area: - 1.00 Decimals.

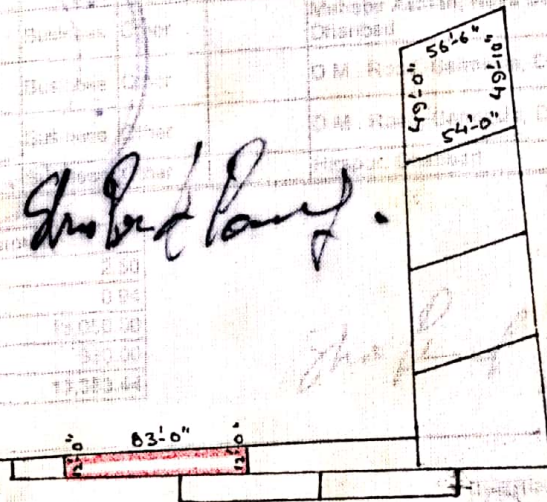
Boundary: - North: - C/Ini Lab,
South: - Salim Khan,
East: - Part of this plot
West: - Main Road.



Scale: - 1 Mile = 32''

Subdivided

MAIN ROAD



(Not to scale)

Traced By: -

Bhajan
Bhajan



निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 22

Token Date/Time: 24/04/2012 12:38:10

Document Type	Sale Deed	Presenter	Sheo Prasad Pandey
Presenter Name & Address	J.C. Mallick Road, Hirapur, Dhanbad	Date of Entry	24/04/2012
Stampable Doc. Value	435000	Total Pages	22
Document Value	435000	Book	1
Special Type		CNO/PNO	
Remarks / Other Details		Stamp Value	17500
		Serial No.	0

Property Details:

Anchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	51	0	DHANBAD	Municipal	2882			MR_RES	1.8 Decimal	432000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Sheo Prasad Pandey	Late Indra Narayan Pandey	Business	Other		J.C. Mallick Road, Hirapur, Dhanbad
2	VENDEE	Ram Daras Bharti For M/S Bharti Sai Developers	Late Daroga Bharti	Business	Other		Manaitand, Bhawatarini Path, Dhanbad
3	VENDEE	Salim Khan For M/S Bharti Sai Developers	Late Sudhan Khan	Business	Other		Mahabir Asthan, Naya Bazar, Dhanbad
4	Identifier	Ram Dayal Pd. Sinha	Late Deokinandan Prasad	Business	Other		D.M. Road, Barmasia, Dhanbad
5	Witness1	Ram Dayal Pd. Sinha	Late Deokinandan Prasad	Business	Other		D.M. Road, Barmasia, Dhanbad
6	Witness2	Hira Lal Pandey	Balram Pandey	Business	Other		Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	
2	PR	2.50
3	A1	0.94
4	SP	13,050.00
	Total	330.00
		13,383.44

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त स्वीकार किया शिव प्रसाद पांडेय, जिसकी पहचान निवासी रात दयाल, प्रसाद सिन्हा, डी० एम० रोड, बरमासिया, धनबाद.

प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि सिन्हा का हस्ताक्षर ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता रात दयाल, प्रसाद सिन्हा. पेशा लवंग देवी देवन की प्रसाद, उपकलाय. मुर्देव निबंधन पदाधिकारी के हस्ताक्षर

HDFC SALES
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Gaurav Goswami
Key Resource - Customer Relations



निबंधन विभाग, झारखंड
धनबाद

Token No.22 Token Date: 24/04/2012 12:38:10
Serial/Deed No./Year :2960/2622/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sheo Prasad Pandey Father/Husband Name:Late Indra Narayan Pandey (VENDOR) J.C. Mallick Road, Hirapur, Dhanbad		
2	Ram Daras Bharti For M/S Bharti Sai Developers Father/Husband Name:Late Daroga Bharti (VENDEE) Manaitand, Bhawatarini Path, Dhanbad		
3	Salim Khan For M/S Bharti Sai Developers Father/Husband Name:Late Sudhan Khan (VENDEE) Mahabir Asthan, Naya Bazar, Dhanbad		
4	Ram Dayal Pd. Sinha Father/Husband Name:Late Deokinandan Prasad (Identifier) D.M . Road, Barmasia, Dhanbad		
5	Ram Dayal Pd. Sinha Father/Husband Name:Late Deokinandan Prasad (Witness1) D.M . Road, Barmasia, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
6	Hira Lal Pandey Father/Husband Name:Balram Pandey (Witness2) Hirapur, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 81
Page 473 To 494
Deed No 2960/2622
Year 2012
Date 24/04/2012 13:58:51

District Sub Registrar

Signature of Operator

नाम
नाम
कल | नाम मौजा मधी
वो थाना नम्बर

रसीद मालगुजारी
फरद मालकी / फरद रैयती
नाम रैयत मय वल्लियत जमाबन्दी
वो सकुनत नम्बर। 6024254



खाता संख्या	खेसरा संख्या
2882	2092

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

मालगुजारी (नकदी) के खाते पर (अराजी भावली) के खाते पर
हस्ताक्षर (वर्ष) के सालाना मांग मालगुजारी (वर्ष) के साल का।

मांग बाबत	सालाना	बकाया				2021 हिल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी } (नकदी) सेस } (भावली)	600 158	[Crossed out]				600 158
*सूद	150					150
मुतफरकात मीजान	150					150
तफसील अदायकारी						900

अदायकारी बाबत	बकाया				मोतालबा	फाजिल
	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल गुजारी } (नकदी) सेस } (भावली)	[Crossed out]				600 158	/
*सूद					150	150
मुतफरकात मीजान अदायकारी					150	150
तफसील अदायकारी						900

- (1) मीजान कुल (लफ्जों में)
- (2) नाम देहिन्दा
- (3) कुल बकाया

9000
दस्तखत वो तारीख अमला

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता।

2012-13

02/07/12
03/07/12
04/07/12

1. भूमि रपता...
2. जमाबंदी सं. 2267... में विद्येता के/विक्रेता के... रीत...
... के नाम लगान से रसीद कट रहा है।
3. आवेदक निबंधित दलोल द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है।
4. निबंधन धनबाद/ कलकत्ता निबंधन कार्यालय से किया गया है, तथा अन्तर मुदा... में जमा कर दलील को वैध कर लिया गया है।
5. प्रश्नगत भूमि गैर आबाद, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है।

अतः हल्का कर्मचारी/अंचल निरीक्षक के जांच प्रतिवेदन एवं अनुशंसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को... किया जाता है। तदनुसार रुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगे।
लेखापिप्त एवं संशोधित

द्वारा फोटोकॉपी किया गया
तिलिपिक टंकक

अंचल अधिकारी
धनबाद।

अंचल अधिकारी
धनबाद।

अध्यक्ष श्री गच्छी प्रतोलोषे
शुक्रवार रात
04/07/12
पधान सहायक
धनबाद

A Signature of Both Partner

(A) Dissolved Partnership

1724 K. Raiky Sale Dhanbad Value 1482000/- (ST 59500/-) 989



03DD 594225

13/12

रस्तावेज बांटा

अधिवक्ता IV बांटा

निबंधन नियम 21 के अधीन और अधिवक्ता का
कार्यकारी पत्र 46 के अधीन
ना शाब्दिक है और अधिवक्ता एन-1899
की अनुसूची 1 वा 1 क 83 के अधीन
वशांत रूप से लगाया गया है अथवा टिकट
नशील भ विमुक्त है या स्टांप - शुल्क अधिवक्ता
नं. 01-3-12
निबंधन पत्रिका नं. 01/03/12



S. Ekram Alam

1.3.2012



तपनील वर्णित जमीन का मुख्य मालिक दर्शिका नशील
के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं

अब अधिवक्ता S. Ekram Alam को प्राप्त हुआ
अनुसार रस्तावेज में शर्तिका योज...
रस्ता .S.I.....के अन्तर्गत नशील नशील
निबंधन बांटे से बाहर है नशील नशील

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the

1st day of MARCH, Two Thousand Twelve BY & BETWEEN
S. EKRAM ALAM, son of Late S. Altaf Alam, by faith Muslim, by
caste Syed by occupation Business, resident of
Wasseypur, Police Station Bankmore, District Dhanbad,
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,
executors, successors, administrators, legal representatives
and assignees) of the ONE PART:

Fee Paid

Att 44460 = 00
Salari 2 = 50
Pfee 0 = 94
44463 = 44

AND IN FAVOUR OF

MESSERS BHARTI SAI DEVELOPERS, A Partnership Firm represen-
ted by its Partners (1) SRI RAM DARAS BHARTI, son of Late
Daroga Bharti, by faith Hindu, by occupation Business,
resident of Manaitand Bhawatarini Path, Dhanbad and (2)
SRI SALIM KHAN, son of Late Subhan Khan, by faith Muslim
by occupation Business, resident of Mahabir Asthan Naya

01/3/12

for 1/3/2012



03DD 594226

1.3.2012
[Signature]
-: 2 :-

Bazar, Police Station and District Dhanbad, 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 its executors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the land which is morefully described in the schedule below originally purchased by one Ganga Bishun Marwari by virtue of Registered Deed of Sale being No.1656 dt.30.4.1919 from the rightful owner Jhari Mahato, Regd. at Dhanbad sub Registry office.

AND WHEREAS ever since the date of purchase as aforesaid the said Ganga Bishun Marwari had been in peaceful possession over the said land by exercising diverse acts of ownership and possession, and while in possession the said Ganga Bishun Marwari, died leaving behind his two sons Dindayal Agarwal and Mahabirlal Agarwal as his heirs and successors, and the said Dindayal Agarwal and Mahabirlal Agarwal inherited the same from their deceased father and had been in peaceful possession over the said land.

5000Rs.

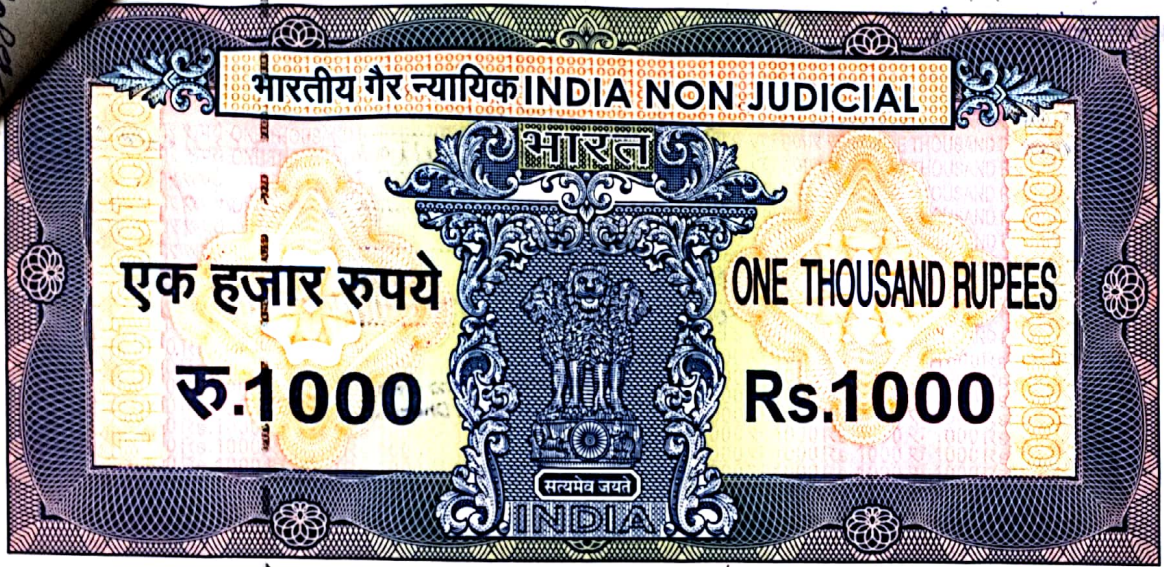


- 3 -

AND WHEREAS the said Dindayal Agarwal sold his entire right title, interest and possession to in and over 8.23 dec. of land from his exclusive own share out of Survey Settlement Plot No. 2862 appertaining to Municipal Khata of Mouza Dhanbad, Mouza No. 51 to the vendor hereto S. Ekram Alam by virtue of a Regd. Deed of Sale being No. 1771 dt. 25.4.2001 Registered at Dhanbad Sub Registry office.

AND WHEREAS ever since the date of purchase as aforesaid the vendor hereto S. Ekram Alam, has been in peaceful possession over the said land by exercising diverse acts of ownership and possession and by getting his name mutated in the Sherista of the Landlord the State of Jharkhand in Rent Fixation Case No. 1(III) 2011-2012 and paying rent for the same under Thoka no. 2766.

AND WHEREAS the vendor hereto to meet his financial requirements considered it advisable to sell his entire right, title interest and possession to in and over the said land measuring an area 8.23 dec. more fully described in the schedule



झारखण्ड JHARKHAND

770173

[Handwritten Signature]
1.3.2012

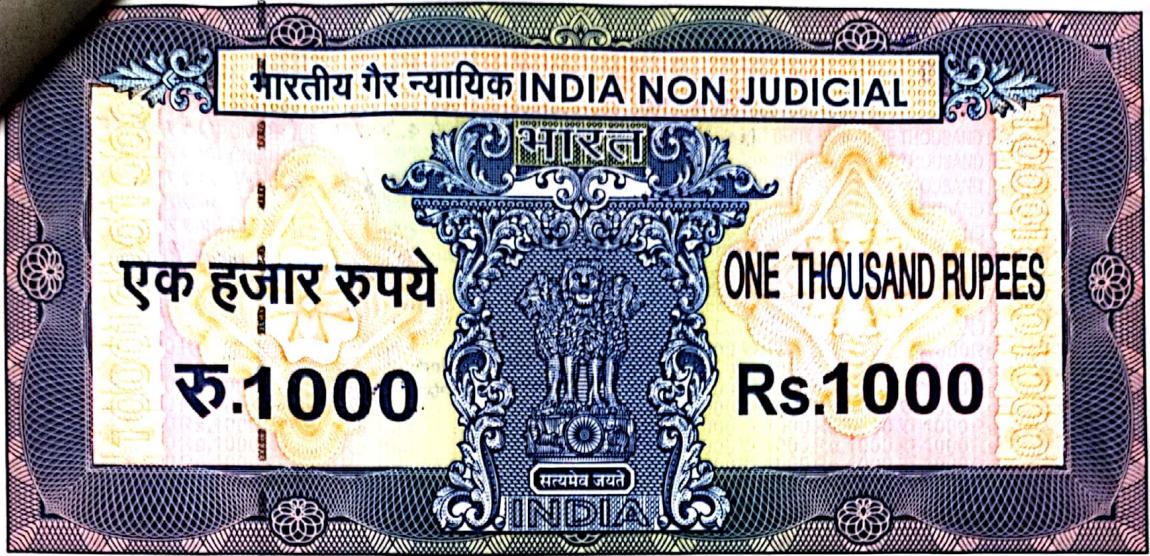
-: 4 :-

hereto for a total consideration of Rs.14,82,000/- (Rupees fourteen lacs eightytwo thousand) only.

AND WHEREAS in course and as a result of negotiation between the parties hereto the vendor has agreed to sale and the purchaser hereto have agreed to purchase the said land for a consideration of the sum of Rs.14,82,000/- (Rupees fourteen lacs eightytwo 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.14,82,000/ (Rupees fourteen lacs eightytwo thousand) only, have been paid by the purchaser to the vendor (the receipt whereof the vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter contained, 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 morefull



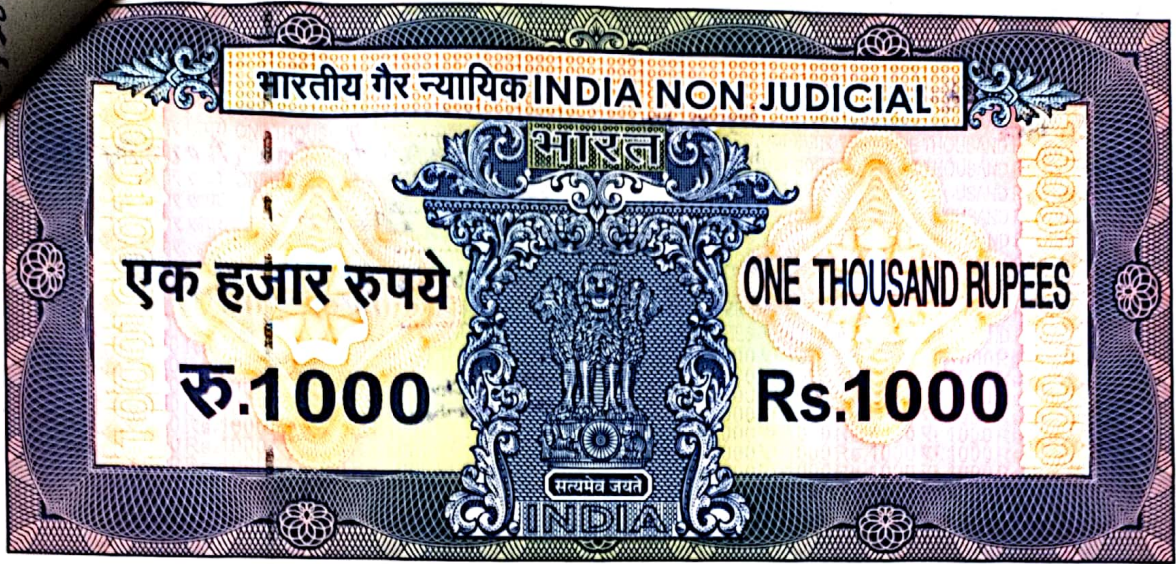
झारखण्ड JHARKHAND

770174

1.3.2012
--: 5 :-

described in the schedule hereto together with all claims demands, easements 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 by letting out the same to any person or persons or otherwise as per its 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 said is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it therefore in future transpires that his right, title, interest and possession to in and over the



झारखण्ड JHARKHAND

770175

-: 6 :-

said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons the purchaser is dispossessed or put to any other loss or obstruction the vendor shall be liable to make good such loss as the purchaser may suffer by reasons thereof.

3. That the vendor hereby further covenant with the purchaser that the vendor shall pay the annual ground rent Rs.25/- now or in future becoming payable upto 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 covenant 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



झारखण्ड JHARKHAND

770176

ARROW
1.3.2012
-: 7 :-

all assistance and co-operation to the purchaser at its request and cost to get purchasers name mutated in place of that of the vendor in the office of the Zamindary Deptt. of the State of Jharkhand.

5. That the below mentioned schedule land does not come under Govt. land and neither comes under Adivasi land, Govt. Bhudan Land and Forest land and also does not come under Govt. Acquisition land and the vendor and purchasers hereto are satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendor hereto out of his own freewill while in his sound health and perfect mind having fully understood the contents hereof have set and subscribed his hands on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouzas DHANBAD, under P.S. Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad.



झारखण्ड JHARKHAND

A 685181

Signature
1.3.2012

-: 8 :-

MOUZA: DHANBAD, Mouza No.51, UNDER MUNICIPAL KHATA
PLOT NO.2882 out of which measuring an area 8.23 decimals
of land in Two Kittas is hereby sold by this deed which is
residential and in other Road.

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

PART-'A' measuring 2807 sqft. PART'B' measuring 784 Sqft.

North: S.P.Pandey

Part of this land.

South: Israt Jahan

Sunil Pandey

East: Railway Nala

Sabir Alam

West: Dr.Samiran Banerjee

District Board's land.

7.1.8.12

10/02/12

[Signature]
1.3.2012

-: 9 :-

WITNESSES:

1. SYED IRBAL ALAM
S/O SYED EKRAM ALAM
Naseem, Aman, Maklumi
Road, Dhambad
2. Ramdayal Prasad Sinha
S/O Dadi Debbinandan Prasad
D. No. Road Baramba's, Dhambad
3. Jintiyaz Khan.
S/O Subhan Khan.
Malhanir Asthan
Naya Bazar Dhambad

PAN NOS.
VENDOR :- ACMPA 4871 F
M/S BHARTI SAI DEVELOPERS
AAKFB 5699 N

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

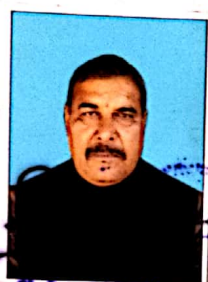
[Signature]
Signature
01.3.12

[Signature]
Licence No.

38
10

1.3.2012

- 10 -

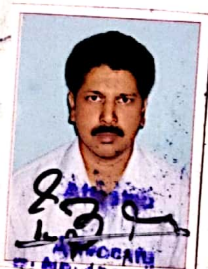


No. 162/11997

शुभदशभारती

By caste Brahmin

9.3.92



ADVOCATE

1.3.12

By Caste PATHAN





निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 01/03/2012 11:50:11

Document Type	Sale Deed	Presenter	S. Ekram Alam	Date of Entry	01/03/2012
Owner Name & Address	Wasseypur, Bank More, Dhanbad	DOE		Total Pages	28
Comparable Doc. Value	1482000	Stamp Value	59500	Book	1
Document Value	1482000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	51	0	DHANBAD	Municipal	2882			OR_RES	8.23 Decimal	1481400

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	S. Ekram Alam	Late S. Altaf Alam	Business	Other	Acmpa4871f	Wasseypur, Bank More, Dhanbad
2	VENDEE	Ram Daras Bharti For M/S Bharti Sai Developers	Late Daroga Bharti	Business	Other	Aakfb5699n	Manaitand, Bhawatarini Path, Ps. Dhansar, Dhanbad.
3	VENDEE	Salim Khan For M/S Bharti Sai Developers	Late Subhan Khan	Business	Other	Aakfb5699n	Mahabir Asthan, Naya Bazar, Bank More, Dhanbad
4	Identifier	Syed Iqbal Alam	Syed Ekram Alam	Business	Other		Wasseypur, Qamarmakdumi Road, Dhanbad
5	Witness1	Syed Iqbal Alam	Syed Ekram Alam	Business	Other		Wasseypur, Qamarmakdumi Road, Dhanbad
6	Witness2	Ram Dayal Pd. Sinha	Late Deoki Nandan Prasad	Retired	Other		D.M.Road, Barmasia, Dhanbad
7	Witness2	Imtiyaz Khan	Subhan Khan	Business	Other		Mahabir Asthan, Naya Bazar, Bank More, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	44,460.00
4	SP	420.00
Total		44,883.44

Signature

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया *रस्तो एकराम आलम*

जिसकी

पहचान

निवासी

रुचय इकबाल आलम
राजस्थानीय

पिता

पेशा

रुचय एकराम आलम
अध्यापक

निबंधन पदाधिकारी का हस्ताक्षर

उपस्थापक का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.2 Token Date: 01/03/2012 11:50:11
Deed No./Year :1124/969/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	S. Ekram Alam Father/Husband Name:Late S. Altaf Alam (VENDOR) Wasseypur, Bank More, Dhanbad		
2	Ram Daras Bharti For M/S Bharti Sai Developers Father/Husband Name:Late Daroga Bharti (VENDEE) Manaitand, Bhawatarini Path, Ps. Dhansar, Dhanbad.		
3	Salim Khan For M/S Bharti Sai Developers Father/Husband Name:Late Subhan Khan (VENDEE) Mahabir Asthan, Naya Bazar, Bank More, Dhanbad		
4	Syed Iqbal Alam Father/Husband Name:Syed Ekram Alam (Identifier) Wasseypur, Qamarmakdumi Road, Dhanbad		
5	Syed Iqbal Alam Father/Husband Name:Syed Ekram Alam (Witness1) Wasseypur, Qamarmakdumi Road, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
6	Ram Dayal Pd. Sinha Father/Husband Name:Late Deoki Nandan Prasad (Witness2) D.M.Road, Barmasia, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 30
Page 501 To 528
Deed No 1124/969
Year 2012
Date 01/03/2012 13:28:17

District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड
धनबाद

Token No.2 Token Date: 01/03/2012 11:50:11
Deed No./Year :1124/969/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Imtiyaz Khan Father/Husband Name:Subhan Khan (Witness2) Mahabir Asthan, Naya Bazar, Bank More, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
Volume 30
Page 501 To 528
Deed No 1124/969
Year 2012
Date 01/03/2012 13:28:17

Subhan
District Sub Registrar



[Signature]
Signature of Operator

रसीद मालगुजारी
 फरद मालकी/फरद रैयती
 नाम रैयत मय वरिष्ठत जमावन्दी
 वो सकुनत नम्बर।
 नाम **खन्वास**
 नाम मौजा मय **खन्वास**
 थाना वो थाना नम्बर **खन्वास (51)**
 2852
 6021249 2782

खाता संख्या	खेसरा संख्या	रकबा
नगरपालिका	2882	8-23 81.
अराजी नकदी	अराजी भावली	तफसील हिराब लगान भावली

मे गांरती लाई डेगलपदी डापलेर रान्दशारती-पिम सभा
 तपसील अदायकारी (माल) भोजूदा साल का।

भाग बाबत	सालाना	बकाया			हाल 2012-13
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	
माल गुजारी } (नकदी) सेस } (भावली)	25-00	X			25-00
*सूद	6-25				6-25
मुतफरकात	1				1
मीजान	5-00				5-00
		36-25	तफसील अदायकारी	36-25	36-25

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल 2012-13	फाजिल
		3रा वर्ष	2रा वर्ष	2012-13		
माल गुजारी } (नकदी) सेस } (भावली)	X			25-00	25-00	/
*सूद				6-25	6-25	
मुतफरकात				1	1	
मीजान अदायकारी				5-00	5-00	
				36-25	36-25	

- (1) मीजान कुल (लफजों में) 72-55
 (2) नाम देहिन्दा
 (3) कुल बकाया
- दस्तावेज तारीख अमला तहसील कुनिन्दा

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

गैरे द्वारा फोटोकॉपी
 किया गया।
 तालिलिपिक टंकक

.....न एक्कतां के/विक्रेता के.....
 के नाम लगान से रसीद कट रहा है।
 3. आवेदक निर्बाधित दलील द्वारा भूमि प्राप्त कर प्रश्रनगत जमीन पर दखल
 बकाया में है।
 4. निबंधन धनबाद/ कलकत्ता निबंधन कार्यालय से किया गया है, तथा अन्तर
 मुद्रांक कमी-ससि को कोषगार में जमा कर दलील को वैध करा लिया गया है।
 5. प्रश्रनगत भूमि गैर आबाद, आदिवासी खाता, भूदान, वन भूमि तथा
 बी०सी०सी०एल० के क्षेत्र से बाहर है।
 अतः हल्का कर्मचारी/अंचल निरीक्षक के जांच प्रतिवेदन एवं अनुशंसा
 के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को.....
 किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं
 हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें।
 लेखापित एवं संशोधित

अंचल अधिकारी
 धनबाद।

अंचल अधिकारी
 धनबाद।

20/11/12

3022 Rayjati sale Dhanbad 11,60,000/- St 60000/- 2674



निवेदन दिनांक 24/04/12 को जमीन और जवाबदारी
 मालिकाना हक का पत्र 46
 का माफ्य है और यह कि जमीन का मालिकाना हक
 का पत्रसूचना नं. 23 को अर्थात्
 निवेदन कायम जमा 2224
 जमीन का विवरण है कि 24/04/12
 का 25/4/12

दस्तावेज नं. 03DD 594920
 क्रम IV नं. 24/04/12



DEED OF SALE

तपशील वर्गीकृत जमीन का बिल का दस्तावेज प्रती
 के अनुसार विधित्त न्यायिक प्रणाली कम नहीं है
 24/04/12
 श्री Sheo Prasad Pandey

जमीन का मालिकाना हक का पत्रसूचना नं. 23 को अर्थात्
 निवेदन कायम जमा 2224
 जमीन का विवरण है कि 24/04/12
 का 25/4/12

THIS DEED OF ABSOLUTE SALE is made on this the
 24th day of APRIL, Two Thousand Twelve BY & BETWEEN
SRI SHEO PRASAD PANDEY, son of Late Indra Narayan Pandey
 by faith Hindu, by caste Brahmin, by occupation Business
 resident of J.C.Mallick Road, Hirapur, Police Station and
 District Dhanbad, 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:
 PAN NO. AEHPP 0349G.

Fee paid
 And 34800=00
 Sal 2=50
 Pfee 0=94
 34803=44

AND IN FAVOUR OF
MESSERS BHARTI SAI DEVELOPERS, A Partnership Firm
 Represented by its Partners (1) SRI RAM DARAS BHARTI, son
 of Late Daroga Bharti, by faith Hindu, by caste Brahmin
 by occupation Business, resident of Manaitand Bhawtarini
 Path, Dhanbad (2) SRI SALIM KHAN, son of Late Subhan Khan
 by faith Muslim, by caste Pathan, by occupation Business



03DD 594921

Jhansi Prasad Singh
24/06/12

-: 2 :-

resident of Mahabir Asthan, Naya Bazar, P.S. Dhanbad, District Dhanbad, hereinafter jointly called and referred to as the PURCHASER (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 assigns) of the OTHER PART:

PAN NO. AAIFB 5699N.

WHEREAS the land which is more fully described in the schedule below originally purchased by one Ganga Bishun Marwari by virtue of Regd. Deed of Sale being No. 1656 dt. 29.4.1919 from its rightful owner Jhari Mahato, Registered at Dhanbad Sub Registry office.

AND WHEREAS ever since the date of purchase as aforesaid the said Ganga Bishun Marwari had been in peaceful and undisturbed possession over the said land by exercising diverse acts of ownership and possession and while in possession the said Ganga Bishun Marwari died leaving behind his two sons namely Mahavir Sawaria and Dindayal Agarwall as his heirs and successors.



05AA 243350

Sri Sheo Prasad Pandey
21/11/12

- 3 -

AND WHEREAS aforesaid Dindayal Agarwal and Mahavir Sanwaria inherited the same from their deceased father and were in peaceful possession over the same.

AND WHEREAS while in possession the said Dindayal Agarwal died leaving behind his only son Sri Sitaram Sanwaria, and the said Sri Sitaram Sanwaria, inherited the same from his deceased father and has been in peaceful possession over the said land.

AND WHEREAS said Sitaram Sanwaria, sold his entire right, title, interest and possession to inand over 8.23 dec. of land out of survey settlement Plot No.2882 appertaining to Municipal Khata of Mouza: Dhanbad, Mouza No.51 to the vendor hereto Sri Sheo Prasad Pandey by virtue of Regd. Deed of Sale being No.11048 dt.19.12.2006 regd. at Dhanbad sub registry office.

AND WHEREAS ever since the date of purchase as aforesaid the vendor hereto Sri Sheo Prasad Pandey has been in peaceful possession over the said land by exercising diverse acts of ownership and possession and also by getting his name mutated in the sherista of the Landlord the State of Jharkhand in Rent Fixation Case No.03(III)

-: 4 :-

2011-12 and paying rent for the same under Thoka no.2767.

AND WHEREAS the vendor hereto to meet his financial requirements considered it advisable to sell his entire right, title, interest and possession to in and over 6.43 dec. land morefully described in the schedule hereto for a total consideration of Rs.11,60,000/-(Rupees eleven lacs sixty thousand)only.

AND WHEREAS in course and as a result of negotiation between the parties hereto the vendor has agreed to sale and the purchaser has agreed to purchase the said land for a consideration of the sum of Rs.11,60,000/-(Rupees eleven lacs sixty 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. 11,60,000/-(Rupees eleven lacs sixty thousand)only, paid by the purchaser to the vendor as per Memo of Consideration mentioned in the foot of this deed(the receipt whereof the vendor doth hereby admits and acknowledges) and in consideration of the terms, conditions and covenants hereinafter contained, 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 together with all claims, demands, easements 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 and either by living thereon or by letting out the same to any person or persons or otherwise as per its own choice.

Shri Radhesh
24/04/12

-: 5 :-

2. That the vendor doth 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 encumberred by way of mortgage etc. Should it, therefore in future transpires 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 encumberred and if for any one or more reasons the purchaser is dispossessed or put to any other loss or obstruction the vendor shall be liable to make good such loss as the purchaser may suffer by reasons thereof.

3. That the vendor doth hereby further covenant with the purchaser that the vendor shall pay the annual ground rent Rs.25/- now or in future becoming payable upto 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 covenant 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 possible aid and 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 Zamindary Department of the State of Jharkhand.

5. That the below mentioned schedule land does not come under Govt. land and neither comes under Adivasi land, Govt. settled land, Bhudan land and forest land and also does not come under Govt. Acquisition and the parties hereto are satisfied with the contents of this deed.

Sho. Sardar Singh
24/10/12

-: 6 :-

IN WITNESS WHEREOF the vendor hereto out of his own freewill while in his sound health and perfect mind having fully understood the contents hereof have set and subscribed his hands on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI Residential land situated in Mouza: DHANBAD, P.S. Dhanbad, at present Bankmore, chowki, Sadar Registry office Dhanbad, District Dhanbad.
MOUZA: DHANBAD, Mouza No. 51 UNDER MUNICIPAL KHATA
PLOT NO. 2882 out of which measuring an area 6.43 dec. of residential land is hereby sold by this deed under subsidiary Road.

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

NORTH: Railway Nala
SOUTH: Purchaser's own
EAST: Railway Nala
WEST: Clini Lab.

Memo of Consideration

Rs. 11,60,000/- paid by the purchasers to the vendor as under:-

1. Rs. 1,00,000/- by Cheque No. 788553 dated 2.2.2011 of SBI, Dhanbad.
2. Rs. 8,60,000/- by Cash on 2.4.2012
3. Rs. 2,00,000/- by cheque No. 788560 dt. 20.4.2012 of SBI, Dhanbad.

PAN OF VENDOR - AEHPP0349G
PAN OF PURCHASER - AAKFB5699N

S. M. B. B. G.

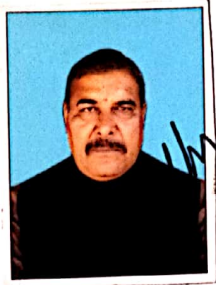
24/04/12

- : 7 :-

WITNESSES:

1. Ram Dayal Prasad Suiha
S/o Late Deekimandan Prasad
D. M. Road, Barmasia
Dhanbad

2. Hiralal Panyaj
S/O Sree Bal Ram Panyaj
Hiralal
Dhanbad



रामदरश भारती
28/08/2012



Md. Lal G
24/04/2012



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.

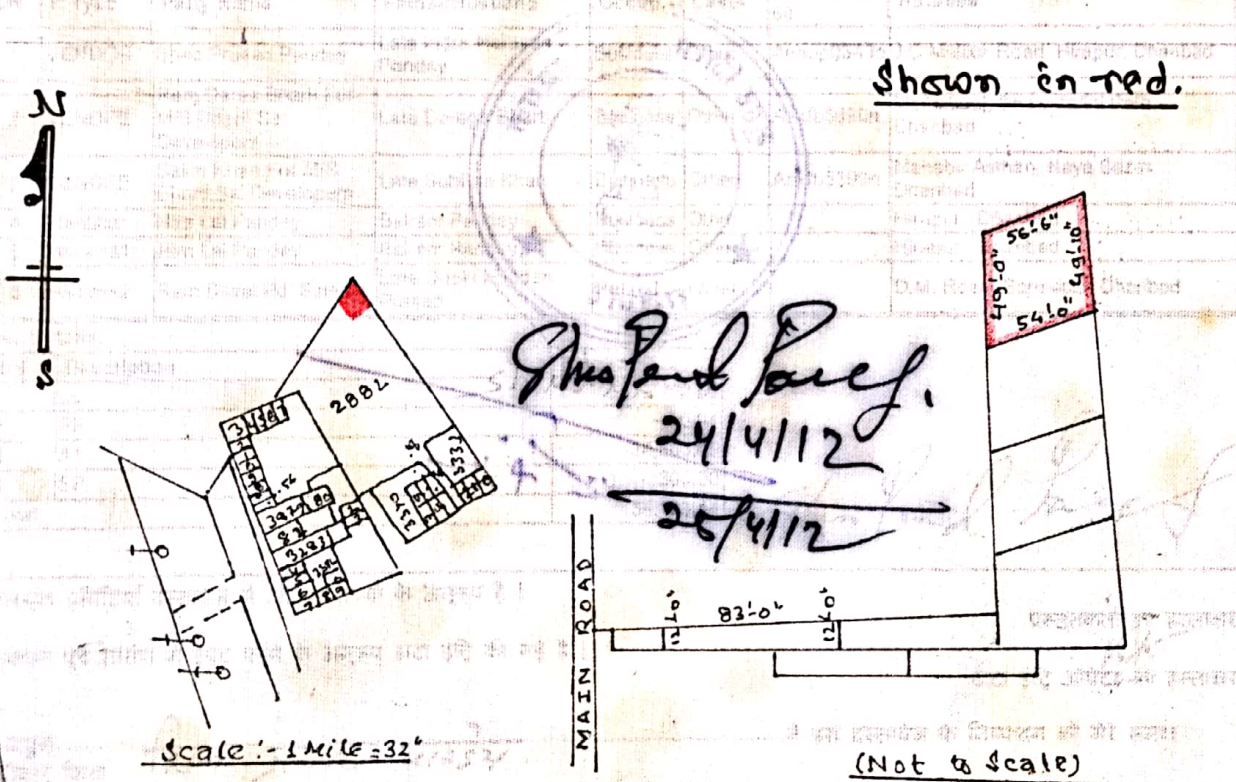
Signature Santosh Choudhary Licence No. 021990.

Seller :- Sri. Sheo Prasad Pandey & /o Late Indra Narayan Pandey
of S.C. Mallick road, Hirapur, dist. :- Dhanbad,

Purchaser :- M/s Bharti Sai Developers Partner: (i) Salim Khan & /o
Late Subhan Khan of Mahabir Asthan, Naya Bazar,
Dhanbad. (ii) Sri. Ram Prash Bharti & /o Late Darroga
Bharti of Vautarni Path, manaitand, Dhanbad.

Schedule :- Mouza :- Dhanbad, no. :- 51, Khata :- Municipal,
plot no. 1-2882 (part), Area :- 6.48 Deca.

Boundary :- North :- Railway Nala,
South :- Purchaser's own,
East :- Railway Nala,
West :- Clinic Lab.



Traced By :-
Bhikumar
Sanyal



निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 25/04/2012 11:25:08

Token No: 3

Document Type	Sale Deed	Presenter	Sheo Prasad Pandey	Date of Entry	25/04/2012
Presenter' Name & Address	J.C.Mallick Road, Hirapur, Dhanbad	DOE		Total Pages	20
Stampable Doc. Value	1160000	Stamp Value	60000	Book	1
Document Value	1160000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:							Area	Min. Value
Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category
DHANBAD	51	0	DHANBAD	Municipal	2882			OR_RES
							6.43 Decimal	1157400

Other Property Details:							
Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:							
SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Sheo Prasad Pandey	Late Indra Narayan Pandey	Business	Other	Aehpp0349g	J.C.Mallick Road, Hirapur, Dhanbad
2	VENDEE	Ram Daras Bharti For M/S Bharti Sai Developers	Late Daroga Bharti	Business	Other	Aakfb5699n	Manaitand, Bhawatarini Path, Dhanbad
3	VENDEE	Salim Khan For M/S Bharti Sai Developers	Late Subhan Khan	Business	Other	Aakfb5699n	Mahabir Asthan, Naya Bazar, Dhanbad
4	Identifier	Hira Lal Pandey	Balram Pandey	Business	Other		Hirapur, Dhanbad
5	Witness1	Hira Lal Pandey	Balram Pandey	Business	Other		Hirapur, Dhanbad
6	Witness2	Ram Dayal Pd. Sinha	Late Deoki Nandan Prasad	Retired	Other		D.M. Road, Barmasia, Dhanbad

Fee Details:		
SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	34,800.00
4	SP	300.00
Total		35,103.44

Sheo Prasad Pandey

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार कियाने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान पिता पेशा
निवासी
.....
.....

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.3 Token Date: 25/04/2012 11:25:08
Serial/Deed No./Year :3022/2674/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sheo Prasad Pandey Father/Husband Name:Late Indra Narayan Pandey (VENDOR) J.C.Mallick Road, Hirapur, Dhanbad		
2	Ram Daras Bharti For M/S Bharti Sai Developers Father/Husband Name:Late Daroga Bharti (VENDEE) Manaitand, Bhawatarini Path, Dhanbad		
3	Salim Khan For M/S Bharti Sai Developers Father/Husband Name:Late Subhan Khan (VENDEE) Mahabir Asthan, Naya Bazar, Dhanbad		
4	Hira Lal Pandey Father/Husband Name:Balram Pandey (Identifier) Hirapur , Dhanbad		
5	Hira Lal Pandey Father/Husband Name:Balram Pandey . (Witness1) Hirapur , Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>
6	Ram Dayal Pd. Sinha Father/Husband Name:Late Deoki Nandan Prasad (Witness2) D.M. Road, Barmasia, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 83
Page 203 To 222
Deed No 3022/2674
Year 2012
Date 25/04/2012 12:42:49

3224
District Sub Registrar

[Signature]
Signature of Operator

नाम मौजा
 नाम मौजा
 मूल नाम मौजा मय
 प्लॉट नंबर 57

V रसीद मालगुजारी
 फरद मालकी / फरद रैयती 2786
 नाम रैयत मय वल्लिदयत जमाबन्दी
 वो सकुनत नम्बर 41
6075498



खाता संख्या	खेसरा संख्या
<u>नमूना/माल</u>	<u>2882</u>

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

मौजा मालकी संकेत संख्या के अन्तर्गत मौजा मय तफसील हिसाब (हिसाब) मौजूदा साल का।

NCCF-2010 डा (गि. सं. 70-483(PW) 24-12-13

माग बाबत	सालाना	बकाया				2012-13 हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी सेस *सूद मुतफरकात मीजान	<u>2000</u> <u>500</u> <u>1</u> <u>400</u> <u>2900</u>	XXXXXXXXXX				<u>2000</u> <u>500</u> <u>1</u> <u>400</u> <u>2900</u>

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मौतालबा 2012-13	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल गुजारी सेस *सूद मुतफरकात मीजान अदायकारी		XXXXXXXXXX			<u>2000</u> <u>500</u> <u>1</u> <u>400</u> <u>2900</u>	<u>1</u>

- (1) मीजान कुल (लफजों में) 2900
 (2) नाम देहिन्दा मौजा मय
 (3) कुल बकाया 2900

दस्तखत वो तारीख अमला मौजा मय

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

- भूमि रैयता खात का है।
- जमावदी सं० 2367 में विक्रेता को विक्रेता के द्वारा ...
... के नाम लगान से रसीद कट रहा है।
- आवेदक निर्बंधित दस्तावेज द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है।
- निबंधन धनबाद/ कानूनन निबंधन कार्यालय से किया गया है, तथा अन्तर्गत मुद्रांक की प्रतियाँ जमा कर दस्तावेज को वैध बना लिया गया है।
- प्रश्नगत भूमि गैर आबाद, आदिवासी खाला, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है।

अतः हल्का कर्मचारी/अंचल निरीक्षक के जांच प्रतिवेदन एवं अनुशंसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को मौजा मय किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें।
 लेखान्वित एवं संशोधित

द्वारा द्वारा फोटोकॉपी किया गया
 तैजिपिक टंकक

अंचल अधिकारी
 धनबाद।

अंचल अधिकारी
 धनबाद।

नामित मन्त्री यंतोलाय
शुद्धिपत्र
 प्रधान सहायक
 धनबाद।



अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या 463 (133) / 2010-11
 आवेदन की तिथि- 02/07/12
 अधिसूचना तिथि- 03/07/12
 निर्गत तिथि- 04/07/12

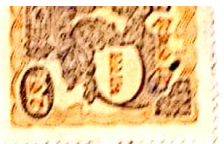
आदेश फलक

दिनांक	पदाधिकारी का आदेश तथा प्रस्तावर	अभिप्रेक्षा
10/05/12	<p>मेवले भवनी खाते अन्वेषण पत्र 0 अमराम वरदा भवती आवेदक/आवेदिका श्री/श्रीमती. पिता: एत: दारिद्र्या. अहली. खा - मरदाउ पिता/पति <u>0 श्री श्रीम. खात</u> साकम. दादा. अरमार धाना: <u>खाला</u> जिला- धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक/आवेदिका ने मोजा: <u>खाला</u> मोजा नं० <u>31</u> खाला नं० <u>001/1/1/1/1/1</u> प्लॉट नं० <u>2882</u> रकबा <u>6.43 अ.</u> दलील सं० <u>2674</u> दिनांक <u>25/04/12</u> के द्वारा श्री/श्रीमती. <u>रित. अला. पांडेय. पिता: एत: दारिद्र्या. अहली.</u> से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी को जाँच हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक <u>24/05/12</u> को उपस्थापित करें।</p> <p style="text-align: right;">अंचल अधिकारी धनबाद।</p>	<p>अभिप्रेक्षा </p>
24/05/12	<p>अभिलेख उपस्थापित किया गया। आम इस्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनुसार -</p> <ol style="list-style-type: none"> भूमि रैयती खाते का है। जमावदी सं० <u>23.63</u> में विक्रेता को विक्रेता के <u>रित</u> <u>अला. पांडेय</u> के नाम लगान से रसोद कट रहा है। आवेदक निर्बंधित दलील द्वारा भूमि प्राप्त कर प्रसंगत जमीन पर दखल कब्जा में है। निबंधन धनबाद/कर्मचारी निबंधन कार्यालय से किया गया है, तथा अन्तर मूदान की प्रसिद्धि को कोषाध्यक्ष में जमा कर दलील को बैध कर लिया गया है। प्रसंगत भूमि गैर आबाद, आदिवासी खाला, मूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है। <p>अतः हल्का कर्मचारी/अंचल निरीक्षक के जाँच प्रतिवेदन एवं अनुरस्ता के आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगे। लेखाधित एवं संशोधित</p> <p style="text-align: right;">अंचल अधिकारी धनबाद।</p>	<p>अभिप्रेक्षा </p>

गैर द्वारा फोटोकॉपी
 किया गया
 लेखिक टंकक

अंचल अधिकारी
 धनबाद।

अंचल अधिकारी
 धनबाद।



मं निहित इस्टेटों के अभिधारियों (रयतों) का नामान्तरण (दाखिल-खारिज) दिखानेवाला शुद्धि-पत्र

आवेदन की तिथि- 02/07/12
अधिसूचना तिथि- 05/07/12
निर्गत तिथि- 04/07/12

सं. ... अग्रपक्ष ... अग्रपक्ष ... हल्का ... इस्टेट का नाम ...

क्रम संख्या	पंजी संख्या 27 में नामान्तर केस संख्या	गोंव	धाना और धाना संख्या	नामान्तरण और सबूत अनुचित की संख्या	नामान्तरण मंजूर करनेवाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण से होना है किसी वन विनियम, उत्तराधिकार या बटवारा हुआ है ?	नामान्तरण से प्रभावित विनियम का पूरा व्यौरा	कर्नचारी द्वारा हल्का को शुद्धि की गई ?
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ज्ञापक संख्या 0 ... ता. 200 ... कर्नचारी हल्का सं. III को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।

सर्किल पदाधिकारी/अंचलाधिकारी ... सर्किल/अंचल ...

ये धारा फोटोकॉपी किया गया ... लिपिक ...

अनुचित यथान सहायक ...