



कर्तव्य है कि यह सौ बरा... 62
 कर्तव्य है कि यह सौ बरा... 23
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31/1/28

Aunur
 31/1/94

Declaration
 31/1/94
 Kalsobh Ashidant
 31/1/94

Chandra Prasad
 3-1-94
 3-1-94
 3-9-18
 31/1/94

8000
 720
 8072

31/1/28

29400
 4000
 10000
 43400

This Deed of Absolute Sale by way of
 Conveyance made this the day 3th. of January, 1994
 By and Between (1) Sri Suraj Prasad (2) Sri
 Chandra Prasad (3) Sri Kameshwar Prasad, (4)
 Sri Shambhu Prasad sons of Late Ram Tahal Ram
 (5) all by faith Hindu, by profession business,
 etc., resident of Hiraipur, Police Line, P.S.
 Dhanbad, District Dhanbad, hereinafter called
 the VENDORS (which expression shall unless
 excluded by or repugnant to the context be deemed
 to include their heirs, executors, administrators,
 representatives and assigns) of the One Part.

And in favour of :



भरज प्रसाद
3-1-94
Chandra Prasad
3-1-94
शिव प्रसाद
3-9-14
3/1/194

(1) Awadh Kishore Sahay S/o Late
Shitala Nand Lalla , (2) Smt. Savitri Devi W/o
Sri Awadh Kishore Sahay, (3) Amarendra Kumar Sahay
(4) Amitesh Kumar Sahay son of Sri Awadh Kishore
Sahay, (5) Smt. Poonam Sahay W/o Amarendra Kumar
Sahay, (6) Kumari Savita Sahay D/o Awadh Kishore
Sahay by occupation business, resident of Hirapur
P.S. and District Dhanbad, hereinafter called the
PURCHASER which expression shall unless excluded
by or repugnant to the context be deemed to include
his heirs, executors, administrators and represent-
atives and assigns of the Other Part.

WHEREAS Ram Tahal Ram constructed 4
(Four) residential Quarters with the oral permission
of Ex-land lord Raja Shiv Prasad Singh in the
year 1928 on sanctioning plan from the Dhanbad

A.K. Sahay

2/8/2005



श्री २७-५९१२
३-१-९४

Chandra Prasad
३-१-९४

श्री २७-५९१२
३-१-९४

श्री २७-५९१२
३-१-९४

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Municipality dated 2.3.28 signed by Sri J.C. Mallick, the then Chairman and in possession of the same under various acts of possession with generations together.

AND WHEREAS since the plan sanctioned and constructions being completed Sri Ram Tahal Ram all along in possession thereof by realising rents from individual tenants of the units and also equally enjoying vacant space left and lies as per Plan sanctioned by Municipality on the Southern side and Northern side of the buildings as aforesaid.

AND WHEREAS to avoid future troubles and other complications ex-land lord Raja Shiva Prasad

A.K. Sahay

21/8/2005



सुरज प्रसाद
3-1-94
Chandee Prasad
3-1-94
मोहन बहादुर प्रसाद
8-7-58
श्रीम प्रसाद
3-1-94

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Singh settled 10 Kathas of land by a Tikuri Indenture of Perpetual Lease, in the name of Ram Tahal Ram by a perpetual Tikuri Patta No. 3240 dated 19.9.1934 on stipulated rent of Rs. 60.00 (Sixty) excluding cesses.

AND WHEREAS Ram Tahal Ram prior to settlement as well as after settlement is in exclusive possession of lands and the buildings thereof as per terms and conditions of lease Deed No. 3240.

AND WHEREAS Ram Tahal Ram died leaving 4 sons as his legal heirs.

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श्री सुरज प्रसाद
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श्री सुरज प्रसाद
3/1/94

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AND WHEREAS the Vendors inherited the properties of Late Ram Tahal Ram and are in peaceful and undisturbed possession thereof by exercising diverse acts of possession as well as by realising rent from the monthly tenants and paying Municipal Taxes and ground rents to the appropriate authority and the property though joint in nature and in possession, but for family advantages and conveniences the premise sold today as per Municipal record recorded in the name of Shri Suraj Prasad i.e. one of the Vendors.

AND WHEREAS the Vendors in dire need of Cash Money for their necessary expenses and smooth livelihood expressed their desire to sell

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Om Prakash Prasad
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अरज सलाम
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the below mentioned property to the purchasers
for the highest consideration of Rs. 2,00,000.00
(Rupees Two lacs) only.

AND WHEREAS the Purchasers have agreed
to purchase the same for Rs. 2,00,000.00 (Rupees
Two lacs) only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH :

That out of total of Rs. 2,00,000.00
(Rupees Two lacs) only is paid in presence of
the District Sub-Registrar, Dhanbad and the
receipt whereof the Vendors doth hereby admit and
acknowledge. The Vendors further doth hereby grant,

As. Sabay
2/8/2005



4000 रु.

R. 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

अरुण प्रसाद
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Chandra Prasad
3-1-94

अरुण प्रसाद
3-1-94

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अरुण प्रसाद
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convey, transfer and assign unto the Purchasers, by way of absolute sale all that piece and parcel of Homestead land with Four rooms, verandas, store, Kitchen, Servant room, Court yard, compound walls on the Southern side and latrine with safety tank and open land 5'10" in front i.e. on the Northern side and 4'10" on the Southern side i.e. on the back side of the building including all fittings and fixtures etc. morefully described in the Schedule 'A' below and also delineated in the plan attached herewith marked Red with all right, title, interests together with all the liberties, easement advantages and benefits etc. annexed and appurtunen thereto with all paths and pass

A. K. Sabay
2/8/2005



अरुण प्रसाद
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मन्दीर प्रसाद
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शम्भु प्रसाद
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passages etc.

To have and to hold the same unto the
purchaser ever subject to payment of ground rent
to the State of Bihar and Municipal taxes to Dhanbad
Municipality commencing from the date of execution
of this instrument.

The Vendors doth hereby declares that
they have good perfect and valid title to the
property hereby conveyed and is absolutely free
from all encumbrances, mortgages, charges, lien,
notices, injunctions and liabilities.

A.K. Sahay
2/8/2005



सुरज प्रसाद
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अशोक प्रसाद
3.9.98
अशोक प्रसाद
3/1/94

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The Vendors hereby declares that if in future due to any defect of title of the Vendors or of any reason or reasons whatsoever the Purchaser is put to any loss or deprived of the property the Vendors shall remain liable to compensate those losses and the deprivation.

The Vendors further declares that they have not hereto before done or entered into any agreement of transfer or otherwise with any person or persons whatsoever.

A. K. Sahay
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The Vendors hereby declares that they have paid or will pay all the arrear taxes and



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कमलेश्वर शर्मा
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अरुण प्रसाद
311194

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and rents till this day and from this day the Purchasers will pay all taxes and rents in their names.

The purchasers will enjoy all the vacant space as per Municipal Plan dated 2.3.28 in front and on the back of the conveyed property which the Vendors are enjoying till this day and the Purchasers will henceforth have the full power to enjoy the same.

A. K. Sabay
2/8/2005



श्रीराम प्रसाद
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श्रीराम प्रसाद
3.9.94
श्रीराम प्रसाद
3/1/94

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The Vendors hereby also declares that if and when the Purchasers required to execute Deed etc. they will execute such deeds at the cost of the Purchasers for perfecting the title of the Purchasers.

The Purchasers shall get their names, mutated in the Serista of the landlord i.e. State of Bihar as well as in the Office of Dhanbad Municipality.

It is further agreed and settled that if the Purchasers construct any building by dismantling the original wall, in such cases

Ax. Sahay
2/8/2005

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Chandra Prasad

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8.9.08

21/8/94

3/11/94

Purchasers will first construct his own wall attach to the wall of the Vendors situated on the Western side then proceed for other dismantling etc.

The Purchasers have gone through the title of paper in respect of the conveyed property as well as the record of Execution case No. 7/76 of the Court of Addl. Munsif, Ist. Court, Dhanbad.

In witness whereof the Vendors put their signatures this the day, and year above mentioned

SCHEDULE 'A'

Homestead land with one building with constructions etc. situated in Mouza Hirapu P.S. and Municipality Dhanbad Mouza No. 7, Khata No. 109, Plot No. 1107 covering Eastern 2½ Katha (Two & half Katha) portion (with area) out of total area of 10 Kathas including all fittings, fixtures etc. thereon.

A.K. Sabay
2/8/2005

The aforesaid premise being portion of

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 मन्दा प्रसाद
 3-9-94
 31/1/94
 31/1/94

Dhanbad Municipal Holding No. 88 Ward No. 4
 (old holding Jo.67) butted and bounded as follows

North : Own vacant land thereafter Gyan Mukherjee Road (Municipal Road).

South : Khas land and Dharam Prakash Sharma.

East : Municipal lane (Road) and thereafter house of Sri H.C. Chatterjee.

West : Holding No. 89 (old holding No.68) Vendors house, Requisition house by D.C. Dhanbad.

Chandra Prasad
 3-1-94

Plan attached, marked with red

WITNESSES:

1. Nandkishan Singh of Chiragona.
 31/1/94

Signature of Vendor.

31/1/94
 Chandra Prasad
 3-1-94

2. ~~अज्ञात~~
 अज्ञात by me.

Rabindra Nath Sarkar

Signature of Purchasers.

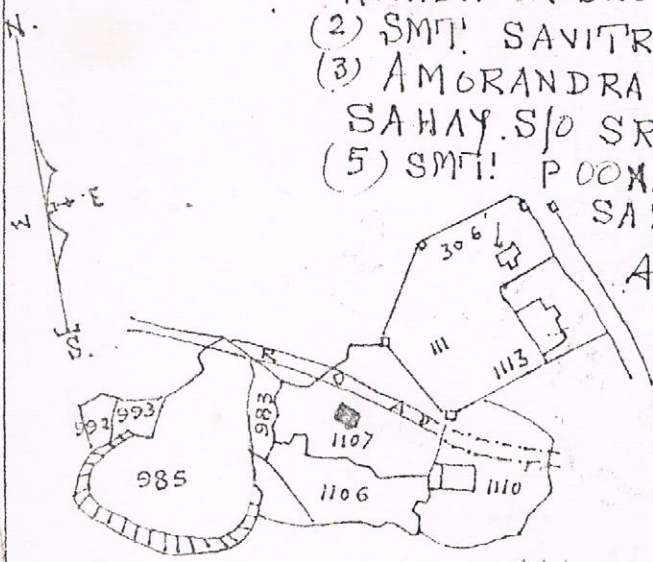
D.P. Yadav deed writer Dhanbad

Typed by : Pranjay Mohan Police constable
 3.1.94

H.K. Sabay
 2/8/2005

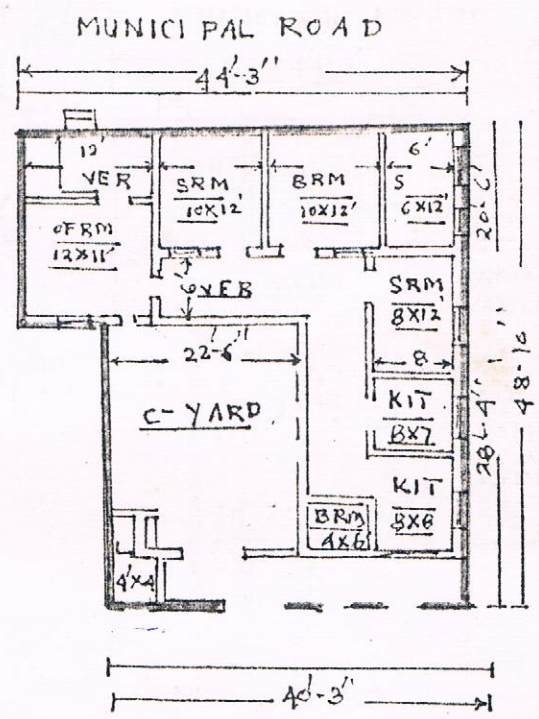
LINE PLAN SHOWING RED MARKED PART OF PLOT NO 1107 KHATA NO 109, MOUZA NO 7 AT MOUZA HIRAPUR, DIST. DHANBAD AREA 2 1/2 KATHAS
 SOLD BY → SRI SURAJ PRASAD (2) SRI CHANDRA PRASAD 3 SRI KAMESH PRASAD (4) SRI SHAMBHU PRASAD S/O LATE RAM TAHAL RAM OF HIRAPUR, PULICE LINE DIST. DHANBAD.

TO → AWADH KISHORE SAHAY S/O LATE SHITALA NAND LALLA
 (2) SMT. SAVITRI DEVI W/O AWADH KISHORE SAHAY.
 (3) AMORANDRA KUMAR SAHAY (4) AMITESH KUMAR SAHAY S/O SRI AWADH KISHORE SAHAY
 (5) SMT. POONAM SAHAY W/O AMARENDRA KUMAR SAHAY (6) KUMARI SAVITA SAHAY D/O AWADH KISHORE SAHAY OF HIRAPUR DHANBAD.



1. सुरज प्रसाद 3-1-94
2. चन्द्रा प्रसाद 3-1-94
3. केश प्रसाद 12-1-94
4. शम्भु प्रसाद 31-1-94

DRAWN BY Prasad



A.K. Sahay
 2/8/2005