



32 इंजिनियरिंग/गोविंदगुप्त के साथ श्री के अनुसार श्री अनिलकिशोर तामरते के कर्जा है, श्री तामरते
 निबंधन निगम 21 के अधिन अधीन जोरखोटा नगरपुर
 का प्राधिकार पत्र की अर्थात् 8864 के अधिन
 का प्राधिकार है और कुम्भखन सभाग 1899
 की अनुसूची 1 या 1 क 23 के अधिन
 सहायक सहाय्य लागू है। अथवा निकट
 नयी से विपुल है या अन्य - शुद्ध अपेक्षित
 नहीं है।

03AA 997374

714

तो 7.405

निबंधन पदाधिकारी

07/04/05

Side Affidavit No 98
 Dt. 20.4.05
 J.P. 280 of the urban
 land ceiling & regulation
 Act of 1976 Application No 237
 Dt. 1.2.05

STP - 10960/-
 305

AG - 2740.00
 NC - 54.00
 2794.00

Sale 250
 P.C. 94
 344

2797.44

9th
 7.4

THIS DEED OF ABSOLUTE SALE is made on this
 the 7th day of APRIL, Two Thousand five BY & BETWEEN
SRIMATI PRATIBHA PRASAD, wife of Sri Chandra Shekhar
Prasad, by faith Hindu, by occupation Housewife, resident
 of Housing Colony, Dhanbad, and at present residing at
Chandra Vihar Colony, near C.M.R.I. Dhanbad, 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 her heirs, executors,
 successors, administrators, legal representatives and
 assignees) of the ONE PART:

AND IN FAVOUR OF

SRIMATI MADHU CHHANDA GUHA, wife of Dr. Bidyut Guha
 by faith Hindu, by occupation Housewife, resident of
ANJALI NIKETAN, J.C. Mallick Road, Hirapur, Police
Station Dhanbad, District Dhanbad, hereinafter called
 and referred to as the P U R C H A S E R (which
 expression shall unless excluded by or repugnant to

000707/05

3686/04-05

Mandhu Chanda Guba
J.C. Mallick Road Dhanbad

34

109602 (10000+500+5009710)

21/9/05

06/8/05 6.30 PM 90.50

ने जिला अवर निबंधक

के कार्यालय, धनबाद में लेखक/परी, दापेंदार का अवर निबंधक **धनबाद**

द्वारा प्रमाणित पुस्तक/पत्र संख्या 200 के अर्जिन

लेखक / में या कर्मचारी श्रीमती **पुष्पिका प्रसाद**

पिता/पति का नाम **पंडु शैल प्रसाद धनबाद**

व्यक्ति का नाम **हनु**

निबंधक/पत्रिकाओं का हस्ताक्षर **7/4/05**

Pratibha Prasad
7-4-2005



अर्जिन श्री **पुष्पिका प्रसाद**

ने जिला अवर निबंधक के कार्यालय में

पिता **पंडु शैल प्रसाद**

इस ही नाम पेश न करके के अर्जिन प्रस्तावेज

निबंधक की **पुष्पिका प्रसाद**

80
7/4/05

फै - अक्षर नोकर शैल

Pratibha Prasad
7-4-05

निबंधक/पत्रिकाओं

500Rs.



Prasad
Prasad
7.4.05

-: 2 :-

the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey settlement Plot No. 772 measuring an area 8242 sqft. (Society Plot No. 13A) appertaining to khata no. 24 of Mouza: Shelatand, Mouza No. 89 under P. S. Gobindpur, chowki, sadar sub registry office and District Dhanbad, purchased by the vendor by virtue of Regd. Deed of Sale being No. 614 dt. 16.1.1988 from Shakti Nagar Sahkari Grih Nirman Samity Limited registered at Dhanbad sub registry office and entered in Book No. 1, Volume no. 14, page 155 and since the purchase the vendor is in peaceful and undisturbed possession thereof by mutating her name in the sherista of the Landlord the State of Bihar vide Mutation Case No. 47 (IV) 88-89 and paying rent for the same under Thoka no. 480.

001406/05

✓

3686/04-05
Mrdhm Chandrale Guba
D.C. Mallik Road Phantod

10960 (10000+500+50*9+10)
7/4/05

81
V2e/05



Chandra Shekhar Prasad
7-4-2005



7/4/05

50 Rs.



Prasad Prasad
Prasad
T-4-05

-: 3 :-

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling the said land unto a willing purchaser to meet her personal expenses.

AND WHEREAS the purchaser has agreed to purchase the said land and offered to pay a sum of Rs. 2,20,000/- (Rupees two lacs and twenty thousand) only, as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 2,20,000/- (Rupees two lacs and twenty thousand) only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is more fully described in the schedule below and in consideration of the terms, conditions and

✓A

3686/04-05
Madhm Chhanda Gule
J.C. Mallick Road Dhule

109760 (10000+500+50*9+10)
Su 13/05



7/4/05

50 Rs.



Prasad
Prasad
T. 4.05

-: 4 :-

covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell convey, transfer and assign unto the purchaser by way of absolute sale all her right, title, interest and possession etc. together with all claims, demands liberties, benefits, 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 at all times to come subject to the payment of rent that to the Landlord the State of Jharkhand having full right and authority to transfer the same by sale, gift, mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

HA

3686/04-05
Madhu Chandra Guha
J.C. Mallick Road Dhanbad

10960 = (10000 + 800 + 80 + 9 + 10)

7/13/05



7/4/05

50 Rs.



Prasad
Prasad
Prasad
T. 4. 05

- : 5 :-

That the vendor doth hereby covenant with the purchaser that she is the true and lawful owner of the land and is in sole and exclusive possession over the said land and she 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 sharer or co-sharer 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 doth hereby undertake to compensate the purchaser in every respect thereof.

VB

3686/04-05
Madhm Chande Gure
Dr. Mallikarjuna Dhanu

10960 = (10000 + 500 + 50 × 9 + 10)
Dr. Mallikarjuna



Dr. Mallikarjuna

50 Rs.



Pratiksha Prasad
Prasad
7.4.05

-: 6 :-

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.5/-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.

That the vendor doth hereby further covenant with the purchaser to do or to 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.

As per valuation fixed by the Govt. the purchaser is paying stamp duty and registration fees for Rs. 2,74,000/-only.

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3686/04-05
Madhu Chandra Guha
D.C. Mallick Road Dhoubri

109602 ~ (10000 + 100 + 5009 + 10)
7/13/05



7/14/05

50 Rs.



Pratikha Prasad
Prasad
7.4.05

-: 7 :-

That the vendor has given notice to the Competent Authority under Urban Land Ceiling & Regulation Act, 1976 in favour of the purchaser vide Case No. 237/05 dt. 1.2.05 and after the lapse of sixty days no communication or objection made and hence the vendor is executing this sale deed to-day.

In witness whereof the vendor has set and subscribed her hands out of her own freewill and choice on this the day, month and year first above written.

Handwritten mark resembling a stylized 'H' or 'A' with a horizontal line extending to the right.

3686/04-05
Madhu Chandra Gaba
D.C. Malviya Road Dhule

109602 (10000 of 2008097 10)
21/3/05



7/4/05

Handwritten horizontal line with a small hook at the end.

50 Rs.



*Prasanna Prasad
Prasad
N.V.S*

-- 8 :-

SCHEDULE

All that piece and parcel of Raiyati right of land situated in Mouza: BHELATAND, Police Station Gobindpur, at present Barwa Adda, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: BHELATAND, Mouza no. 89

KHATA NO. 24

PLOT NO. 772 measuring an area 8242 sqft. or to say 18.90 dec, of land is hereby sold by this sale deed.

3686/04-05

Nadim Chhanda Gube
D.C. Mallik Road Dhara

109602 - (10000 + 500 + 50 + 9 + 14)

21/3/45



7/4/05

50 Rs.



Prasanna Prasad
Prasad

-: 9 :-

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

NORTH: 40' wide Road.

SOUTH: Land of Dr. A. K. Vishwakarma

EAST: Plot no. 15 of SNSGN Samity Ltd.

WEST: 30' wide Road.

10

3686/04-05
Modhu Chhanda Guba
J.C. Mallick Road Dhanbad

109602 (10000+5000+5000+9+11)
24/3/05



7/4/05

50 Rs.



Pratibha Prasad

-: 10 :-

Certified that the duplicate
is the true and exact copy of
the original.

✓ Pratibha Prasad
Signature of the vendor.

✓

3686/04-05
Madhu Chandra Guleri
J.C. Mallikarjuna Choudhary

109602 - (10000 + 500 + 500 + 9 + 14)
21/3/05



21/4/05

50 Rs.



Pratibha Prasad
Prasad

-- 11 --

Drafted by me, typed in my office, read over and explained the contents of this deed to the executant and claimant.

Dhambada Shetty
No. no. 2/87

Deed Writer, Dhanbad.

1
A

3686/04-05
Madhu Chandra Guha
P.C. Mallick Road Dhansal

10960 = (10000 + 500 + 50 + 9 + 10)
11/3/10



7/4/05

10Rs.



Prabir Prasad
Prasad

-- 12 --

WITNESSES:

1. Chandra Shekhar Prasad

2. गोविन्द रामनदर

21/01/12

Prasad
Adv.
D. Prasad

3686 / 04-05
Madhu Chhadda Guha
J.C. Mallick Road Dhanbad.

10960/- (10000 + 500 + 50 x 9 + 10)

21/3/45



7/4/05



3148
55
86
67
2/4/05

LINE PLAN SHOWING THE RED MARKED FOR SOLD OPEN
LAND UNDER PLOT NO-772 , KHATA NO- 24, MOUZA-BHELA-
TAND, NO-89, P.S.-GOVINDPUR, AT PRESENT BARWADDA,
DISTRICT-DHANBAD, JHARKHAND.

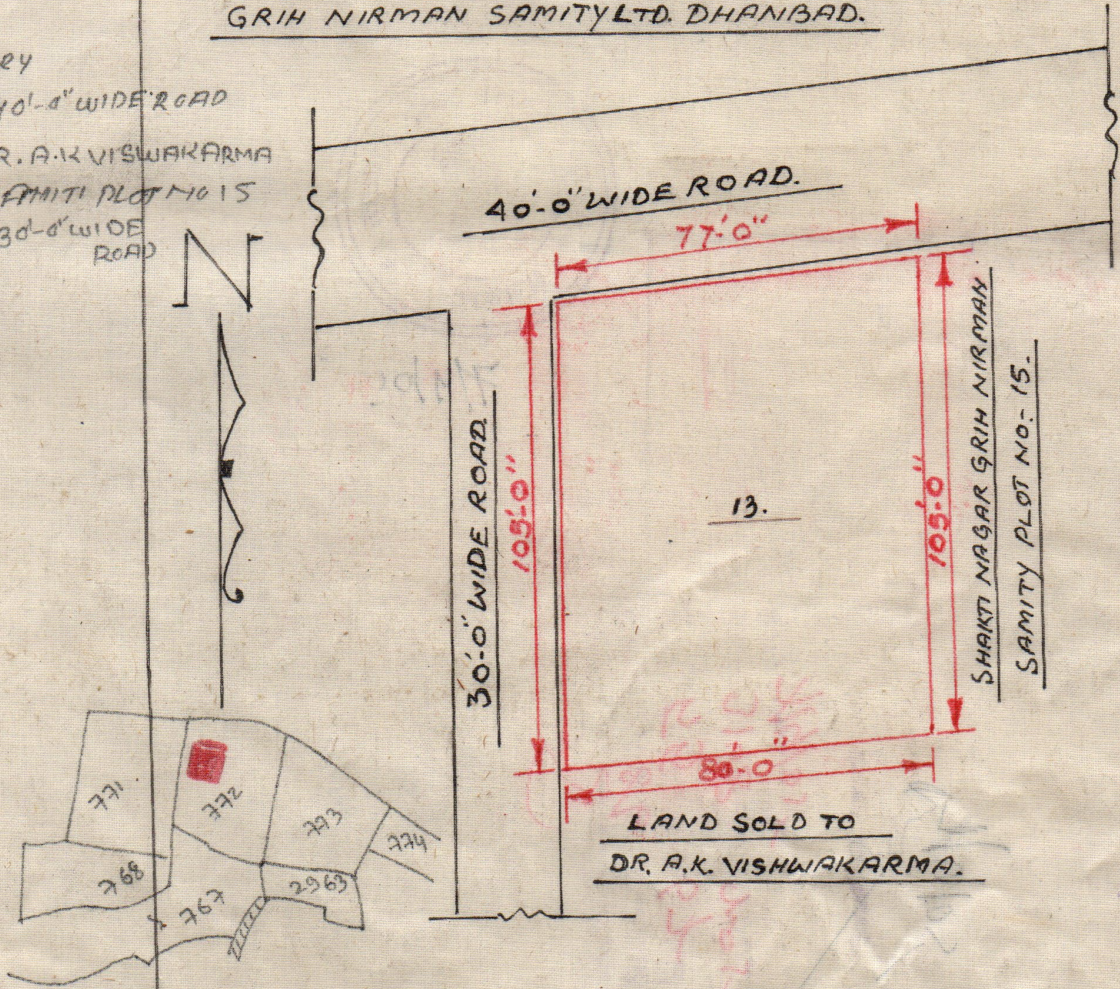
SOLD BY- SMT. PRATIBHA PRASAD, W/O. SRI. CHANDRA
SHEKHAR PRASAD, AT HOUSING COLONY, DHANBAD.
AT PRESENT RESIDENT OF CHANDRA VIHAR COLONY,
(NEAR C. M. R. I.), DHANBAD.

SOLD TO- SMT. MADHUCHHANDA GUHA, W/O. DR. BIDYUT
GUHA, RESIDENT OF "ANJALI NIKETAN", J.C. MALLICK
ROAD, HIRAPUR, DHANBAD.

TOTAL AREA :- 8242 SQ. FT. = 18.90 DEC.

NOTE :- PLOT NO.-13 OF A SECTOR OF SHAKTI NAGAR
GRIH NIRMAN SAMITY LTD. DHANBAD.

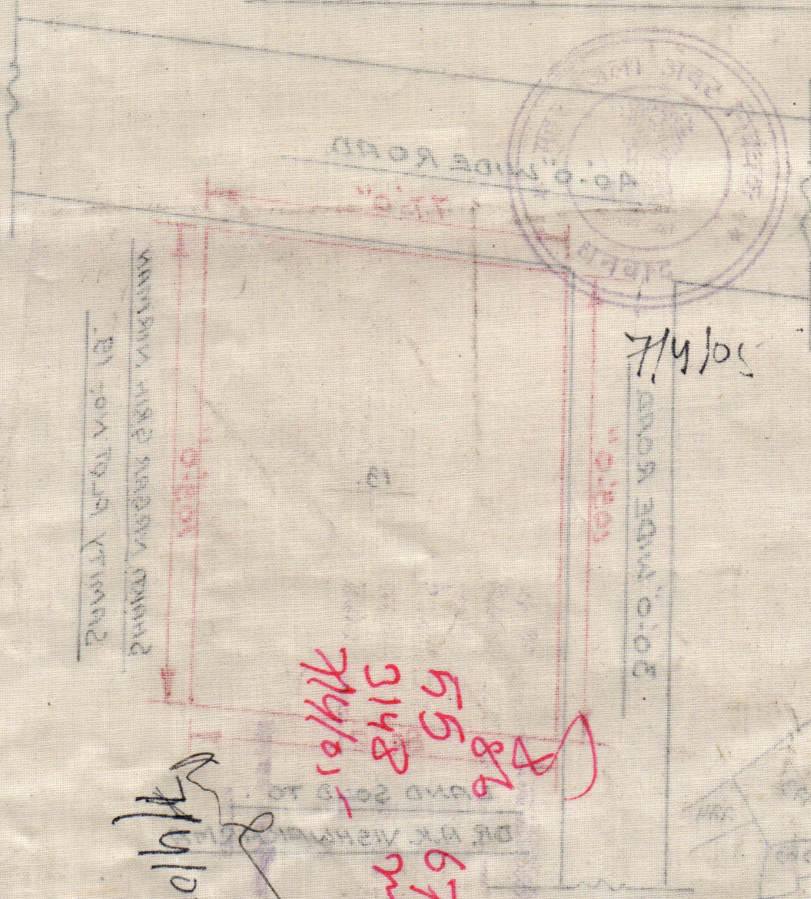
BOUNDARY
NORTH 40'-0" WIDE ROAD
SOUTH DR. A.K. VISHWAKARMA
EAST SAMITI PLOT NO 15
WEST 30'-0" WIDE ROAD



S. Das.
S. P. Das.

Pratibha Prasad
SIGNATURE.

Line P. in showing the red marked for sold open
 Land under plotting-712. Khatra No. 24 Mousa-Bhela-
 TAND No. 89. P.S. GANNORUR. AT PRESENT BARWADA,
 District-Dharwad, Dharwad.
 Sold by - Smt. Pratikha Prasad w/o Sri Chandra
 Shikhar Prasad, At Housing Colony Dharwad,
 At present resident of Chandra Vihar Colony
 (Near C.M.A.I., Dharwad.
 Sold to - Smt. Madhuchandragura W/O. Bidyut
 Guna resident of Anjali Niketan, J.C. Mallik
 Road Mirzapur, Dharwad.
 TOTAL AREA - 8412 SQ FT = 18.90 Dec.
 NOTE - Plot No. 13 of a sector of Shakti Nagar
 in Mirzan Sanitized Dharwad.



Boundary
 North 40' wide road
 South Dr. A.K. Vishwakarma
 East Shakti Niketan
 West Sector of
 Mirzan

7/4/05

Handwritten notes in red ink:
 67
 55
 3148
 2/11/05
 826



SIGNATURE