

1071

कै. 2/2/2011 11,000/- 9350/- 5550/- 4880/- 1028 5000Rs.



36
14/6

विशेष निका 22 के अन्तर्गत जोरि जयपुर
साधारण रूप से ही 27
ही कायम है जोरि 22 अन्तर्गत जोरि 27
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Buy declaration No-88 dt 14/6/2020
Wale A... + No 57 dt 14/6/2020
जयपुर जयपुर जयपुर जयपुर के जयपुर
1398 dt. 20-5-2020 द्वारा
जयपुर जयपुर जयपुर जयपुर

14.6.2020
14.6.2020

DEED OF SALE

Free Bid
As 2220.00
No 7200
2292.00
Salee 2.00
Pro R. 1.00
2298.00

THIS DEED OF ABSOLUTE SALE is made on this the 14th day of JUNE, Two Thousand BY & BETWEEN SRI DWARKA DAS AGARWAL, son of Late Dewatram Agarwal, by faith Hindu by occupation Business, resident of Jharia, P. C. & P. S. Jharia, chowki, sadar sub registry office Dhanbad, 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:

A N D

SRI SUNIL KUMAR SINHA, son of Sri Sidheshwar Kumar Sinha by faith Hindu, by occupation Service, resident of

स. ल.
14/1



Dwarka Das Agarwala
 14.6.2000

-- 2 --

office Dhanbad, 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 his heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the survey Settlement Plot Nos. 1160, 1161 1162, 1163 and others appertaining to khata no. 2 and 113 of Mouza Kalakusma, Mouza No. 12 within P. S. Dhanbad, chowki sadar sub registry office Dhanbad, District Dhanbad purchased by virtue of Regd. Sale Deed no. 12998 dt. 21.7.59 from Bhupati Mondal and deed no. 17374 dt. 20.12.58 from Kunja Singh & others, registered at Dhanbad sub registry office and since the purchase the vendor is in peaceful and undisturbed possession thereof by exercising diverse acts of ownership and possession by paying

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001056/2000

बिनाश कोषाधार के विवरण

R

कोषाधार प्रमाणिका

अवकाश

331/2000-01

Held in Sunil Kumar Sinha
of Bahawal, Jaspurhor.

through

Non-judicial / Court fee Stamp

of Rs. 14880/- (5000 x 2 + 2000 x 2 + 500 + 100 x 3 + 50 + 20 + 10)

28/6/2000

Stamp Clerk

District Treasury, Dhanbad

श्री राम प्रदीप

नं 98 - ए - 2000

222
14/6/2000



14-6-2000

Handwritten signature or mark.



--: 3 :-

And whereas the vendor while thus in possession thereof became desirous of selling a portion of land measuring 8 kathas of land unto a willing purchaser to meet his personal expenses, and whereas the purchaser has agreed to purchase the said land and offered to pay a sum of Rs.96,000/- (Rupees ninety six thousand) only, as the highest consideration thereof which the vendor has accepted but as per certificate of the C. O. Dhanbad vide his letter No.1398 dt. 20.5.2000 the purchaser is paying stamp duty and registration fees for Rs.1,11,000/- (Rupees one lac eleven thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.96,000/- (Rupees ninety six thousand) only, paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits

Dwarkanath Agarwala
14.6.2000

000536/2ms

कोषाचार वहाविकाशी
बनवाव

331 / 2ms-01
Sold to Sanil Kumar Sirna,
of Bhawan P. S. Jorapur

through
Non-judicial / Court Fee Stamp
of Rs. 14880/- (5000 x 2 + 2000 x 2 + 500 + 100 x 3 + 50 + 20 + 10)

8/6/2ms
Stamp Clerk
District Treasury, Dhanbad



12.0.2020
Sanil Kumar Sirna

14.6.2020

Handwritten signature

And whereas the vendor while thus in possession thereof
became desirous of selling a portion of land measuring
in terms of land to a willing purchaser to whom he
personal expenses of the said land and offered to pay a sum of
Rs. 92,000/- (Rupees ninety two thousand) only as the
highest consideration therefor which the vendor has accepted
but as per certificate of the S.O. Dhanbad vide his letter
No. 1398 dt. 20.5.2000 the purchaser is paying stamp duty
and registration fees totalling Rs. 11,000/- (Rupees one lac
eleven thousand) only.

That in consideration of the sum of Rs. 92,000/- (Rupees
ninety two thousand) only, paid by the purchaser to the



Bhawanidhar Agarwal

14.6.2000

-: 4 :-

is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchaser by way of absolute sale all his 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 Bihar, 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.

000537/2ms

प्राप्तकर्ता का पता
लखनऊ

331/2000-01

Date: Sunil Kumar Sinha,
of Behar, S. Jhapokhor,
through

Non-Judicial / Court Fee Stamp
of Rs. 14880/- (5000 x 2 + 2000 x 2 + 500 + 100 x 3 + 50 + 20 + 10)

8/6/2000
Stamp/Clerk

District Treasury, Dhanbad



14.6.2000

is hereby described in the schedule below and in
consideration of the terms, conditions and covenants
herein set out, the vendor doth hereby absolutely
and irrevocably grant, sell, convey, transfer and assign
unto the purchaser by way of absolute sale all his
right, title, interest and possession etc. together with
all claims, demands, liabilities, benefits, advantages etc.
belonging to or appertaining to him from all causes
and unto the use of the purchaser absolutely and
quietly for all time to come subject to the payment
of rent that to the landlord the same of which, having
full title and authority to transfer the same by sale
of the property by making bonds etc. thereon and either
by living person or by letting out the same to any
person or persons or otherwise as the purchaser likes.



Bhawana Das Agarwala

14.6.2000

-: 5 :-

That the vendor doth hereby covenant with the purchaser that he is the true and lawful owner of the land and is in sole and exclusive possession of the said land and 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 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 and indemnify the purchaser's loss for which the purchaser may be put to .

That the purchaser shall hereafter pay the proportionate annual rent and cess 40 paise to the Landlord the State of Bihar or any other amount that may be assessed for the said land hereby sold to the

000431/2ms

संवादाय वसाविजातो
वसवाय

331/2ms-01

Sold to Sunil Kumar Sinha,
of Bhowra, Jharkhand.

through

Non-Judicial / Court Fee Stamp

of Rs 14880/- (5000x2+2000x2+500+100x3+50+20+10)

R. B. Kumar

Stamp Clerk

District Treasury, Dhanbad

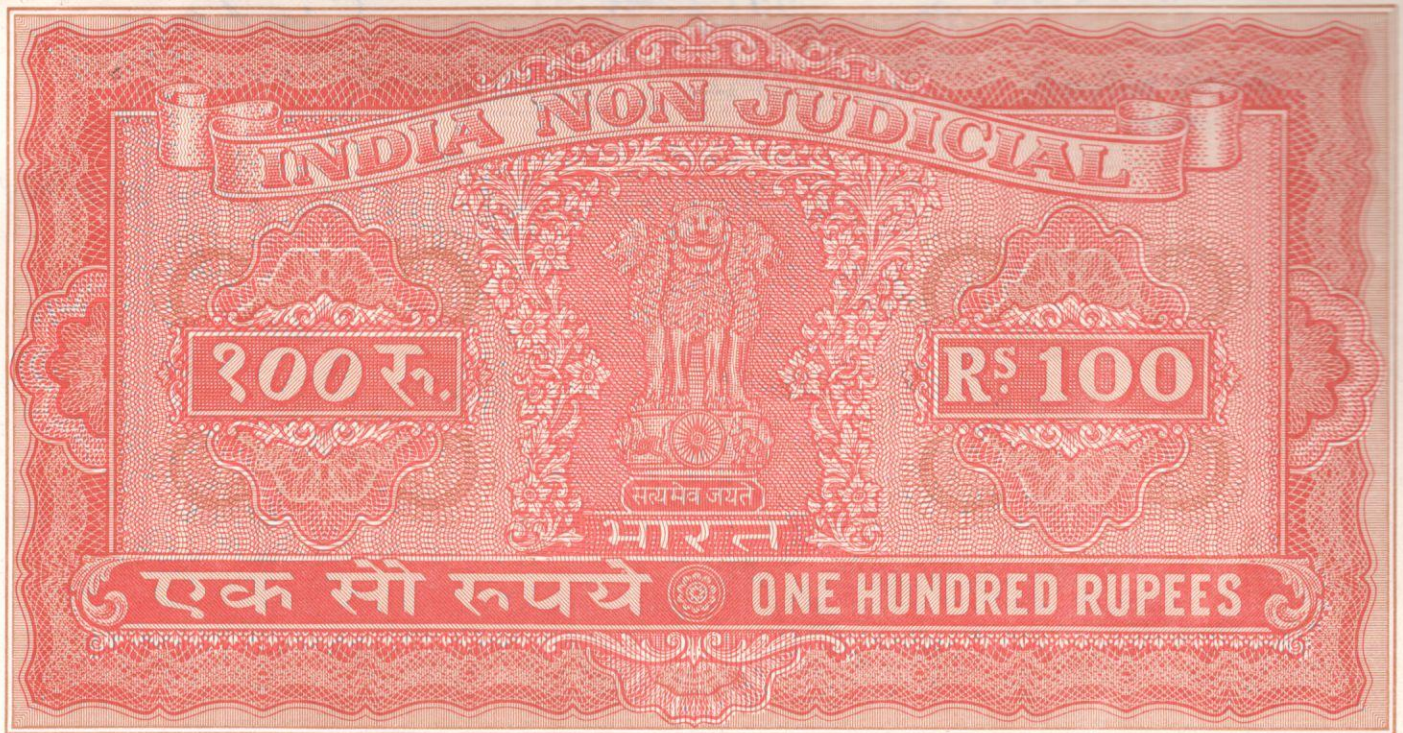


14-6-2000

Handwritten signature or mark.

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Faint text at the bottom of the page, likely bleed-through from the reverse side.



Awatke Ram Agarwala
14.6.2000

--: 6 :-

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.

That the vendor has given notice to the Competent Authority under Urban Land Ceiling & Regulation Act, 1976 in favour of the purchaser but sixty days have elapsed but no communication or objection made and hence the vendor is executing this sale deed.

सहायक सीमाकार & विभागाध्यक्ष

सीमाकार महाविभागी
दमबास

331/2004-01
Sold to Sunil Kumar Sinha,
of Bhowra, Jagadhari

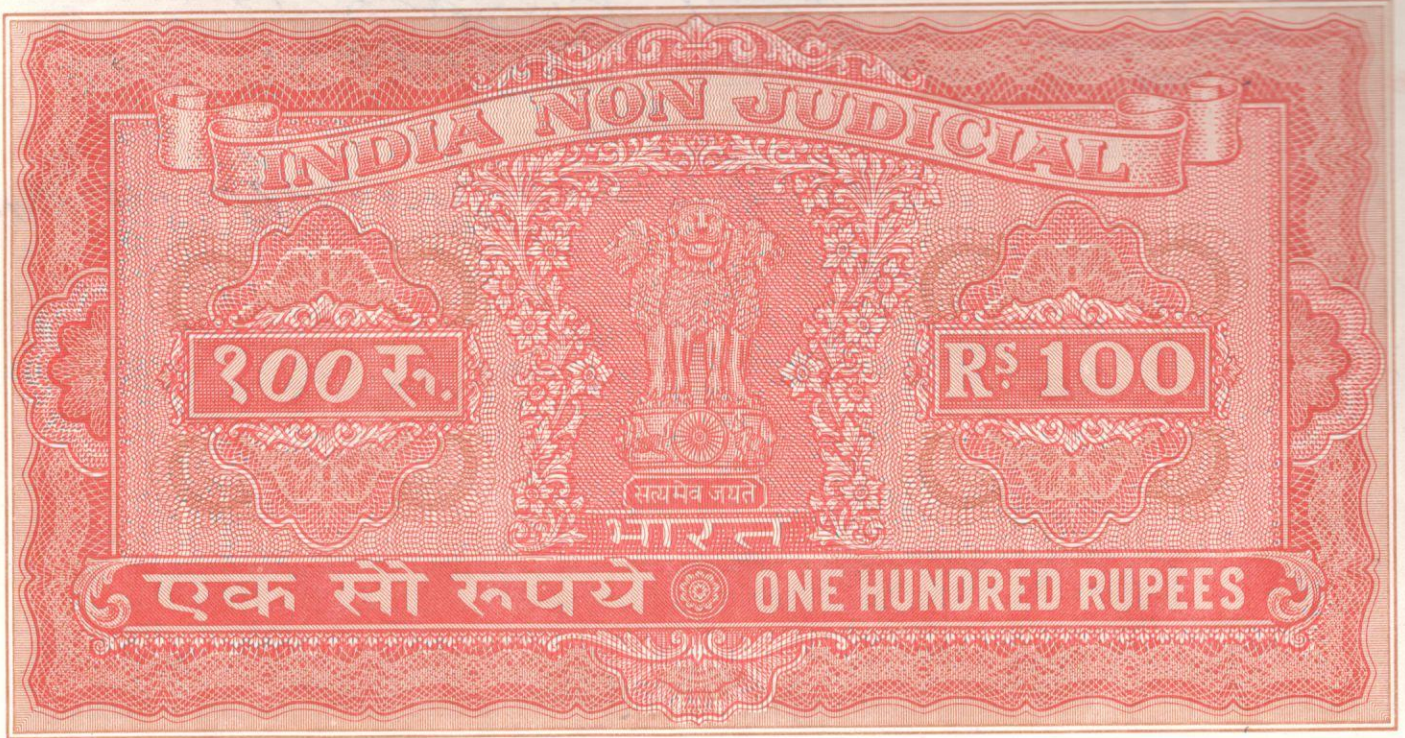
through
Non-Judicial / Court Fee Stamp
of Rs. 14880/- (5000 x 2 + 2000 x 2 + 500 + 100 x 3 + 20 + 20)

R. G. / m
Stamp Clerk
District Treasury, Dhanbad



14.6.2000

Handwritten signature or checkmark.



Swarn Kumar Agarwalla

14.6.2000

-: 7-

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

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: KALAKUSMA, Police Station Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: KALAKUSMA, Mouza No.12,

KHATA NOS.1 & 113 (One and one hundred thirteen)

PART OF PLOT NOS.1162 and 1163- and

राज्य सरकार के निदेश

राज्य सरकार के निदेश
राज्य सरकार के निदेश

331/2000-01
Sold to Sanil Kumar Sinha
of Bahadur P. S. Jorapur
through

Non-Judicial / Court Fee Stamp
of Rs. 14 880/- = $(5000 \times 2 + 2000 \times 2 + 500 + 100 \times 3 + 50 + 20)$

Elbhar
Stamp Clerk
District Treasury, Dhanbad



14-6-2000
✓



Swarna Devi Agarwalla
14.6.2000

--: 8 :-

out of which a portion measuring measuring an area 8 kathas(eight kathas)of land including rooms etc.thereon consisting constructing Plinth area 200 sqft.thereon which is butted and bounded as follows:-

NORTH: Proposed road.

SOUTH: Portion of these plots

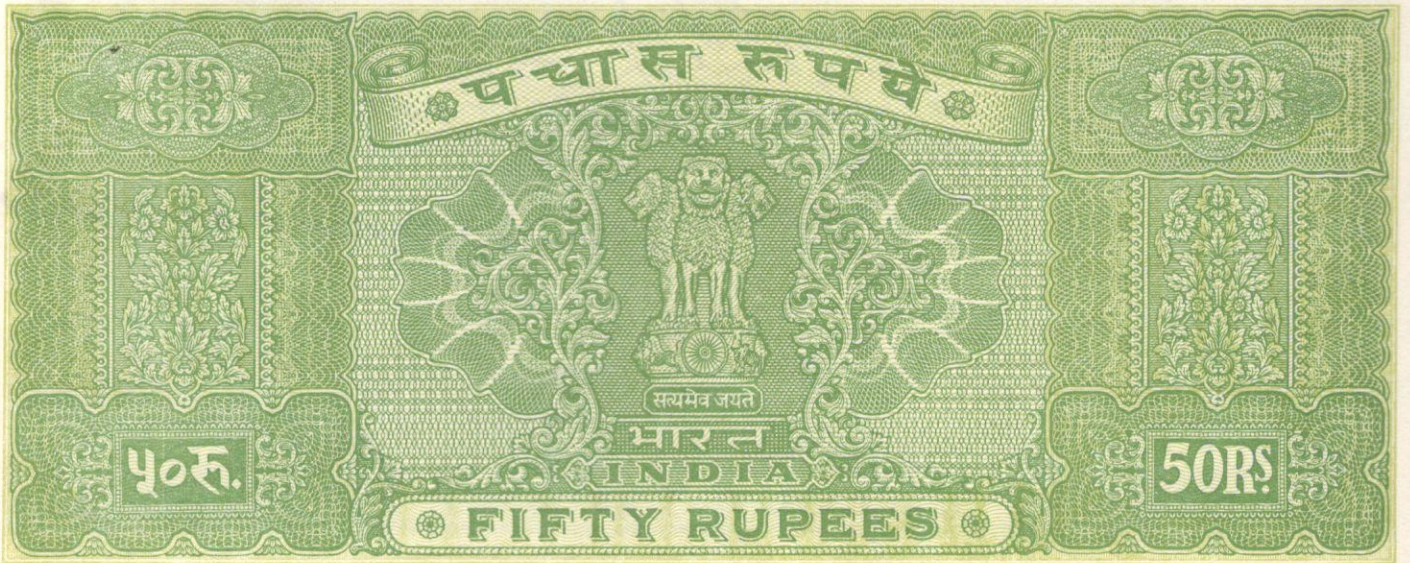
EAST: Proposed road

WEST: portion of Plot No.1162.

As per plan attached and shoown in colour Red. out of the aforesaid schedule and boundary of 8 kathas a portion measuring an area 7 kathas or to say 11.55 dec.of land including construction consisting Plinth area 150 sqft.sold by this deed

115

50 Rs.



Dwarkanu Das Agarwalla
14.6.2000

--: 9 :--

and remaining area 1 katha or 1.65 dec. with construction Plinth area 50 sqft. is being sold by separate sale deed to ~~dey~~ the purpose of make up the deficit value as stated in the Memo No. 1398 dt. 20.5.2000 of C.O. Dhanbad and as such the purchaser is preparing part deed to make up the full valuation of 8 kathas of land with 200 sqft. of plinth area.

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

Dwarkanu Das Agarwalla

Signature of the vendor.

संसाधन विभाग के विधि
अधीनस्थ कार्यालय
द्वारा

No. 331/240-01
Sold to Sanil Kumar Sinha
of Bhowra P. S. Jagajyoti
through
Non-Judicial / Court Fee Stamp
of Rs. 14880/- (5000 x 2 + 2000 x 2 + 500 x 100 x 3 + 50 + 20 + 10)

810/240
Stamp Clerk
District Treasury, Dhanbad

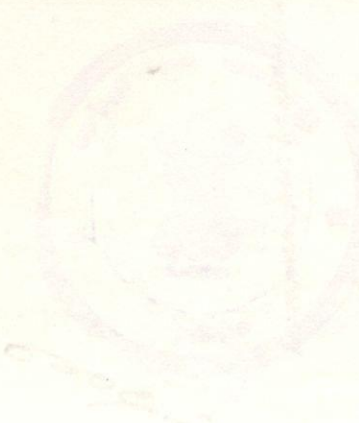
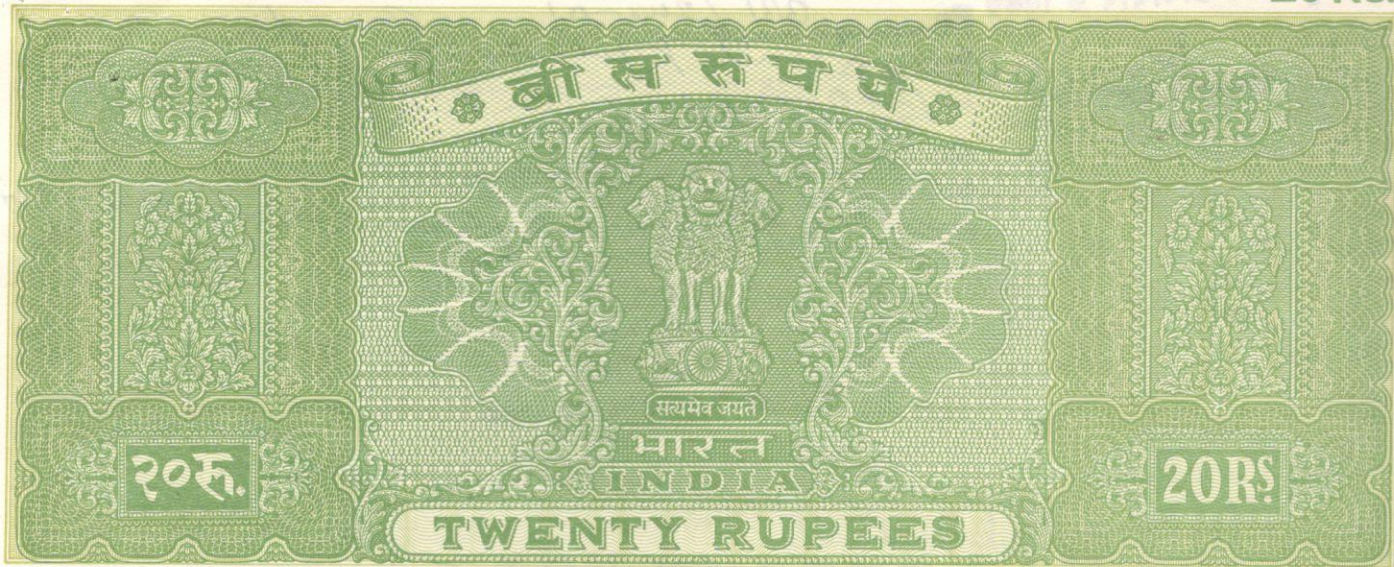


14.6.2000

and remaining size 1 kept or 1.55 dec. with construction
detailed in 50 parts. The balance sold by separate sale deed
to the purpose of make up the deficit value as
stated in the Memo in 1988 of Rs. 2,2000 of C.C. Dhanbad
and as such the purchaser is preparing part deed so
make up the full portion of 2 kharas of land with
500 parts of 1/4th area.

detailed that the duplicate
is the blue copy and copy of
the original.

Signature of the vendor



Shweta Dasgupta
14.6.2000

- :: 10 :: -

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

Rabindranath Sarker
L-140-6/87

Deed Writer, Dhanbad.

331/2001-01

331/2001-01
R
कोषाचार इकाईकारी
बनवाए

331/2001-01
Sold to Sunil Kumar Sinha,
of Bhola P. S. Jorapur
through

Non-Judicial / Court Fee Stamp

of Rs. 14880/2/5000x2+2000x2+500+100x3+50+20+10

28/6/01

Stamp Clerk

District Treasury, Dhanbad

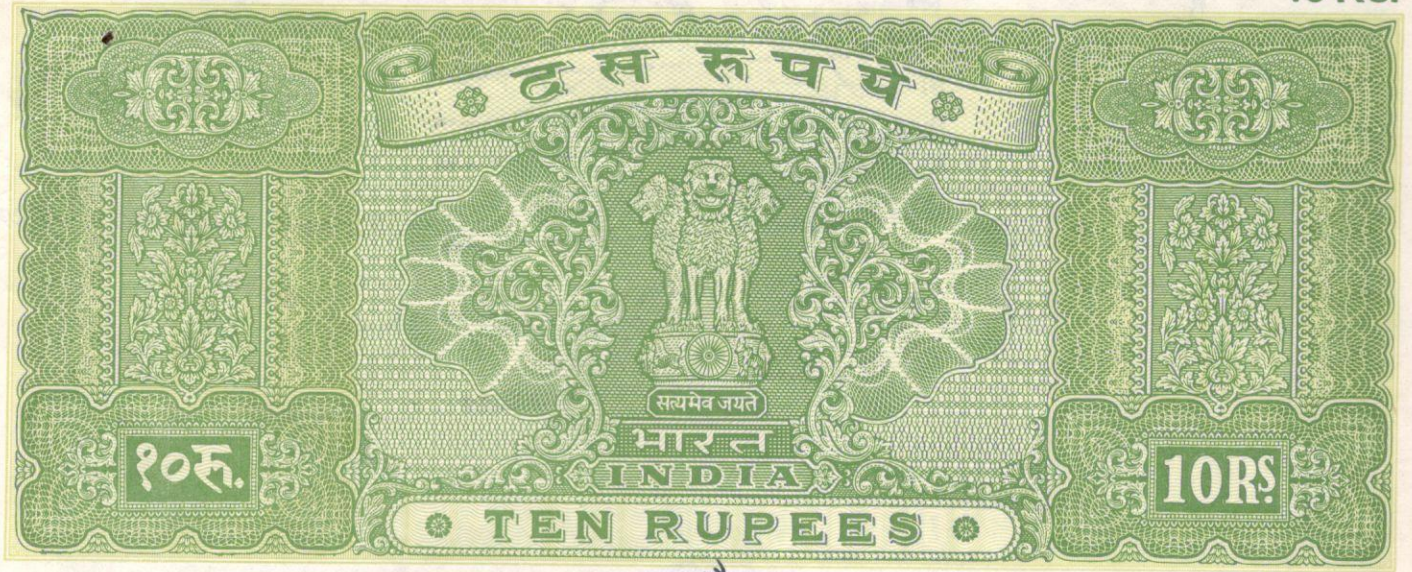


14-6-2001

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

[Signature]

10Rs.



Dwarika Ram Agarwala

14.6.2000

--: 11 :-

WITNESSES:

1. शापालदास वैरसिंह,
कार्मिक गण धनकाग
2. M. Agarwala
Sharia

अध्याय अध्यापक के विनिर्देश

2901

B
अध्यापक द्यापिकाजी
वसन्त

331 / 2002 / 01

Sold to Sunil Kumar Sinha,
of Blowar P. S. Jora pokhor,

through

Non-Judicial / Court fee Stamp

of Rs 14880/- (5000x2 + 2000x2 + 500 + 100x3 + 50x20 + 10)

28/6/2002

Stamp Clerk
District Treasury, Dhanbad

3101



14.6.2002

WITNESSES

Handwritten signatures and names of witnesses in Hindi.

Handwritten text, possibly a date or reference number.



Small handwritten notes or stamps at the bottom right corner.

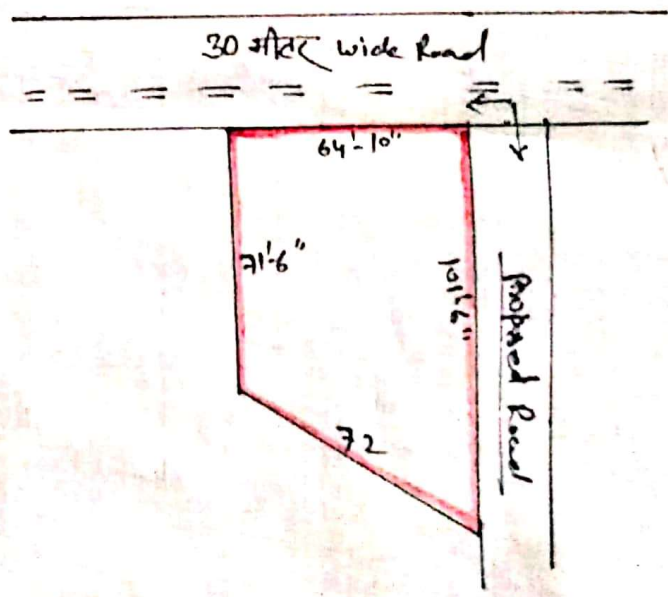
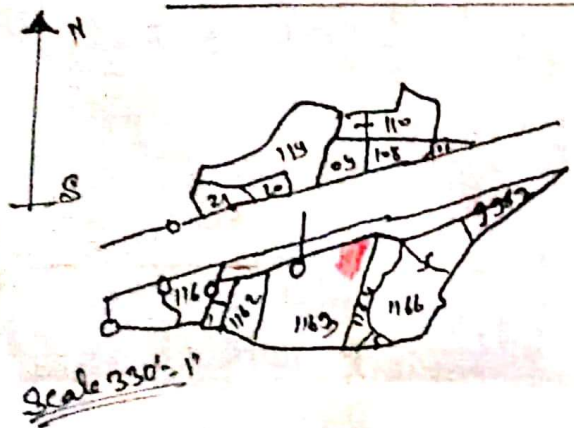
Sellers Sri Dwarka Das Agarwal s/o - late Dewatram Agarwal at
Itharia, P.O. + P.S. - Itharia, Dhanbad, Jharkhand

Purchaser → Sunil Kumar Sinha s/o - Sidheshwar Kumar Sinha at
Bhaura, P.S. - Jorapokhar, Chowki, Sadar, Dhanbad, Jharkhand

Schedule → Marga no-12 (Kolakusma) Khata no- 113 Plot no- 1163 Area
8 Kattha which is shown in red colour.

Boundary

- North → Road
- South → Part Plot
- East → Proposed Road
- West → Part Plot



Site Plan