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878

INDIA NON JUDICIAL Government of Jharkhand



सत्यमेव जयते

e-Stamp

Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

: IN-JH26350696355772S
 : 10-Feb-2020 03:30 PM
 : SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB
 : SUBIN-JHJHSHCIL0138330414127049S
 : CHANDANKUMAR SHRIVASTAVA
 : Article 23 Conveyance
 : LAND
 : 15,50,000
 : (FifteenLakh Fifty Thousand only)
 : BHOLA NATH JHA
 : CHANDAN KUMAR SHRIVASTAVA
 : CHANDAN KUMAR SHRIVASTAVA
 : 62,000
 : (Sixty Two Thousand only)



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

भारत गणराज्य के अधीन जारी कागजात
 कागजात नं. 10/02/2020 के अधीन
 कागजात नं. 23 - (क) धरम
 धरम कागजात नं. 10/02/2020 के अधीन जारी किया
 गया है।
 जारी करने की तिथि: 10/02/2020
 जारी करने का स्थान: धरम

Bhola Nath Jha
10/02/2020

0011203975

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the Certificate.
3. In case of any discrepancy please inform the Competent Authority.

Chandan Kumar Shrivastava

R. Ravindra Dhanbad. Rs. 15,50,000/- of 62000/-
 अनुसूचित वर्गीत जमाना का प्रमाण पत्र
 अनुसार नियमित कृषिगत पुरस्कार से प्राप्त है।
 1102

20
 2
 11/2/20



Bhola Nath Jha
 0201/20/01



अंचल अधिकारी, Dhanbad के पत्र नुसी
 अनुसार दस्तावेज में वर्णित गैर-सुसु
 नम्बर 12 नया खाता नुसी
 निविदा खाते से बाहर है।

Attested, Dhanbad

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made this the 10th day of February Two
 Thousand Twenty,

BY & BETWEEN

Date: 11/2/20
 47374/-

SRI BHOLA NATH JHA [Aadhaar No.6935 5300 2672][PAN-ABJP] 6875G] son of
 Late Siddhi Nath Jha by faith Hindu, by caste Brahmin, by occupation Service,
 resident of Kusum Vihar, Phase-II, Koyla Nagar, P.S. Saraidhela, District
 Dhanbad at present residing at Katayani-3, Vastu Vihar, Hardag, P.S. Tupudana,
 District Ranchi, (Jharkhand) 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, successors, legal
 representatives, administrator and assigns of the **ONE PART**. [Indian Citizen]

Radha Prasad

₹ 46500/-
 3.00
 1.00
 46,504.00

AND: IN FAVOUR OF

SRI CHANDAN KUMAR SHRIVASTAVA [Aadhaar No.6433 7895 3898] [PAN-
 BPGPS 8989N] son of Late Radha Krishna Prasad Shrivastava by faith Hindu, by
 caste Kayastha, by occupation service, resident of Koyla Nagar, Dhanbad, P.S.
 Saraidhela Sub Division and District Sub Registry Office and District Dhanbad
 (Jharkhand) 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, successors, legal representatives, administrator
 and assigns of the **OTHER PART**. [Indian Citizen]

₹
 11/2/20

Chandan Kumar Shrivastava

Bhola Nath -
10/02/2

WHEREAS Bhola Nath Jha, the vendor, purchased 5 Kathas i.e. 8.25 Decimals of lands in old survey Plot No.2056 (New Survey Plot No.2641) bearing old survey Khata No.69 (New Survey Khata No.258) of Mouza Kolakusma, Mouza No.12 P.S. Saraidhela, District Dhanbad morefully described in the schedule below by virtue of registered Sale Deed No.4108 dated 29/03/2010 (entered in Book No.1 Vol. No.120 Page No.67 to 86 being Deed No.4108 for the year 2010) from Nipen Choudhary and others registered at Dhanbad District Sub Registry Office.

AND WHEREAS after such purchase while in peaceful possession over the said lands, the vendor mutated his name in the landlord Sheresta the State of Jharkhand vide Mutation Case No.888 (ii) 2010-2011 and has been paying the rents under Thoka No.4398 thereto regularly. (Entered in Online Register-II Bhag/Volume No.1 Page No.1674 in the name of Bhola Nath Jha, the vendor).

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.15,50,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.15,50,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that landed property morefully described in the schedule below together with all right, title and interest therein.

Chaden Kumar Shrivastava

Block with - 24
10/02/2020

- 3 -

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of right and title of the vendor and the purchaser suffers any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.6.50 palsas only to the present landlord the state of Jharkhand form this day. The purchaser shall get his name mutated with the State of Jharkhand and Dhanbad Municipal Corporation. The vendor shall remain bound to give his full consent for the purpose of mutation in the name of the purchaser in the Landlord Sheresta the State of Jharkhand and Dhanbad Municipal Corporation.

Page 3 of 5

Shaden Kumar Shrivastava

Shola Nath Jha
10/02/2020

- 4 -

The vendor has delivered possession of the schedule mentioned landed property to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **KOLAKUSMA P.S.** Saraidhela Sub Division and District Sub Registry office and District Dhanbad Mouza No.12 New Survey Khata No.258 (old survey Khata No.69) New Survey Plot No.2641 (Old Survey Plot No.2056) out of which vendor purchased Area 5 Kathas and out of that only Area 2.50 Kathas i.e. 4.125 Decimals (Four Point One Two Five Decimals) of lands sold herewith. [Dhanbad Municipal Corporation Ward No.23, Municipal Holding No.0230003275000M0]. [As per plan attached herewith and shown in colour Red].

Butted and Bounded by:-

North:- 16 feet wide road.

South:- Part of Plot No.2641.

East:- Part of Plot No.2641, Aparna Lal.

West:- Part of Plot No.2641.

The nature of land hereby sold is residential, vacant and situated at sub road.

The nature of lands hereby sold is Rayati.

The land hereby sold is outside the limit of Gairabad land, Government land, Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

The vendor hereto does not come under the reserve classes of C.N.T Act

Shola Nath Jha

(Signature of the vendor)

10/02/2020

Shaden Kumar Shrivastava

Bhola Nath J
10/02/2020

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

Memo of Consideration:-

Rs. 1,00,000/- paid vide Online Fund Transfer/ NEFT on 11/12/2019, Rs. 3,65,000/- paid vide Online Fund Transfer and Rs. 10,85,000/- paid vide D.D. No.004468 dated 30/01/2020 by IDBI.

WITNESSES

1. *Kiran Prabhakar*
S/o Bijay Kurnalal,
Near Babudik School,
New Bhanpur, P.O.-B. Polytechnic
Dhanbad. 10/02/20







2. *Vijay Kumar*
S/o Ashok KRSinh
Kusum Vihar Dha
10/02/2020

Bhola Nath J

(Signature of the vendor)

10/02/2020

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Photograph of the Purchaser	<i>Chadan Kinar Shrivastava</i> Signature 10/02/2020				
 Attested <i>Advocate, Dhanbad</i>	Little finger 	Ring finger 	Middle finger 	Index finger 	Thumb finger 

Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared/printed in my office as per draft, documents and map supplied by the parties :-

A. S. Roy
Advocate, Dhanbad

E. NO. 51/90

Chadan Kinar Shrivastava

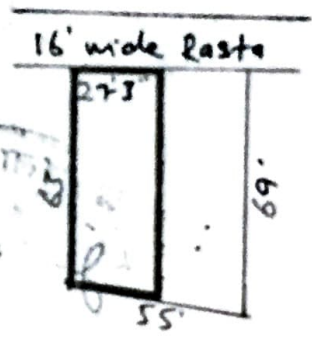
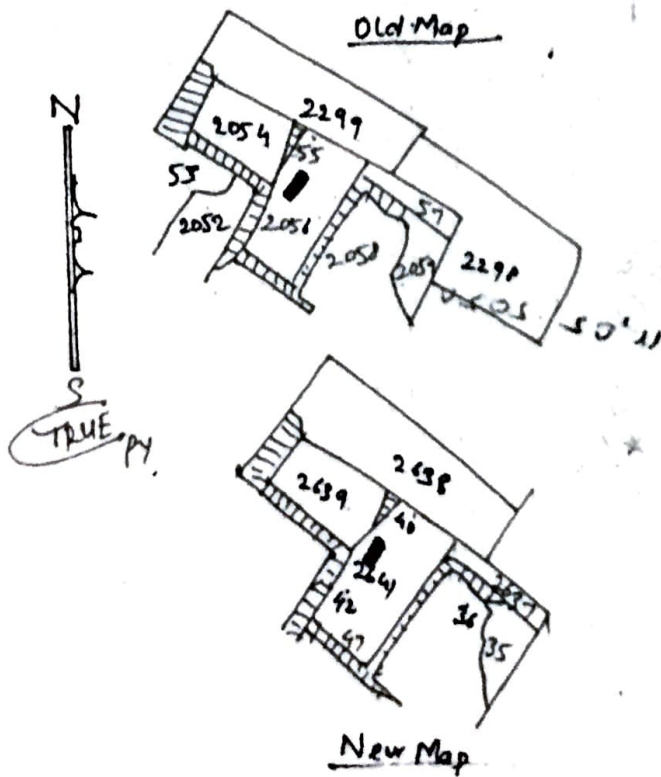
Sri Bholo Nath Jha s/o Late Siddhi Nath Jha R/O
 Kusum Vihar, Phase-II Koyla Nagar, P.S. Saraidhela Dist.
 Dhanbad.

Chases: - Sri Chandan Kumar Shrivastava s/o Late Radha
 Krishna Prasad Shrivastava R/O Koyla Nagar, Dhanbad.
 P.S. Saraidhela, Dist-Dhanbad.

Schedule: - Mouza - Kolakusma No. 12 P.S. Saraidhela.

New Khata No	Old Khata No	New Plot No	Old Plot No	Area
258	69	2641	2056	2.50 Kathas

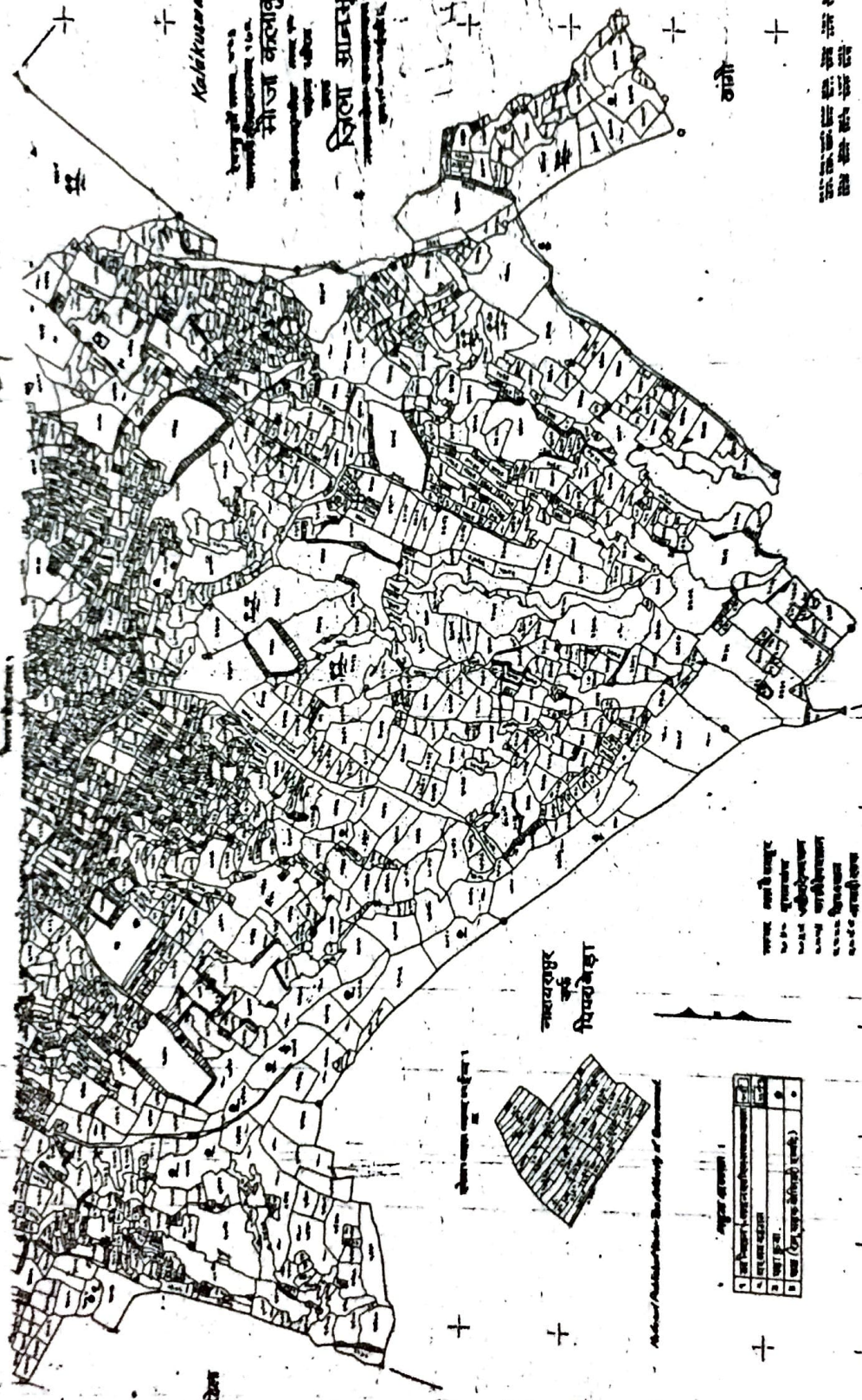
Shown in red colour.



Bholo Nath Jha
 Chandan Kumar Shrivastava.
 10/04/2020

Witnessed by

Chandan Kumar Shrivastava.



Kabhikusa

श्रीवा शिवराम
 श्रीवा शिवराम
 श्रीवा शिवराम

श्रीवा

श्रीवा शिवराम
 श्रीवा शिवराम
 श्रीवा शिवराम

Superintendent of Survey

The Deputy
 Commissioner

1	श्रीवा शिवराम	...
2	श्रीवा शिवराम	...
3	श्रीवा शिवराम	...
4	श्रीवा शिवराम	...
5	श्रीवा शिवराम	...

1	...
2	...
3	...
4	...
5	...

Bhola Nath The
 Chohan, Khas Shikhar...

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 9, 2020

पंजी II प्रति

भाग वर्तमान	1	पृष्ठ संख्या	1674	झारखंड
जिला का नाम	बनारस	अनुपठन नाम	बनारस	अवंत का नाम
मौजा का नाम	कोलाकुबन्ना	इंस्टिग संख्या	1674	तोपी संख्या
			0	भाना नम्बर
			12	इसका-02
				इस्टेट का नाम
				खाता का प्रकार
बी भोला नाथ झा, पिता-रघु सिन्धीनाथ झा, जति-	परिवर्तन के लिए प्राधिकार			रकमान
खाता नम्बर	प्लॉट संख्या	रकबा	दा 10 का 8 स 0 888 (Z) 2010-11	सेस
258	2641	0 डि 5 कठ 5		7.25
	कुल परिवान	0 डि 5 कठ 5		
सरीस	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया
				सागत बापू सात
				रोड सेस बकाया
				रोड सेस बापू सात
				शिक्षा सेस बकाया
				शिक्षा सेस बापू सात
				स्वास्थ्य सेस बकाया
				स्वास्थ्य सेस बापू सात
				कृषि सेस बकाया
				कृषि सेस बापू सात
07-19-2018	0302025732	2010-2011	2018-2019	40
				5
				10
				1.25
				20
				2.5
				20
				2.5
				5
				1

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

अवधि 2 BACK

यह एक कंप्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अस्पष्टियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करें
प्लाट का नम्बर देखने के लिए प्लाट नंबर क्लिक करें

Bhola Nath The

U.S. - 258
P. - 2641
प्रदियन्धित भूमि से मिलान किया 11/2/2022
सम्बन्धित खाता/प्लॉट दर्ज नहीं पाया

11/2/2022
पंजी II का मिलान किया

Ashok Kumar Shrivastava

धनबाद। कोलाकुश्मा। 12। श्री भोला नाथ झा		
शाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
258	2841	0 डिसमील 5 कठा 0 छटाक

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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जोत का साताना भाग मय तफसील (बकाया वॉ हाल) मौजूदा साल का।

भाग भावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा (2010-2011) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ रा वर्ष (2017-2018)	
मात (नकदी)	5.00	25.00	5.00	5.00	5.00	5.00
गुजारी (भावती)	1.25	6.25	1.25	1.25	1.25	1.25
संस	2.50	12.50	2.50	2.50	2.50	2.50
सूद	2.50	12.50	2.50	2.50	2.50	2.50
मृतफरकत	1.00	5.00	1.00	1.00	1.00	1.00
मोजान	12.25	61.25	12.25	12.25	12.25	12.25

तफसील अदायकारी

अदायकारी भावत	सालाना	बकाया				मोतालबा हाल (2018-2019)	फाजिल
		तीन वर्ष से ज्यादा (2010-2011) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ रा वर्ष (2017-2018)		
मात (नकदी)	25.00	5.00	5.00	5.00	5.00		
गुजारी (भावती)	6.25	1.25	1.25	1.25	1.25		
संस	12.50	2.50	2.50	2.50	2.50		
सूद	12.50	2.50	2.50	2.50	2.50		
मृतफरकत	5.00	1.00	1.00	1.00	1.00		
मोजान अदायकारी	61.25	12.25	12.25	12.25	12.25		

(१) मोजान कुच (लफ्जों में) : One Hundred Ten Rupees and Twenty Five Paise

(२) नाम दोहरेन्द्र -

(३) कुच बकाया - 110.25

तारीख अमला तहसील कुनिन्दा : 19-07-2018

खस महल का बकाया मातगुजारी पर (खिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Broker Nath The

यह एक कंप्यूटर जनित प्रति है।

यह प्रथम केवल प्रार्षी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अनुचितियों के लिए सम्बन्धित अंशदायिकारी से संपर्क करें।

Shardan Kumar Shrivastava.

Sch. XI 1972 No. 180

जिला का नाम

संसद/एडल का नाम

अंचल का नाम

नाम संकलन नाम प्रोजेक्ट मय

पाना वोट पाना नम्बर

V

स्वामी/पोलिस नाम

फोटो मासकी/फोटो रैयती

नाम रैयत मय वलियत नम्बर

वो. संकुनत नम्बर JB 41

2879790

खाता संख्या	खेसरा संख्या
अराजी नकदी	अराजी भावली
ताफसील हिस्सा लक्षण भावली	

भाग नाम	चौजिया	तहसील	बकाया	पट्टा नम्बर	पट्टा वर्ग	पट्टा वर्ग	पट्टा वर्ग	पट्टा वर्ग
माल मुजारी	नकदी (भावली)							
संस								
मृतफरकात								
अज्ञान								

अदाकारी नाम	तहसील	बकाया	पट्टा नम्बर	पट्टा वर्ग	पट्टा वर्ग	पट्टा वर्ग
माल मुजारी	नकदी (भावली)					
संस						
मृतफरकात						
अज्ञान						

- (1) अज्ञान कुल (लाफगा)
- (2) ग्राम दहिन्दा
- (3) कुल बकाया

इस खत को जारी रखें अथवा तहसील कानून

जिस महल का बकाया अलाग जारी पर (पिवाय ऐसे बकाया पर जिन पर कि साटीफिकेट बापती) सुदनी नाराज है

Bhoka Nath R

Shadan Kumar Shrivastava



अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज नुं संख्या ८६६ (II) / 10-11

आदेश फलक

आवेदन की तिथि- 16-8-10
अधिसूचना तिथि- 17-8-10
निर्गत तिथि- 18-8-10

दिनांक	पदाधिकारी का आदेश तथा प्रस्ताव	अभियुक्ति
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12-6-10
 आवेदनक आदेशिका श्री. श्रीमान श्री
 विद्यालया सं. विद्यालय भा. साकिम, धनबाद
 धनबाद जिल्ला-धनबाद में प्रस्तावित के लिये आवेदन किया है।
 आवेदन के अनुसार आवेदनक आदेशिका ने प्रस्ताव
 प्लॉट नं. 12 प्लॉट नं. 69 प्लॉट नं. 20-33
 रकबा 530
 टर्न नं. 4163 दिनांक 29.3.10 के
 द्वारा अधिसूचना दिनांक 17.8.10 एवं कल
 से प्रस्तावित है।

पूरा आवेदन पर इल्का कर्मचारी को जीव हेतु है, इस जीव आम इस्तेहार निर्गत
करी। अधिसूचना दिनांक 26-6-10 को उपस्थापित करें।

26-6-10
 अधिसूचना उपस्थापित किया गया। आम इस्तेहार का सम्मिलित प्राप्त है।
 किसी व्यक्ति ने अपपति नहीं किया है। इल्का कर्मचारी, अंचल निरीक्षक का जीव
 प्रतिवेदन प्राप्त है जिसके अनुसार -

1. भूमि रिकॉर्ड काते को है।
2. प्लॉट नं. 69 में विद्योता के/विद्योता के पिता को नया लगन से रसीद कट रहा है।
3. आवेदनक निर्याता टर्नल द्वारा भूमि प्राप्त कर प्रस्तावित जमीन पर टखल
काम में है।
4. निर्वाचन धनबाद जिल्लाक निर्वाचन कार्यालय से विधि गवा है, किन्तु-अन्तर
मुद्रांक की रसीद को कोकाबल में नया कर टर्नल को जीव कल लिखा गया है।
5. प्रस्तावित भूमि पर आवेदनक अधिसूचना काता, प्लॉट, धन भूमि तथा
बी.बी.डी.एल. के क्षेत्र से कहर है।

अतः इल्का कर्मचारी/अंचल निरीक्षक को जीव प्रतिवेदन एवं अनुरोध
के अनुसार पर अधिसूचना भूमि का टखल-कारिण आवेदन को
..... किया गया है। तदनुसार सुविधा निर्गत करें एवं
इल्का कर्मचारी से एक कपडा में अनुपलब्ध प्रतिवेदन धारो।
लेखापत्र एवं संशोधित

अंचल अधिकारी
धनबाद।
 अंचल अधिकारी
धनबाद।

मेरे द्वारा फोटोकॉपी
किया गया।
प्रतिलिपिक / टंकाक

अभियुक्ति
श्री. श्रीमान श्री
विद्यालय भा. साकिम

अभियुक्ति
श्री. श्रीमान श्री
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अभियुक्ति
श्री. श्रीमान श्री
विद्यालय भा. साकिम

Sharon Kumar Shrivastava

प्रमाणित सच्ची प्रतिलिपि
 धनबाद
 अंचल अधिकारी
 धनबाद।

DHANBAD MUNICIPAL CORPORATION, DHANBAD

HOLDING TAX RECEIPT

Receipt No. TRAN270393240919123941

Date : 24-09-2019

Ward No : 23

Department / Section : Revenue Section
Account Description : Holding Tax & Others
Application Type : New Assessment

SAF No. : SAF391721240919122500

Property Type : Vacant Land

Name BHOLA NATH JHA

C/O:-

Address : KOLAKUSMA DHANBAD , , -

MOB : 9073369978

A Sum of Rs. 4,300.00 (In words) Four Thousand Three Hundred Only

towards Holding Tax & Others vide Cash

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Holding Tax Details		Amount
Account Description	Period	
Holding Tax Arrear	2016-2017 / 1 2018-2019 / 4	1,500.00
Holding Tax Current	2019-2020 / 1 2019-2020 / 4	500.00
Total		2,000.00
Additional Tax		0.00
Penalty / Interest Amount		2,342.00
Rebate on current Demand		50.00
Adjust amount		0.00
Amount Received		4,300.00
Advance Amount		8.00



Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year.
- without prejudice to land right

For Details Please Visit : udhd.jharkhand.gov.in

In Collaboration With
Dhanbad Municipal Corporation

Bhola Nath Jha

Shri. Kameshwar Shrivastava

Date- 11th August 2020

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Shri Chandan Kumar Srivastava s/o Late Radha Krishna Prasad Shrivastava residing at QR No-C2-117, Koyla Nagar, SEC-VII, TYPE-C, Dhanbad, Jharkhand -826005 is having composite loan bearing account no-0112675100012306.

This is to further state that the original deed has been submitted by the borrower for mortgage purpose as he is availing loan with us. The address of the mortgaged property is as follows-

**Address- VIP COLONY, KOLAKUSMA, SARAIHELIA, MOUZA 12, KHATA 69, PLOT 2056,
DHANBAD, JHARKHAND**

This certificate has been issued at the specific request of the customer without any risk and responsibility on the part of the bank or any of its officers.

For IDBI Bank Ltd



Authorized Signatory

Chandan Kumar Srivastava