

2539

20000 रु का 525/2286

5000Rs.



86/95/10  
 18697  
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Vide Admission No. 26  
 Basdeo Prasad Agarwala  
 श्री बासदेव प्रसाद अग्रवाल  
 Shri Basdeo Agarwal  
 Rajesh Kr. Agarwala  
 Mukesh Kumar Agarwala  
 26/6/81  
 2251

DEED OF SALE Under C. M. A. D. A.

THIS DEED OF ABSOLUTE SALE is made on this the 18th day of JUNE, One thousand nine hundred and Ninetyseven BY & BETWEEN (1) Sri Basdeo Pd. Agarwalle, son of Late Babulal Agarwalle (2) Smt. Neera Devi Agarwalle, wife of Sri Basdeo Pd. Agarwalle (3) Sri Ravi Kumar Agarwalle (4) Sri Rajesh Kumar Agarwalle (5) Sri Mukesh Kumar Agarwalle, sons of Sri Basdeo Prasad Agarwalle, all by faith Hindus, by occupation Business and housewife respectively, resident of Jharia, P.O. & P.S. Jharia, chowki, sadar sub registry office Dhanbad, District Dhanbad, hereinafter called and referred to as the VENDORS (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 assignees) of the ONE PART: (Vendor no. 2 to 4 represented by their constituted Attorney Vendor no. 1 Sri Basdeo Pd. Agarwalle vide power no. 83 of 1989 registered at

Shiv Shankar Prasad  
 Hemlata Sarda



मेरापार वयादिकाके  
वयापार

RQ

No. 252, 97-98  
Sold to... Shiv Shankar P. Sah  
of... Saji Patti Theliga  
through .....  
Non-Jud P  
of Rs. 7250=00 (5000/- 2000+750)

Clerk  
District Treasury Dhanbad  
18/6/97

Handwritten text in Hindi, including a circular stamp and various signatures and dates.

Badeo Prasad Agarwala  
18/6/97

Handwritten text in Hindi, including a signature and date.



228  
18/6/97  
Badeo Prasad Agarwala  
18/6/97

229  
18/6/97  
Mukesh Kumar Agarwala  
18/6/97

Handwritten signature.

18.6.97





Basdeo Prasad Agarwala

जीविका साहा

Rajni Kumar Agarwala

Rajesh Kr. Agarwala

Mukesh Kumar Agarwala

18/1/97

-- 2 :-

Dhanbad sub registry office, Dhanbad).

A N D

SRI SHIV SHANKAR PRASAD SAH, son of Late Banshi Sah, by faith Hindu, by occupation Business etc. resident of Sabji Patti Jharia, P.C. & P.S. Jharia, chowki, sadar sub registry 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 Dinanath Agarwala and Basdeo Pd. Agarwala are full brothers and were members of the joint Hindu family on which Dina Nath Agarwala was the KARTA.

And whereas the said Joint Hindu family comprising

Shiv Shankar Pd Sah

Hemlata saha





Basdeo Prasad Agarwala

श्रीमती शान्ति देवी

Ram Kumar Agarwala

Rajesh Kr Agarwala

Mukesh Kumar Agarwala

19/6/97

--: 3 :--

of the members of the parties acquired different lands and properties in the name of Shanti Devi Agarwala wife of Late Dina Nath Agarwala by virtue of purchased being Regd. Sale Deed no.3489 dt.20.3.61 from Fanchu Mondal and others including several sale deeds all the deeds were registered at Dhanbad sub registry office and was in peaceful and undisturbed possession over the land by mutating name in the sherista of the Landlord the State of Bihar and paying rent for the same under thoka no.270.

AND WHEREAS for the better enjoyment in future and also due to expansion of family the heirs and successors of afresaid Shanti Devi Agarwala, wife of Dinanath Agarwala and others amongst the heirs and successors of Basdeo Pd. Agarwala mutually partitioned the properties by virtue of

Shri Shankar Pd Saha

Hemlata Saha



Basudeo Porooad Agarwalle.

श्रीराजूजी अग्रवाल

Ravi Kumar Agarwalle.

Rajesh Kr. Agarwalle

Mukesh Kumar Agarwalle

18/1/97

--: 4 :-

of Deed of Partition being No.7068 dt.9.6.84 registered at Dhanbad sub registry office in which the SCHEDULE 'B' land exclusively fell in the share of aforesaid Basudeo Pd. Agarwalle and others, and thus the vendors became the sole and exclusive owners of the land and possessing the same peacefully.

AND WHEREAS the vendors being in urgent need of money to meet their personal expenses expressed their desire to sell the land which is described in the schedule below and whereas the purchaser has agreed to purchase the said land and offered to pay a sum of Rs.5000/- per katna i.e. total valuation comes to Rs.25,000/- (Rupees twenty five thousand) only, which has been paid by Cheque no. AH-117-859199 dt.17.6.97 of UCO Bank, Jharia Branch. but as per rate fixed by the Govt. the parties are paying stamp duty and registration fees for Rs.50,000/- (Rupees fifty thousand) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.25,000/- (Rupees twenty five thousand) only, paid by the purchaser to the vendor (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the said land which is described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendors

Shiv Shankar Pd San  
Homlata saha



Boodho Prasad Agarwalla

शिवशंकर ३-३-१९८१

Ravi Kumar Agarwalla

Rajesh Kr. Agarwalla

Mukesh Kumar Agarwalla

18/6/81

-- 5 :-

doth hereby absolutely and indefeasibly grant, sell, convey transfer and assign unto the purchaser by way of absolute sale all their right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easement 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~~ either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the land and are in sole and exclusive possession of the same and they have 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 vendors are not the true and lawful owners of the land or have other sharer or co-sharer or that the vendors have no right and authority to transfer the same and if by any other reasons thereof the purchaser is put to any loss the vendors doth hereby undertake to compensate the purchaser in every respect thereof.

Shiv Shankar Das

Hemlata Saha



Boddeo Prasad Agarwalla.

श्रीगणेशाय नमः

श्री कृष्ण अग्रवाल

Rajesh K. Agarwalla

Mukesh Kumar Agarwalla

18/6/97

--: 6 :-

That the purchaser shall hereafter pay the proportionate rent and cess 25 paise to the Landlord the State of Bihar or any other amount that may be assessed for the said land hereby sold to the purchaser by this deed.

That the vendors 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 vendors land and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

That the vendors have obtained necessary permission to transfer the land in favour of the purchaser from the Competent Authority under Urban Land Ceiling & Regulation Act, 1976 vide Memo No.36 of 1987 dt.24.5.97.

IN WITNESS WHEREOF the vendors have set and subscribed their hands on this the day, month and year first above written

SCHEDULE

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

MOUZA: KALAKUSMA, Mouza No.12, Khata no.122 (One hundred twenty two) PART OF PLOT NO.1273 (One thousand two hundred seventythree)

श्री शंकर झा  
हैमलता साहा



Baadeo Prasad Agarwalla

भारतपुत्री प्रसाद

Ravi Kumar Agarwalla

Rajesh K.R. Agarwalla

Mukesh Kumar Agarwalla

18/6/97

- : 8 :

out of which from our own share measuring an area 5 kathas or to say  $8\frac{1}{4}$  dec. (Five kathas or eight and one fourth decimals) of land is hereby sold by this sale deed MARKED AS LOT NO.7-PHASE-II as per plan attached herewith and shown in colour Red which is butted and bounded as follows:-

NORTH: Road.

SOUTH Vendors own

EAST: 15 feet wide proposed road.

WEST: Vendors own.

Drafted by me, read over and explained the contents to the executants and claimant.

WITNESSES:

*Rabindranath Sanyal*

Deedwriter, Dhanbad.

1. *दलीप प्रसाद*  
*कोल कुशमा*

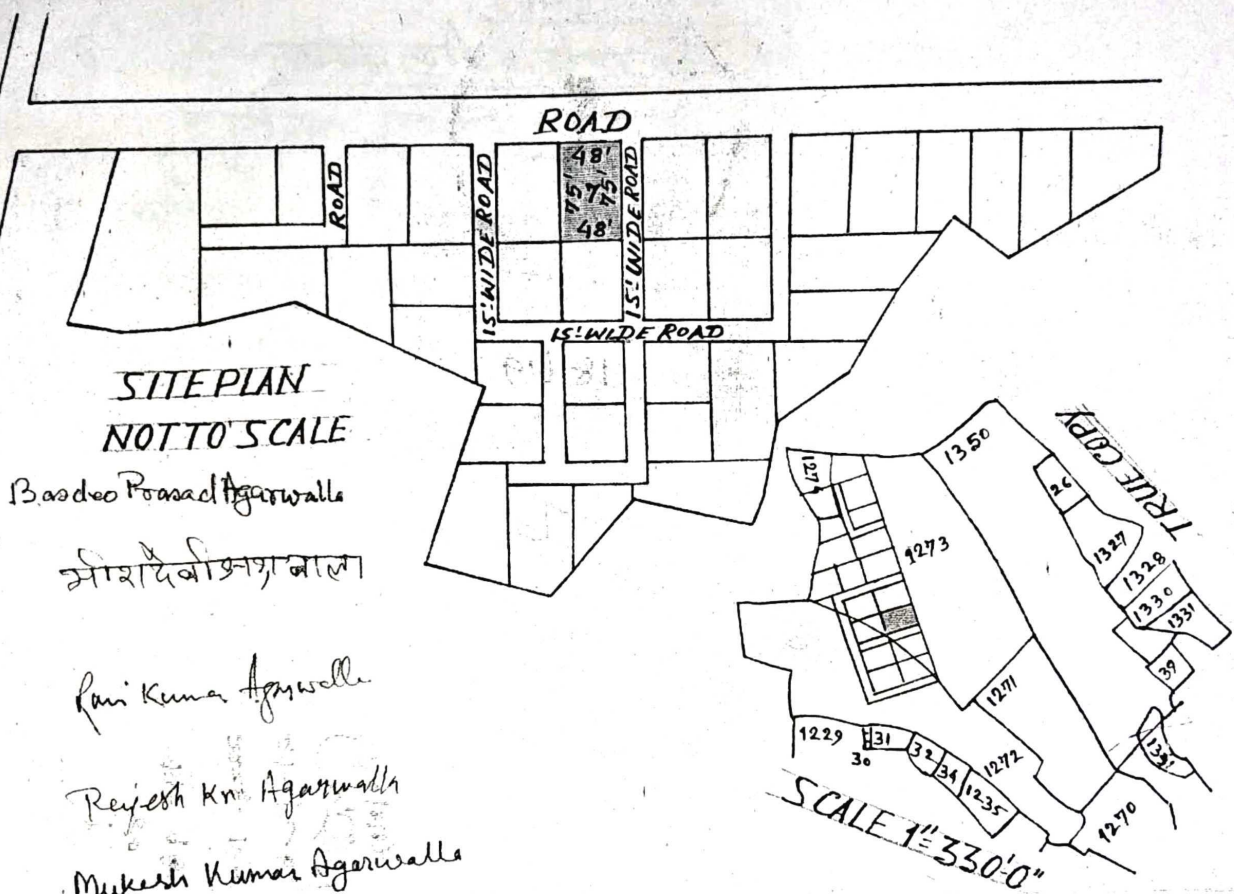
2. *श्रीमती*  
*पद्म १५५५*

Typed by:

*Shri Shankar Lal Saha*  
*Hemlata Saha*



PART PLAN OF MOUZA KALAKUSMA SHOWING THE LAND COLOURED IN-  
 RED THANA (DHANBAD) JHARIA No.12. DIST-DHANBAD. KHATA No.122.  
 PLOT No.1273 (PART) AREA 5 KATHAS (LOT No.7, PHAS II)  
 SELF AND ATTORNEY (1) SRI BASDEO PRASAD AGARWALLA S/O LATE BABU-  
 LAL AGARWALLA (2) SRI MUKESH KUMAR AGARWALLA S/O SRI BASDEO-  
 PRASAD AGARWALLA OF LACHHMANIA MORE, JHARIA, P.S. JHARIA, DIST-DHANBAD  
 PURCHASED BY: SRI SHIV SHANKAR PRASAD SAH S/O LATE BANSHI SAH,  
 RESIDENT OF SABJI PATTI JHARIA, P.S. JHARIA, DIST-DHANBAD.



SITE PLAN  
 NOT TO SCALE  
 Basdeo Prasad Agarwala  
 श्रीशदेवप्रसादनाथ  
 Ran Kuma Agarwala  
 Rajesh K. Agarwala  
 Mukesh Kumar Agarwala  
 18/6/97

TRACED BY:-  
 Ansari

Shiv Shankar Prasad Sah.  
 Hemlata Saha





प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
24/7/99	26/7/99	27/7/99	29/7/99	29/7/99

आदेश - पत्र  
अंचल अधिकारी का कार्यालय, चणवाड़ 1  
द्वारिका - शारदा भवन सं. - 57 (11) 99-2000

1/7/99 आवेदक श्री शिव शंकर प्रसाद साह निवा - कंगरी ब्लाक, सां - सवनी पट्टी, मारिया, चणवाड़ ने नामान्तरण के लिए आवेदन किया है। आवेदन पत्र के अनुसार आवेदक ने मौला - कलाकुपडा, मौला नं-12, खारा नं-122, प्लाट नं-1273, खरा - 05 (संघ) कटवा, दलील सं- 2286 तारीख 18/6/97 के द्वारा श्री वासुदेव प्रसाद अंग्रवाल निवा खं- वासुपाल अंग्रवाल खं- अण्ड, सां-मारिया के पास किया है।

मूल आवेदन पत्र हफ्ता कर्मचारी को जांच हेतु है। इस बीच आठ सप्ताह बिना को अतिरिक्त दिनांक 15/7/99 को उपस्थित करें।

15/7/99 अतिरिक्त आज उपस्थित किया गया।  
 आज इतरा का मालिक प्राप्त हुआ। किसी से किसी प्रकार की कार्रवाई प्राप्त नहीं हुआ। हफ्ता कर्मचारी को जांच आवेदन कांचल निरीक्षक के माध्यम से अंग्रवाल के साथ प्राप्त हुआ, जिसका अवलोकन किया, जो निम्न प्रकार है:-

1. आवेदक जमीन देवी खारा की है।
2. आवेदक जमीन का खाने जमाव सं-260 में श्रीमती शान्ति देवी पति 2 भाग सुब्बा अंग्रवाल के नाम से कसूल होता है।
3. आवेदक जमीन को आवेदक ने नेपाल, दलील सं-2286 दिनांक 18/6/97 द्वारा जमाव देवी के वाकिफान से खरीद किया है।

1. Shiv Shankar Id Sah.  
 2. Hemlata Saha  
 29/7/99



4. (आपके लिए जमीन का निबंधन चयन में हुई है।

5. आपके जमीन में (आपके खेत, भूदान, जनसीमा, कारिदास) खेत, खेत  
नी 0 सी 0 सी 0 रूप से बाहर है।

6. आपके जमीन का आपके दावत है।

कार: हल्का कारिदास। कंचन मिश्र के नाम पर 1959 से  
कंचन मिश्र के नाम पर प्रकृत जमीन का नाम (कारिदास) के नाम  
से स्वीकृत किया जाता है। अतः कंचन मिश्र के हल्का कारिदास  
से अनुमानित 1959 से एक एक के कारिदास में

अधिकार के लिए किया

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15/7/88  
कंचन मिश्र,  
चयन 1

हरी-शुंजी 0 मि 8  
15/7/88  
कंचन मिश्र,  
चयन 1

सेविका  
29/7/88  
कंचन मिश्र,  
चयन 1

अधिकार किया  
29/7/88  
कंचन मिश्र,  
चयन 1

(अधिकार के लिए) प्रतीक  
29-7-88  
कंचन मिश्र,  
चयन 1



Shiv Shankar Lal Saha  
Hemlata Saha





प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
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सर्वकार में निहित इस्टेट के अधिकारियों (रैपरो) का नामान्तरण (कानून - कानून) विभाग के पास, मुंबई, महाराष्ट्र।  
 नाम - चणवर, अग्रिम - चणवर, अग्रिम - चणवर, हस्ता नं - II, इस्टेट का नाम - किहा।

1	2	3	4	5	6	7	8	9
2402291000 सं - 57 (11) 99-2000	मौज का नाम - अग्रिम	पाना नं - 12	पाना नं - 122 पाना नं - 1273 पाना - 05 (मिच) क 201 पाना - 5.00 लूम कानून के माफि अग्रिम नं - 270	अग्रिम अधिकारी, चणवर	अग्रिम अग्रिम सं - 2286 अग्रिम अग्रिम सं - 1816/97	पुजाना पैसा श्रीमती शांति देवी पाना - अग्रिम अग्रिम अग्रिम सं - अग्रिम।	नया पैसा श्री शिव शंकर प्रसाद साह पाना - अग्रिम साह सं - अग्रिम अग्रिम, अग्रिम, चणवर।	होल - अग्रिम अग्रिम 15/7/99 अग्रिम अधिकारी, चणवर।

लेखा  
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Shiv Shankar Pr Sah  
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