

Asst. The Registrar  
29.10.52

271  
A.  
SIDIT  
I A A  
L A A

-:4:-

WHEREAS by a Registered Deed of sale being No.682 dated 29.01.1952 executed by Dewan Bahadur Wali Ram Taneja son of Late Bhagat Lakharam Taneja in favour of Prabhu Dayal Agarwalla, the Honorary secretary of the vendor hereto, the vendor hereto purchased his entire right, title, interest and possession in and over 11 bighas 16 kathas of raiyati land of Mouza: Dhanbad, Mouza No. 51 appertaining to khata no.50 being portion of Plot Nos.163,165,167,170 and 2361 and Khata No.157 Plot Nos.2372,164,166,169,2357 and 2359 and Khata No.7 Plot No.2360 for valuable consideration mentioned therein, Registered at Dhanbad sub registry office.

AND WHEREAS ever since the date of purchase, the vendor has been in peaceful possession over the said land by mutating its name in the sherista of the Land lord State of Bihar under Thoka Nos.472 and 473(Tikuri) and by exercising diverse Acts of ownership and possession.

AND WHEREAS to meet its financial requirements the vendor hereto considered it advisable to sell a portion of land, which is morefully described in the schedule below unto a willing buyer.

AND WHEREAS in course and as a result of negotiation between the parties hereto the vendor agreed to sell and the purchaser agreed to purchase the entire right title, interest and possession in and over 2 kathas of land out of plot No.2360 under Khata No.7 at Mouza Dhanbad, Mouza No.51 morefully and clearly described in the schedule below, for the reasonable and highest consideration of Rs.2,80,000/- (Rupees two lacs eighty thousand) only.

21/10/52

Asst. Registrar  
27/10/20

-: 5 :-

71  
IDIT  
95  
192

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs.2,80,000/- (Rupees two lacs eighty thousand) only, which has been paid by the purchaser to the vendor (the receipt of which sum is hereby admitted and acknowledged by the vendor) and in consideration of the terms and conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser all the vendor's entire right, title, interest and possession to in and over the said land morefully and clearly described in the schedule below along with all claims, demands, liberties, benefits, easements priviledges advantages etc. appertaining to and belonging to or reputed or known to so appertain or so belong free from all encumbrances whatsoever TO HAVE AND TO HOLD the same peacefully and quietly for all times to come subject to the payment of proportionate rent in respect of the schedule property together with all the right to construct residential houses etc. thereon and either by living thereon or by letting out the same having full right and authority to transfer the same by sale, gift, mortgage, exchange or otherwise as permitted by the law.

That the vendor hereby declare that the vendor is the sole and exclusive owner of the property hereby sold and the vendor has good, perfect, valid title over the said land and have absolute power to sell out grant, convey, transfer and assign the said property or every part of the same and the property is free from all encumbrances, mortgages, liens, notices, injunctions or any other liability.

21/10/2020

Asst. Registrar  
27.10.05

-: 7 :-

SCHEDULE

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

MOUZA: DHANBAD, Mouza no.51

UNDER KHATA NO.7.

PLOT NO.2360 out of which measuring an area 2 kathas or to say 3.3 dec. of land marked as COLONY LOT NO.5 is hereby sold by this sale deed.

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

NORTH: Colony Road.

SOUTH: Vendor's land

EAST: Vendor's land purchased by Sunil Kr. Sinha and others.

WEST: Vendor's land.

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

WITNESSES:

Asst. Registrar  
27.10.05  
Signature of the vendor.

1. Nande Kumar Gupta  
Ry. & TR. No 254/D  
Old Station Rly Colony  
Dhanbad,  
27.10.05

2. Sunil Kumar Sinha  
Ry. & TR. No. 513/1/172. Old -  
Station Dhanbad.  
27.10.05

3. Mulla Shree  
Mansuk  
Dhanbad

2197050-4079



अंशलाधिकारी अन्वय के द्वारा पूर्ण के अनुक्रम प्रती, निर्दिष्ट तारीख के अन्वय में 06AA 498322  
 गैर न्यायिक - 24.10.05  
 गणपति-लाल अन्वय के अन्वय में 472 दिनांक

विशेष नोट: 1. इस दस्तावेज में उल्लिखित की गई जानकारी सत्य और सही है।  
 2. इस दस्तावेज में उल्लिखित की गई जानकारी सत्य और सही है।  
 3. इस दस्तावेज में उल्लिखित की गई जानकारी सत्य और सही है।  
 4. इस दस्तावेज में उल्लिखित की गई जानकारी सत्य और सही है।

Attest Thirty One  
 27.10.05



Attested by  
 Jagan Chandra



27.10.05  
 2800.00  
 63.00  
 2863.00

DEED OF SALE

THIS DEED OF SALE made this the 27th day of October, Two Thousand Five BY AND BETWEEN SHREE JHARIA DHANBAD GOSHALA, A Goshala duly registered under the Bihar Goshala Act, 1950, having its Registered office at Bastacolla, P.S.Jharia, P.O.Dhansar, District Dhanbad herein represented through SRI MAHENDRA KUMAR AGARWALLA son of Late Banwari Lal Agarwalla, by faith Hindu, by occupation Business, resident of Dhaiya, P.S. and Dist. Dhanbad and SRI MULIDHAR PODDAR, son of Late Shivdutt Roy Poddar, by faith Hindu, by occupation Business, resident of Shashtri Nagar, P.S. and Dist. Dhanbad, being the President & Secretary respectively of the said Goshala, hereinafter

शिवनन्दन



*Asst. Thery Jhunwala.*  
*89.10.03*

-: 2 :-

called and referred to as the V E N D O R S (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, and assigns) Vendor herein represented through their Constituted Attorney SRI ASHIT JHUNJHUNWALA son of Late Om Prakash Jhunjhunwala, by faith Hindu by occupation Business, resident of Jharia, P.S. Jharia, Dist. Dhanbad vide Warrant No. IV-84 dt. 3.5.2005 registered at Dhanbad sub registry office.

*21/9/05*



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.
16-5-06	16-5-06	18-5-06	20-5-06	20-5-06

शुद्धि पत्र

जिला- धनबाद, अनुमंडल- धनबाद, अंचल- धनबाद, हल्का (III), स्टेट- झारखण्ड

दा.खा. मुकदमा सं- 1958 (III) 08-06

धनबाद

धनबाद

51

खाता नं- 07, एलौट नं- 2360, रकवा- 02 कट्टा

लगान - 4.00 रु मलावे सेवा

अंचल अधिकारी

धनबाद

पिक्री फलील नं- 9802

दि- 20.5.05

पुराना रैमत्र

मंत्री स्तरिमा गौशाला, जमा. सं 422 रु 43

नया रैमत्र

श्री शिवनंदन प्रसाद, पिता- श्री विशुन मिस्त्री

सा. - परमलिया, धनबाद

हल्का-अस्पष्ट  
551  
अंचल अधिकारी  
धनबाद

नेरें द्वारा लिखा गया

20/5/06  
सहायक

नेरें विमान लिखा

20/5/06  
सहायक

प्रतिप्रमाणित कच्ची प्रतिलिपि

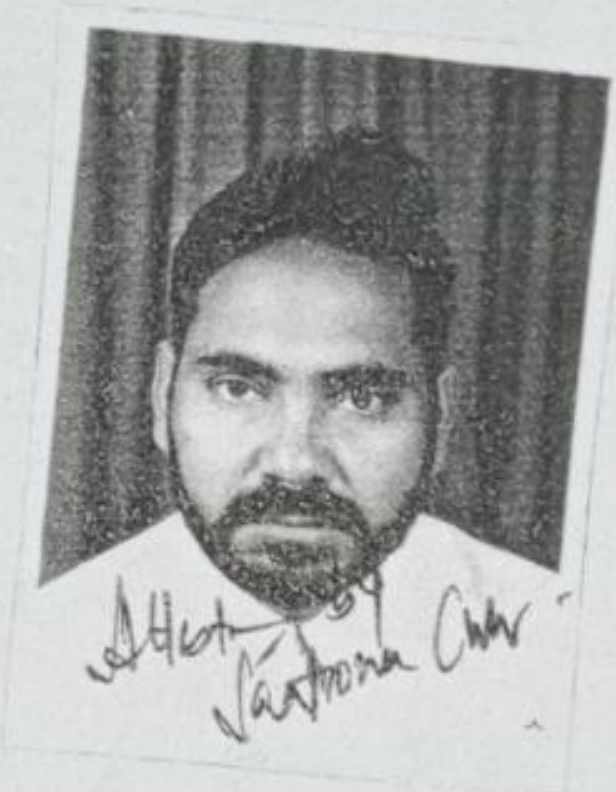
20.5.20  
प्रधान सहायक  
जनक कार्यालय

तारीख

Asst. Commissioner

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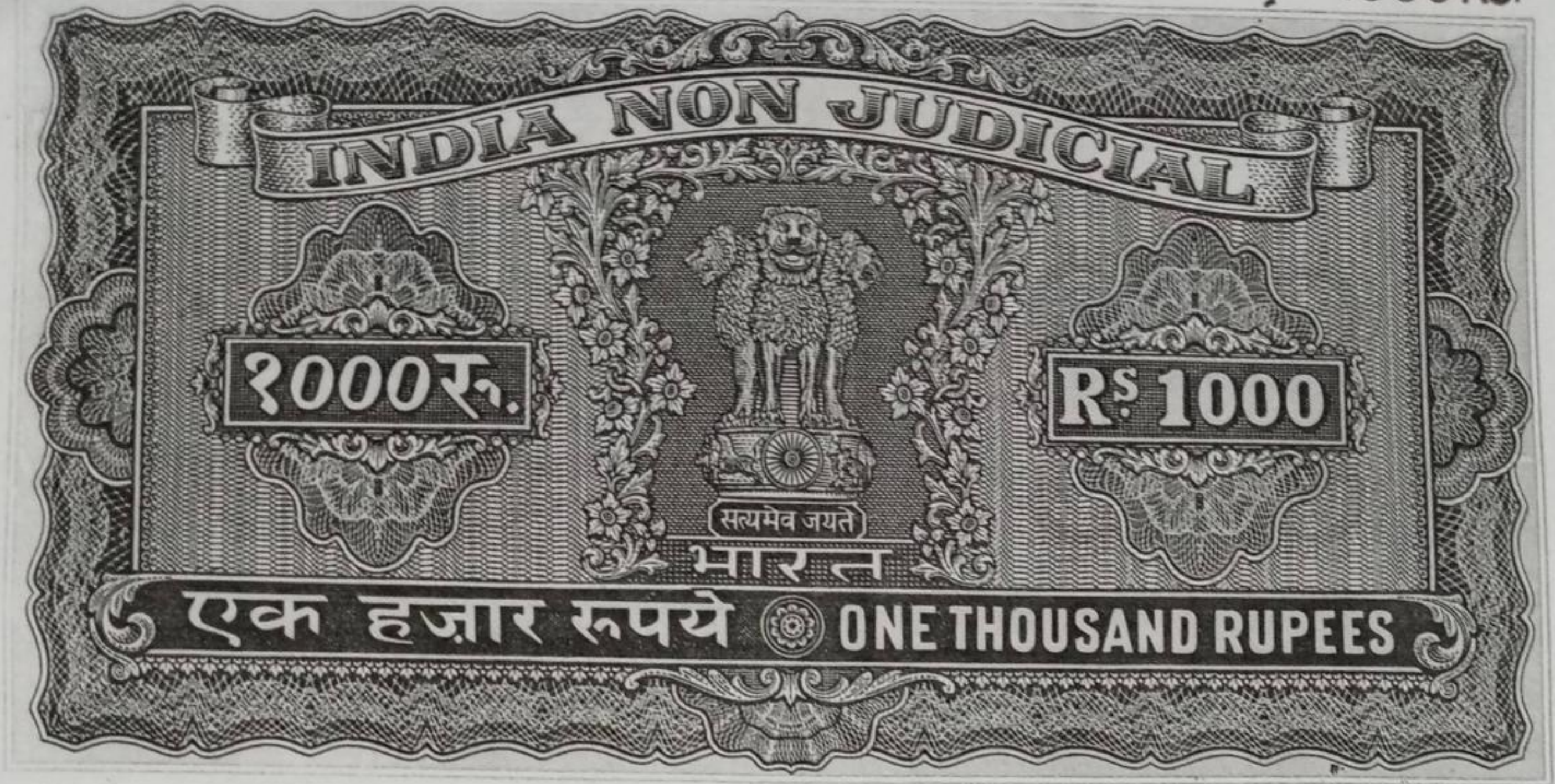
പിറ്റേതാഴ്ചയ്ക്കു  
26.9.02.



Certified that the finger prints of the left hand of the vendor and purchaser whose photographs affixed in the document have been duly obtained before me, drafted by me and typed in my office.

പിറ്റേതാഴ്ചയ്ക്കു

Signature Justice Chandu Licence No. 041990.



*Ashit Jhunjhunwala*  
29.10.05

-: 2 :-

called and referred to as the V E N D O R S (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, and assigns) Vendor herein represented through their Constituted Attorney SRI ASHIT JHUNJHUNWALA son of Late Om Prakash Jhunjhunwala, by faith Hindu by occupation Business, resident of Jharia, P.S. Jharia, Dist. Dhanbad vide Order No. IV-84 dt. 3.5.2005 registered at Dhanbad sub registry office.

*श्री १००५ रुपये*





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.
16-5-06	16-5-06	18-5-06	20-5-06	20-5-06

शुद्धि पत्र

जिला- धनबाद, अनुमंडल- धनबाद, मंचल- धनबाद, हल्का (II), स्टेट- झारखण्ड

दां.खां. मुकदमा सं- 1958 (III) 08-06

धनबाद  
धनबाद  
51

खाता नं- 04, एलौट नं- 2360, रकवा- 02 कट्टा

लगान- 4.00 रु. भलावे सेवा  
मंचल अधिकारी  
धनबाद

पिकी फलील नं- 9802  
दि- 24/10/05  
पुराना रैमत्र

मंत्री सरिमा गौशाला, जमां सं 442 रुं 443  
नया रैमत्र

श्री शिवनंदन प्रसाद, पिता- श्री विष्णु मिस्त्री  
सां- परमलिया, धनबाद

हर्ष-मस्पष्ट  
25/1  
मंचल अधिकारी  
धनबाद

नेरें द्वारा लिखा गया

20/5/06  
सहायक

बिमान किया  
20/5/06  
सहायक

प्रतिप्रमाणित कच्ची प्रतिलिपि  
20/5/06  
बिमान सहायक  
कार्यालय

शिवनंदन प्रसाद

STATE BANK OF  
DHANBAD BRANCH  
(Code-0066)  
MAP FOR SALE DEED

VILL + MOUZA + DIST :- DHANBAD. THANA :- DHANSAR. No. 51. Mouza No. 1  
CIRCLE :- DHANBAD, MUNICIPAL AREA. REVENUE THANA :- JHARIA.

SOLD BY :-

SRI-JHARIA DHANBAD GOSHALA, THROUGH-PRESIDENT  
SRI-MAHENDRA KUMAR AGARWALA SON OF LATE-BANBARI LAL  
AGARWALA OF DHAIYA, DHANBAD, AND SECRETARY - SRI-MURLIDHAR  
PODDAR SON OF LATE-SHIV DUTT ROY POKDAR OF SHASTRI NAGAR  
DHANBAD.

SOLD TO :-

SRI-SHIV NANDAN PRASAD S/O SRI-BISHUN  
MISHTRY OF BARMASIA RAILWAY COLONY QR.No-413/1/67.  
P.S:- DHANSAR. DIST:- DHANBAD.

KATHA No.

PLOT No

AREA / S.FT

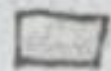
7

2360

1440 S.FT.

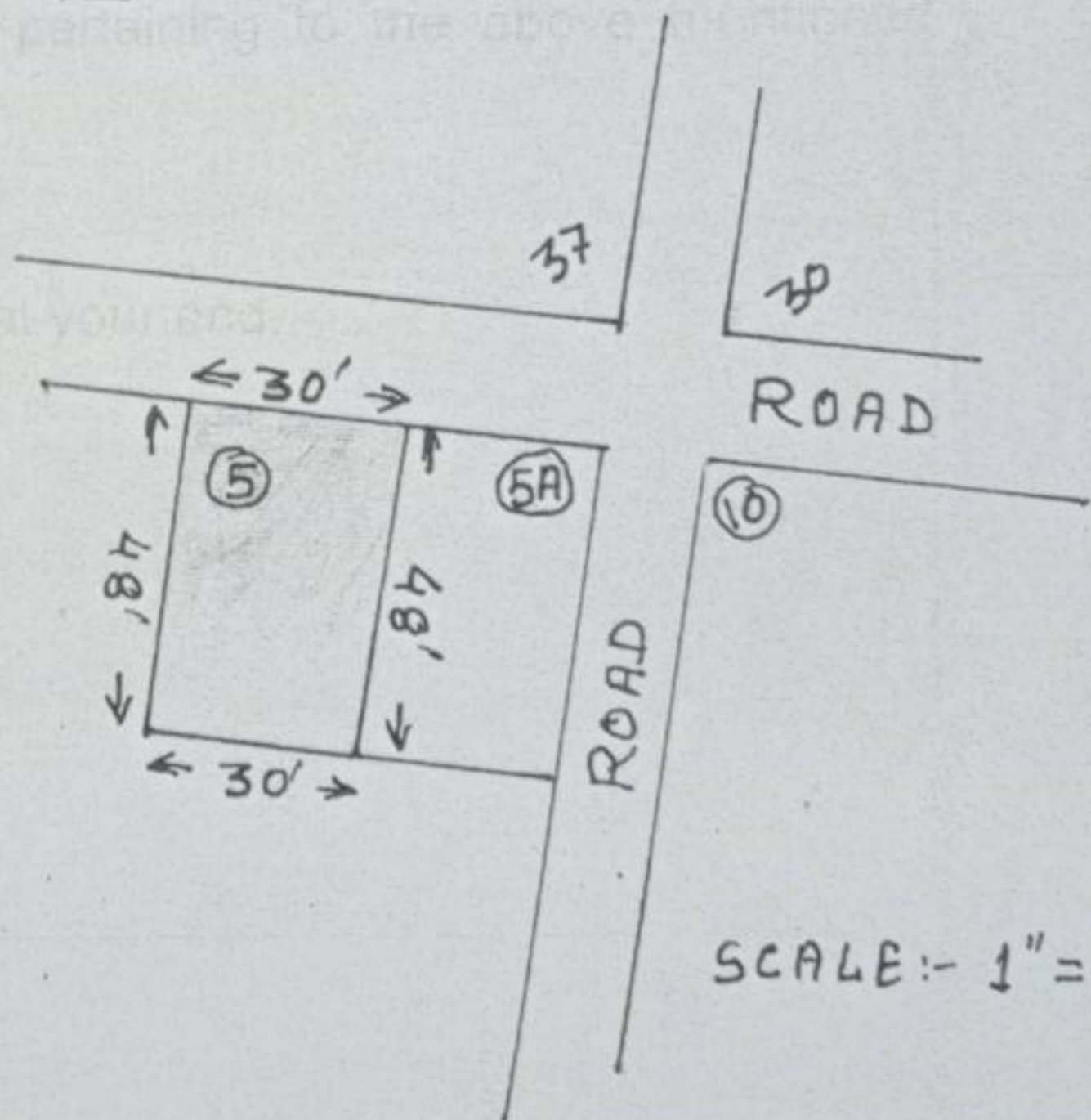
2 KATHA.

NORTH :- ROAD (GOSHALA)  
SOUTH :- GOSHALA  
EAST :- GOSHALA  
WEST :- GOSHALA

SOLD LAND SHOWN IN RED 



SCALE :- 1" = 330'



SCALE :- 1" = 50'

Asst. Commissioner  
29.10.05

21/10/05

500Rs.



*Asst. Thump...  
27.10.05*

-- 3 --

AND IN FAVOUR OF

SRI SHIV NANDAN PRASAD son of Sri Bishun Mistry  
by faith Hindu, by occupation Service resident of  
Bamesia, Rly, Qtr. No. 413/1/67, P.S. Dhansar, 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, representatives and assignees)  
of the OTHER PART:

*शिवनन्दन प्रसाद*

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग

लगान रसीद



sch XIV F. No. 180V

जिला का नाम धरवाड़  
 अनुमण्डल का नाम /  
 अंचल का नाम /  
 मौजा धरवाड़  
 थाना वी थाना नम्बर 57

V

रसीद क्रमांक JH 24 A019517  
 रैयत का नाम शिवनन्दन झा  
 पिता का नाम विगुन सिंगी  
 जमाबन्दी नम्बर 2369

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
07	2360	02 50 40

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया		हाल	
		3 वर्ष से ज्यादा	2 रा वर्ष	2015/16	2015/16
लगान	4.00	31.00	2.00	20.00	4.00
सेस	1.00			5.00	1.00
*ब्याज	2.00			10.00	2.00
विविध	2.00			10.00	2.00
योग	1.00			5.00	1.00
	10.00			50.00	10.00

अदायगी	बकाया		हाल		अग्रिम
	3 वर्ष से ज्यादा	2 रा वर्ष	विगत वर्ष	2015/16	
लगान			20.00	4.00	
सेस			5.00	1.00	
*ब्याज			10.00	2.00	
विविध			10.00	2.00	
योग			5.00	1.00	

- कुल योग शब्दों में 60.00 रु। (सुअर) 50.00 रु। 10.00 रु।
- नाम अदाकर्ता /
- कुल बकाया /

(हल्के/कम सिंगी)  
 हस्ताक्षर एवं दिनांक

ख़ास महाले का बकाया (माला ज़ारी) पर (सिवाय ऐसे बकायों जिस पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। 19/12/15

SPL/2013

शिवनन्दन प्रसाद



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.
16-5-06	16-5-06	18-5-06	20-5-06	20-5-06

अंचल अधिकारी का कार्यालय, धनबाद  
दखिल खासिज मुंठ सां सं - 1958 (III) 05-06  
आदेश फलक

10/01/06

आवेदक - श्री शिवनंदन प्रसाद, पिता - श्री विशुन मिस्त्री, सां - धर  
मसिमा, जिला - धनबाद ने नामांतरण के लिए आवेदक ने मौजा - धनबाद,  
मौजा नं - 51, खाता नं - 04, प्लॉट नं - 2360, रकबा - 02 कच्चा, फलील  
सं - 9802, दिनांक - 23/10/05 के द्वारा श्री महेन्द्र कुमार अग्रवाला  
में प्राप्त किया है। मूल आवेदन पत्र हल्का कर्मचारी को जांच हेतु देें इस  
बीच आम इस्तैहार निगति करें अत्रिलेख दिनांक - 25/01/06 को उपस्थित  
करें।

ह/ - अस्पष्ट  
10/1  
अंचल अधिकारी  
धनबाद

25/01/06

अत्रिलेख उपस्थापित आम इस्तैहार का तामिला प्राप्त है किसी  
व्यक्ति ने कोई आपत्ति नहीं किया है रां कर्मिका एवं अंठ सिरीं का  
जांच प्रतिवेदन प्राप्त हुआ है अवलोकन किया प्रतिवेदित है कि —  
① आवेदित जमीन रंचति खाते की है ② आवेदित जमीन का लगान  
जमां सं - 442 एवं 443 में मंत्री सरिया गौशाला के नाम लगान वसुल होता  
है विक्रैता मंत्री सरिया गौशाला के प्रतिनिधी महेन्द्र कुमार अग्रवाला एवं श्री  
मुरलीधर पौदार ने पावर ऑफ अटनी 117 84 दिनांक - 3/5/2005 जी  
धनबाद निबंधन कार्यालय द्वारा निबंधित है ③ आवेदित जमीन आवेदक  
केवाला फलील नं - 9802 दिनांक - 23/10/05 के द्वारा केवाला खरीद कर  
प्रवत्कार है ④ आवेदित जमीन का निबंधन धनबाद में हुआ है।

25/01/06 P.T.O

शिवनंदन प्रसाद



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.
16-5-06	16-5-06	18-5-06	20-5-06	20-5-06

शुद्धि पत्र

जिला- धनबाद, अनुमंडल- धनबाद, अंचल- धनबाद, हल्का (III), स्टेट- झारखण्ड

दा.खा. मुकदमा सं- 1958 (III) 05-06

धनबाद

धनबाद

51

खाता नं- 04, एलौट नं- 2360, रकवा- 02 कट्टा

लगान - 4.00 रु. भलावे शेषा

अंचल अधिकारी

धनबाद

पिक्री फलील नं- 9802

दि- 20/5/05

पुराना रैभत

मंत्री सरिमा गौशाला, जमा. सं 422 रु. 423

नया रैभत

श्री शिवनंदन प्रसाद, पिता- श्री विष्णु मिस्त्री

सा. - धरमलिया, धनबाद

हल्का-अस्पष्ट  
25/1  
अंचल अधिकारी  
धनबाद

नेटें द्वारा लिखा गया

*[Signature]*  
सहायक

नेटें विज्ञान विभाग

*[Signature]*  
20/5/06  
सहायक

अभिप्रेतमाणात लष्ठी प्रतिलिपि  
दी 20/5/06  
प्रधान सहायक  
20.5.20  
कार्यालय.

*[Handwritten signature]*

Asst. Deputy Commissioner  
27.10.05

7A  
192

-: 7 :-

SCHEDULE

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

MOUZA: DHANBAD, Mouza no.51

UNDER KHATA NO.7.

PLOT NO.2360 out of which measuring an area 2 kathas or to say 3.3 dec. of land marked as COLONY LOT NO.5 is hereby sold by this sale deed.

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

NORTH: Colony Road.

SOUTH: Vendor's land

EAST: Vendor's land purchased by Sunil Kr. Sinha and others.

WEST: Vendor's land.

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

WITNESSES:

*Asst. Deputy Commissioner*  
27.10.05  
Signature of the vendor.

1. Narhe Kumar Gupta  
Rly. QTR. NO 254/D  
Old Station Rly Colony  
Dhanbad,  
27.10.05

2. Sunil Kumar Sinha  
Rly. QTR. NO. 513/1/172. Old -  
Station Dhanbad.  
27.10.05

3. Munish Kumar  
Munish  
Dhanbad

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