

15823 - 280000 - 9802



अंशकालिकी अंतरा के उपर पूर्ण के अनुक्रम प्रती, निहित कर्ता है कि 06AA 498322
 10
 22/10
 24.10.05
 280000 - 280000 - 472 दिना

मिशन के लिए...
 जहाँ...
 23

Asst. Secretary



उपरोक्त बतित जमीन का मूल्य मार्गदर्शिका के अनुसार...
 के अनुसार...
 280000
 63000
 286300
 25.X

DEED OF SALE

THIS DEED OF SALE made this the 24th 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

002124/05

1850/05-06
Shiv Nandan Prasad
Barnasia, Shambad.

₹

11000/- (10000+1000)

(18/11/11)

दिनांक 27-10-05
के कार्यालय
कोषाध्यक्ष
विभागाध्यक्ष का नाम
नाम
वर्ग



निर्वाहक का हस्ताक्षर
27.10.05



Ajit Kumar, 27.10.05



आवेदन
कालीचरण
महिला
महिला

158
V5H05

Ajit Kumar, 27.10.05

निर्वाहक का हस्ताक्षर
27.10.05

HT/DN/5/10322222

1000Rs.



Asit Jhunjhunwala
89/10/05

-: 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.

014086/05.

1850/05-06.

Shiv Mandan Prasad.
Barrister, Kanpur.

*

11000/- (10000 + 1000)
(18/11/05)

159
27/10/05



Yudhbir Kumar
27/10/05



27/10/05

called and referred to as the V.R.D.O.R. 2 (which
expression shall unless excluded by or repugnant to
the context be deemed to mean and include its succe-
sors, and assigns) Vendor herein represented through
their constituted Attorney SRI ASHIT JHUNHUNWALA
son of late Om Prakash Jhunjhunwala by Latin Hindu
by occupation Business, resident of Jharia, P.S.
Jharia, Dist. Dhanbad vide No. IV-84 dt. 3.5.2005
registered at Dhanbad sub registry office.



Asit Kumar Das
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:

005363/05

Handwritten signature

Serial No. 16082 Date 21-10-05

To Shiv Nandan Id.

No. 7/A B. Mistroy

Bar Media

Dr. Arsen

Value of Stamp 50/- (Five hundred)

Through

Part of Stamp

cusala

Collector Office

R. V. Bhambha

Dist. S. D. Khanna



27.10.05

3

AND IN FAVOUR OF

SRI SHIV NANDAN PRASAD son of Sri Nishan Mistroy
 by faith Hindu, by occupation service resident of
 Bamnasa, P. V. No. 413/107, P. S. Dhamsal, District
 Dhule, hereinafter called and referred to as the
PURCHASER (which expression shall unless
 excluded by or pursuant to the context be deemed
 to read and include the

Act Thakur
29.10.52

-: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 to sell a portion of land, which is morefully described in the schedule below unto a willing buyer.

AND WHEREAS in course and asa 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.

Asst. Registrar
27/10/05

-: 5 :-

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 more fully and clearly described in the schedule below along with all claims, demands, liberties, benefits, easements, privileges, 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.

Asit Thakur
27.10.05

--: 6 :-

That the vendor doth hereby covenant with the purchaser that in future if the purchaser put to any loss or damages or deprived of any portion of the property or due to any defect in the title of the vendor, the vendor will remain liable and responsible to the purchaser to fully indemnify the purchaser against such loss or damages.

That the vendor hereby further covenant with the purchaser that the vendor shall pay the ground rent and cess now or in future becoming payable upto date and shall keep the purchaser fully indemnified, harmless and free from all encumbrances and against any attachment or legal proceeding in respect thereof and that the purchaser shall be liable to pay the annual ground rent and cess for the land hereby sold which become payable as from this day onwards.

That the purchaser shall get his name mutated in the sherista of the Landlord the State of Jharkhand and pay the proportionate rent Rs.10/- and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

That the vendor has obtained permission to sell the land U/s 26(I) of the Urban Land Ceiling & Regulation Act, 1976 vide Memo No.472 dt. 1.2.2005 from the Additional Collector Dhanbad.

IN WITNESS WHEREOF the vendor hereto having fully understanding the contents hereto have set and subscribed their hands on this the day, month and year first above written.

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. QTR. No 254/D
Old Station Ry Colony
Dhanbad,
27.10.05

2. Sunil Kumar Sinha
Ry No. 513/1/172
Station Dhanbad
27.10.05

3. Mullu Shree
Mansar
Dhanbad

Asst. Commissioner

-: 8 :-



பாண்டிச்சேரி
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.

Signature Santhana Chandu Licence No. 021990.



✓ 27.10.05



27.10.05
167
9802/2005
27.10.05
239
175

MAP FOR SALE DEED

VILL + MOUZA + DIST :- DHANBAD. THANA :- DHANSAR. No. 51. MOUZA no-51
 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 PODDAR 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.
7

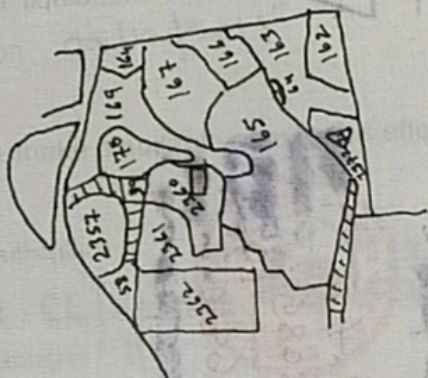
PLOT No
2360

AREA / S.FT
1440 S.FT.

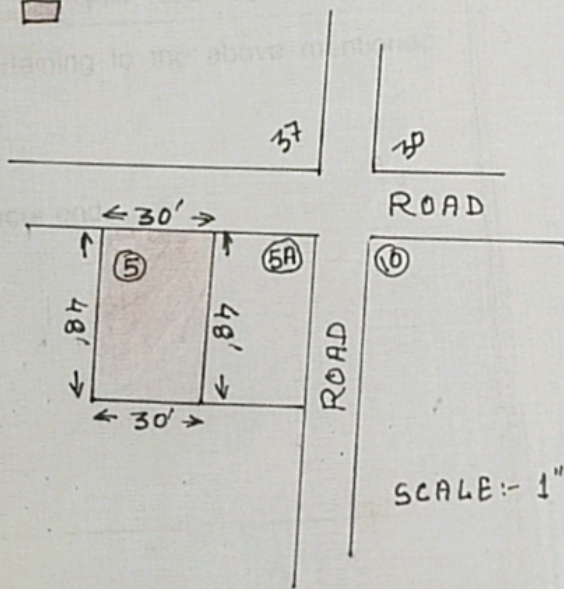
2 KATHA.

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

SOLD LAND SHOWN IN RED



SCALE :- 1" = 330'



SCALE :- 1" = 50'

Asst. Commissioner
 29.10.07

MINISTRY OF BARMASIA RAILWAY COLONY
P.S. DHANSAAR, DIST. DHANBAD.

KHATA No. F

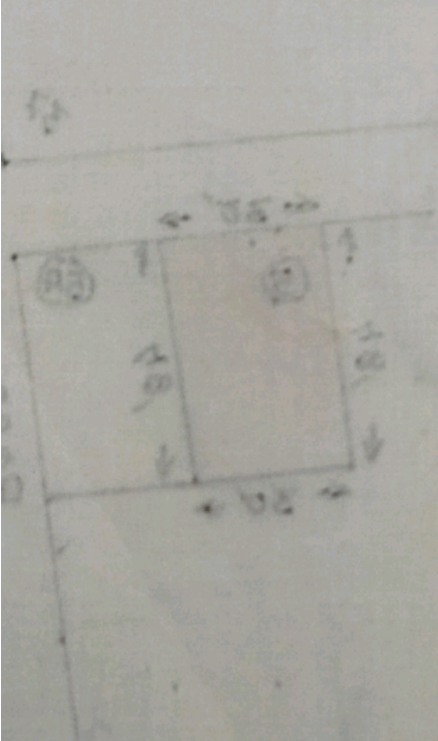
PLT. No. 2360

AREA 1/2 CT
1440 S.F.



NORTH - ROAD
SOUTH - GOSH
EAST - GOSH
WEST - GOSH

SOLD LAND 20.01.72



27.10.05

167
239
175
27.10.05