

Rajast-sale Dhambad 1,02,00,000/- st-4,08.100/-

8/12/17

अंचल अधिकारी... से प्राप्त सूची अनुसार दस्तावेज में उचित मोजा नम्बर... के छाता नं०... निषिद्ध खाते से बाहर है/सूची में नहीं है।

9/12/17

fee Rs. 306873.44
online paid vide
GRN-1700627519
dt. 07.12.17



Attested
R.K. Chakraborty

Shankar Mazumdar
7/12/17



तबतल्लि वर्णित जमीन का मूल्य मांग... अनुसार निर्धारित न्यूनतम मूल्य...

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 7th

day of December, Two thousand Seventeen, BY & BETWEEN :

1. SRI RAVI SHANKAR MAZUMDAR son of Late Uma Shankar Mazumdar, by caste Kayastha, by occupation Advocate, resident

of Rajasthan Road, Burdwan Compound, Lalpur, P.S. Lalpur,

District Ranchi, State of Jharkhand, 2. MRS. UTPALA SINHA

wife of Justice S.B. Sinha and Daughter of Late Uma Shankar

Majumdar, by caste Kayastha, by occupation Housewife, resident

D-361, Defence Colony, New Delhi-24 and also at Burdwan

Compound, P.S. Lalpur, District Ranchi, 3. MRS. MADHUMITA

MAZUMDAR wife of Late Uday Shankar Mazumdar, by caste

Kayastha, by occupation Housewife, resident of Meghdutam

Apartment, 19-X, Sector-50, Noida. U.P. and also at Burdwan

Compound, P.S. Lalpur, District Ranchi, Jharkhand,

Free paid

Rs 3,06,000 = 00

2-30

fee 0-94

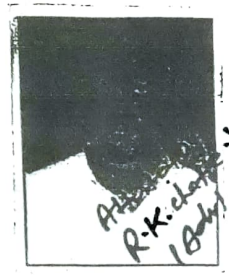
3,06,003 = 48

7/12

Attested

09-12-17 10-00-1-00
... ..
... ..
... ..
... ..
... ..
... ..
... ..

~~...~~
09-12-2017



Ravi Shanker Mazumdar
9/12/17



Vinod Kumar

-: 2 :-

Ravi Shankar Mazumdar
7/12/17

4. MR. ARIJIT MAZUMDAR son of Late Uday Shankar Mazumdar, by caste Kayastha, by occupation Advocate, resident of Meghdutam Apartment, X-19A, Sector-50, Noida. U.P. and also at Burdwan Compound, P.S. Lalpur, District Ranchi, Jharkhand, 5. MRS. GARGI MAZUMDAR wife of Late Kiran Shankar Mazumdar, by caste Kayastha, by occupation Teacher, resident of Swarna Rekha Apartment Burdwan Compound P.S. Lalpur, District Ranchi, 6. MRS. KALYANI GHOSH wife of Sanjay Ghosh and Daughter of Late Uma Shankar Mazumdar, by caste Kayastha, by occupation Teacher, resident of South Samaj Street, D.L. Bose Lane Tharpakhna, P.S. Lower Bazar, District Ranchi, 7. SAYANTANI MAZUMDAR 8. SUMEDHA MAZUMDAR both Daughter of Late Kiran Shankar Mazumdar, by caste Kayastha, by occupation Student, resident of Flat No. 501, Swarna Rekha Apartment, Burdwan Compound, P.S. Lalpur, District Ranchi, Jharkhand, 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 assigns) of the ONE PART: Vendor No. 2 to 8 herein represented by their constitute Attorney SRI RAVI SHANKAR MAZUMDAR son of Late Uma Shankar Mazumdar (Vendor No. 1 of this deed), by caste Kayastha, by occupation Advocate, Resident of Rajasthan Road, Burdwan Compound, Lalpur, P.S. Lalpur, District Ranchi, State of Jharkhand, registered at Ranchi registry office, vide Power No. IV-283 dated 07.04.2017. Attorney's Adhar No. 9984 2582 0112. the vendors are alive and this power is not revoke till to-day.

AND IN FAVOUR OF

1. SRI BALDEO PRASAD JALAN son of Late Chandu Lal Jalan, (H. U. F)
2. SRI SANJAY KUMAR JALAN son of Sri Baldeo Prasad Jalan, both by caste Agrharivaisya, by occupation Business, resident of House No. 156, Near Azad Chouk Kendua Bazar, P.S. Kenduadih, District Dhanbad, Jharkhand, hereinafter called and referred

Vinodhody

Late Shankar Mazumdar
7/12/17

-: 3 :-

to as the PURCHASERS: (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 assigns) of the OTHER PART:

Purchaser No.1, Adhar No.9125 8117 0390 and PAN :AAHMB0547C.
Purchaser No.2, Adhar No.5504 5904 3637 and PAN :AFPPJ2665G.

WHEREAS the land which is morefully described in the schedule below, purchased vide registered deed of sale being No.7129, dated 16.08.1961, from Kailash Nath Gupta, in favour of Sri Uma Shankar Mazumdar, registered at Dhanbad registry office and entered in Book No.1, Volume No.29, Pages 432 to 436, in the year of 1961, and recorded in Registrar II, vide Vol.No.3, & Page No.57C.

AND WHEREAS Late Uma Shankar Mazumdar came in peaceful possession over the said land and paid rent to the State of Bihar through Circle office town anchal, Dhanbad.

AND WHEREAS Late Uma Shankar Mazumdar died on 31.12.1963, leaving behind his wife Mrs. Usha Mazumdar, and after the death of said Late Uma Shankar Mazumdar, his wife Usha Mazumdar got her name mutated in revenue records vide Mutation case No.72/II/Hira/68-69 and paid rent to the State of Bihar now Jharkhand through Circle office town Anchal, Dhanbad, under Thoka No.578.

AND WHEREAS said Usha Mazumdar expired on 30.10.2013 leaving behind the above vendors as her legal heirs and successors, and they came in peaceful possession thereof as absolute owner.

AND WHEREAS the vendors being in urgent need of money to meet their personal expenses expressed their desire to sell the land together with house construction thereon, which is described in the schedule below, and whereas the purchasers have agreed to purchase the same and offered to pay a sum of Rs.60,00,000/-

Unrecorded

Ravi Shanker Kojari
7/12/17

-: 4 :-

(Rupees sixty lacs) only, as the highest consideration thereof, but as per rate fixed by the Jharkhand Government, the purchaser is paying stamp duty and registration fees for a sum of Rs. 1,02,00,000/- (Rupees one crore two lacs) only.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in consideration of the sum of Rs.60,00,000/- (Rupees sixty lacs) only, paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the said property which is described in the schedule below and in consideration of the terms, conditions and covenants herein-after contained, the vendors 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, 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 all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage to any person or persons or otherwise as the purchasers Like.

That the vendors doth hereby covenant with the purchasers that the vendors are the true and lawful owner of the property and they are in sole and exclusive possession over the said property and they have not in any way or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owner of the property or has other sharer or co-sharer or that the vendors have no right and authority to transfer the said property and if by any other reasons thereof the purchasers are put to any loss the vendors doth hereby unconditionally and irrevocably undertake to compensate the purchasers in every respect thereof.

Unmodified

Laxmi Shankar Dasgupta
7/12/17

-: 5 :-

That the purchaser shall hereafter pay the proportionate annual rent and cess Rs. 5/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of 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' property and the vendors shall render all possible aid and assistance to the purchaser in getting the purchaser's name mutated in the sherista of the Landlord the State of Jharkhand.

That the property conveyed by this deed is not prohibited by Govt., i.e. does not come under Govt. land, Govt. settled land, Bhudan land, forest land and adivasi land and does not come under Govt. acquisition land and the vendors and purchaser satisfied with the contents of this deed.

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 land situated at Mouza Hirapur, chowki, sadar registry office Dhanbad, P.S. & Municipality Dhanbad, in the District of Dhanbad.

MOUZA : HIRAPUR, Mouza No.07, Ward No.04, Holding No.291, KHATA NO.80 (Eighty), Plot No.1036, Area 08 Kathas or to say 13.20 dec. (thirteen point two zero decimals) of residential land in other Road, together with house construction thereon, consisting constructed plinth area 1475 Sqft. in the year 1961-62, is hereby sold by this sale deed.

Unmuted

Ravi Shankar Negand
7/12/17

-: 6 :-

As per plan attached herewith and shown in colour Red.
New Holding No.0260002060000A1 & 0260002061000M0 and Ward No.26.

BUTTED AND BOUNDED AS FOLLOWS :

- North : Birju Saw.
- South : Rasta.
- East : Rasta.
- West : Bijay Jaiswal.

According to aforesaid boundary area 08 kathas or 5760 sqft.
of land is hereby sold.

Valuation of land	...	Rs. 80,60,000/-
Valuation of Construction	...	Rs. 21,40,000/-
		<hr/>
		Total Rs.1,02,00,000/-

MEMO OF CONSIDERATION :

1.Rs.16,00,000/- through RTGS, on dt.12.06.2017, 2.Rs.14,00,000/- through RTGS, dt.9.11.17, 3. Rs.4,00,000/- through RTGS, Dt.31.5.17, 4. Rs.12,00,000/- through RTGS, dt.16.6.17, 5. Rs.8,00,000/- vide cheque No.129505 dt.3.8.17, 6. Rs.2,00,000/- through RTGS, dt.9.11.17 all are from the Koylanchal Urban Co-op. Bank Ltd. and 7. Rs.4,00,000/- vide cheque No. 035926 dt.9.12.17 of Bank of India, Putki Branch, Dhanbad.
That the parties hereto shall compliance the latest provision U/S 194-1A of the Income tax act.1961.

PHOTOGRAPH OF PURCHASER NO.1



Attested
R.K. Chatterjee
(6/11/17)



Unnotarized

G. H. S. Y. (17/17)
7/12/17

-: 7 :-

Sai Shankar Magar
7/12/12

PHOTOGRAPH OF PURCHASER NO.2



Santosh K. Jadhav
7/12/12

WITNESSES :

1. Alok Kumar Banz
s/o Ajit - Bhojje
Sai Baba Mandir Road
North Loc Tank
Hisapur Dhanbad.
Adhar No -> 4689 7726 4036
7/12/12
2. Jansap Kumar.
s/o Rabintra Prasad
ekiragora, Hisapur
Dhanbad



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. prepared the document as per details supplied by the parties.

Signature. Raj Kumar Chatterjee
Advocate
Dhanbad.

E.No. 804/2010


Vinod Kumar



निबंधन विभाग, झारखंड
Dhanbad

Token No: 2 Token Date: 2017-12-09
Party Name: Ravi Shankar Mazumdar
Father/Husband Name: Late Uma Shankar Mazumdar
(Power Holder)
Rajasthan Road Burdwan Compound Lalpur, Ps- Lalpur, Ranchi

Deed Type: Sale Deed

Party Details	
Name	Ravi Shanker Mazumdar
Gender :	M
DOB :	28-04-1965
Co :	S/O Late Uma Shanker Mazumdar
District :	Ranchi
House/Building No. :	
Locality :	Burdwan Compound, Lalpur
Pincode :	834001
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No. :	xxxxxxxx0112
Photo :	

Registering Officer

Ravi Shanker Mazumdar
Party Signature

Operator's Signature

Vinod Kumar



निबंधन विभाग, झारखंड
Dhanbad

Token No. 2 Token Date: 2017-12-09

Party Name: Santas Kumar Jalan

Father/Husband Name: Baldeo Prasad Jalan
(VENDEE)

Near Azad Chouk Kendra Bazar Kenduadih Dhanbad

Deed Type: Sale Deed

Party Details

Name : Sanjay Kumar Jalan
Gender : M
DOB : 22-05-1976
Co. : S/O: Baldeo Prasad Jalan
District : Dhanbad
House Building No. : house no. 156
Locality : chhtatand kenduadih
Pincode : 828116
Post Office :
State : Jharkhand
Village/Town/City : Kusunda
Aadhaar No : xxxxxxxx3637
Photo :




Registering Officer



Sanjay Kumar Jalan
Party Signature

Operator's Signature

Winey Prasad

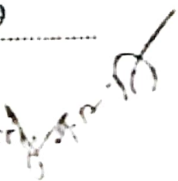

निबंधन विभाग, झारखंड
धनबाद

Token No 2 Token Date: 2017-12-09
 Serial Deed No /Year :5552/5026/2017
 Deed Type : Sale Deed

SN	Party Details	Photo	Thumb
1	Ravi Shankar Mazumdar Father Husband Name: Late Uma Shankar Mazumdar (VENDOR) Rajasthan Road Burdwan Compound Lalpur, Ps- Lalpur, Ranchi		
2	Utpala Sinha Through Father Husband Name: Justice S.B. Sinha (VENDOR) Rajasthan Road Burdwan Compound Lalpur, Ps- Lalpur, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Madhumita Mazumdar Through Father Husband Name: Late Uday Shankar Mazumdar (VENDOR) Rajasthan Road Burdwan Compound Lalpur, Ps- Lalpur, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Arijit Mazumdar Through Father Husband Name: Late Uday Shankar Mazumdar (VENDOR) Rajasthan Road Burdwan Compound Lalpur, Ps- Lalpur, Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Gargi Mazumdar Through Father Husband Name: Late Kiran Shankar Mazumdar (VENDOR) Swarna Rekha Apartment Burdwan Compound Ps- Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Kalyani Ghosh Through Father Husband Name: Sanjay Ghosh (VENDOR) South Samaj Street D.I. Bose Lane Thaparkhana Ps- Lower Bazar Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. 1
 Volume 357
 Page 547 To 604
 Deed No 5552/5026
 Year 2017
 Date 2017-12-09

Unrecd


Registering Officer 



निबंधन विभाग, झारखंड
Dhanbad

Token No.2 Token Date: 2017-12-09
Party Name: Baldeo Prasad Jalan (H U F)
Father/Husband Name: Late Chandu Lal Jalan
(VENDEE)
Near Azad Chouk Kendua Bazar Ps- Kenduaadih Dhanbad

Deed Type: Sale Deed

Party Details	
Name :	Baldeo Prasad Jalan
Gender :	M
DOB :	08-08-1950
C/o :	S/O: Chandu Lal Jalan
District :	Dhanbad
House Building No. :	house no. 156
Locality :	chhatand kenduaadih
Pincode :	828116
Post Office :	
State :	Jharkhand
Village/Town/City :	Kusunda
Aadhaar No. :	xxxxxxxx0390
Photo :	

Registering Office

Party Signature

Operator's Signature

Manoj Prasad

Sl. No.	Category	Item Name	Unit	Quantity	Rate	Amount	Particulars	Remarks
11	NCDEI	Sanjay Kumar Usan	Business	10.00	77.00	770.00	Year Aged Chauth Kastro	Year Aged Chauth Kastro
12	Idaridhar	Ashu Kumar Banerjee	Business	10.00	306.872	3068.72	Year Aged Chauth Kastro	Year Aged Chauth Kastro

Fee Details

Sl. No.	Description	Amount
1	FR	870.00
2	RL	0.54
3	AL	2.00
4	AI	306,000.00
Total		306,872.54

Ravi Shanker Muzumdar
65594-51019

Including Details provided by the user has been mutated in the name of - RAVI SHANKAR MAZUMDAR

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to best. The details of property's building number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

निवेदन प्रदाता/पंजीयनकर्ता के हस्ताक्षर हैं
 R.K. Chatterjee Rastogi Muzumdar
 निवेदन प्रदाता/पंजीयनकर्ता के हस्ताक्षर हैं

पंजीयन क्रमांक 219 2023 काठमान्डौ
 राबि

पता आशाचंद्र कुमारी
 पता काशी कुमारी
 पता सिद्धा
 निवेदन प्रदाता/पंजीयनकर्ता के हस्ताक्षर हैं

AK Bant
 ASOK Rastogi Muzumdar

Unrecorded

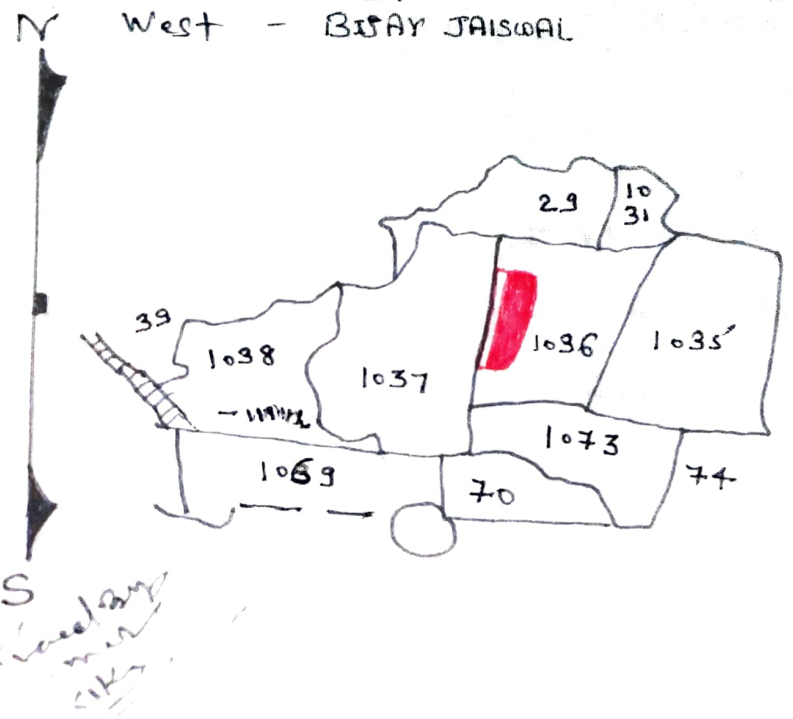
Seller: → ① SRI Ravi Shankar majumdar s/o Late Uma Shankar majumdar of Rajast
 an Road Burdwan Compound Jalpur P.S Jalpur Dist ranchi ② Mrs. UTPAL
 SINHA w/o JUSTICE S.B. SINHA and Daughter of Late Uma Sankar majumdar
 of D-361 Defence colony new Delhi 24 and also at Burdwan compound
 P.S Jalpur Dist ranchi ③ Mrs. madhumita majumdar w/o Late Uday
 Shankar majumdar of meghdutam apartment 19-X Sector-50 Noida,
 U.P and also at Burdwan compound P.S Jalpur Dist ranchi ④ Mr. Anjif
 Mazumdar s/o late Uday Shankar majumdar of meghdutam apartment
 X-19A Sector 50 Noida U.P at Burdwan Compound P.S Jalpur Dist ranchi.
 ⑤ Mrs. Gargi Majumdar w/o Late Kiran Shankar majumdar of Swarna Rekha
 apartment Burdwan Compound P.S. Jalpur Dist Ranchi ⑥ Mrs. Kalyani Ghosh w/o
 Sanjay Ghosh and D/o Uma Shankar majumdar of South Samaj Street D.L. Bose
 Lane Thakpakhon P.S. Lower Bajar Dist Ranchi ⑦ Sayantani majumdar ⑧ Sumedha
 Majumdar D/o Late Kiran Shankar majumdar of Flat No 501 Swarna Rekha apartm-
 ent Burdwan Compound P.S. Jalpur Dist Ranchi Vendor No 2 To 8 ATTORNEY SRI RANI
 Shankar majumdar s/o late Uma Shankar majumdar of Rajasthan Road Burdwan
 Compound Jalpur P.S Jalpur Dist Ranchi.

Purchaser: → ① SRI Baldeo Prasad Jalan s/o Chandu Lal Jalan ② SRI Sanjay Kumar
 Jalan s/o SRI Baldeo Prasad of house no 15B near azad chowk Kendua
 Bajar P.S Kendua Dist - Dhambad.

Schedule! → Mouza - Hirapur No 7 Ward no 4 Holding no 291 Khetra no 80
 Plot no-1036, area 08 Katha or To say 13.20 Decimal PLINTH area 1475 Sqft

Boundary! →

- North - BIRJU Saw
- South - Rasta
- East - Rasta.
- West - BISAY JAISWAL



Shown in red colour.

Key plan

