

16227

130000 - 172001 - 15384



विद्वान्नाम के सुपारी ककुनी कंगडी 10/12/08

06AA 500005

Handwritten notes and signatures on the left side of the stamp, including '10-12-08' and '10-12-08'.

Vertical handwritten text in the center: '10-12-08' and '10-12-08'.



Attested by me
M.L. Kar
Advocate

No. 905. 10/12/08 2:10:08



Handwritten text in Hindi: 'मन बावकारी', 'के बाता नाम', 'के बाहर है / सुधी पत्र'.

बिक्रय पत्र : केवाला दस्तावेज

अनुसार निर्धारित...

श्रीमति कृष्णा देवी पति स्व० डी. के. झा, जाति-ब्राह्मण,
पेशा- गृहस्थी, साकिम- एच. ई. स्कूल रोड हिरापुर धनबाद, थाना-
धनबाद, जिला धनबाद । । भारतीय । ।

Handwritten notes on the bottom left: 'Free Part', 'K.C. & Co.', '4300', '2:50', '0-94', '4803-wn'.

श्रीमति इन्दु झा पति श्री भास्कर झा, जाति- ब्राह्मण,
पेशा- गृहस्थी, साकिम- विहार पोलिटेकनिक रोड, बेंकार बाँध
धनबाद, थाना एवं जिला धनबाद । । भारतीय । ।

Handwritten signature 'Rajna'.

10-12

.../2

Handwritten signature 'Rajna'.



कुशवाहा देवी
10-12-08

-: 2 :-

बिक्रय पत्र ॥ केवाला दस्तावेज ॥

मूल्य- 4,30,000/- ॥ चार लाख तीस हजार रुपये ॥

सालाना मालगुजारी 1.00 रुपये

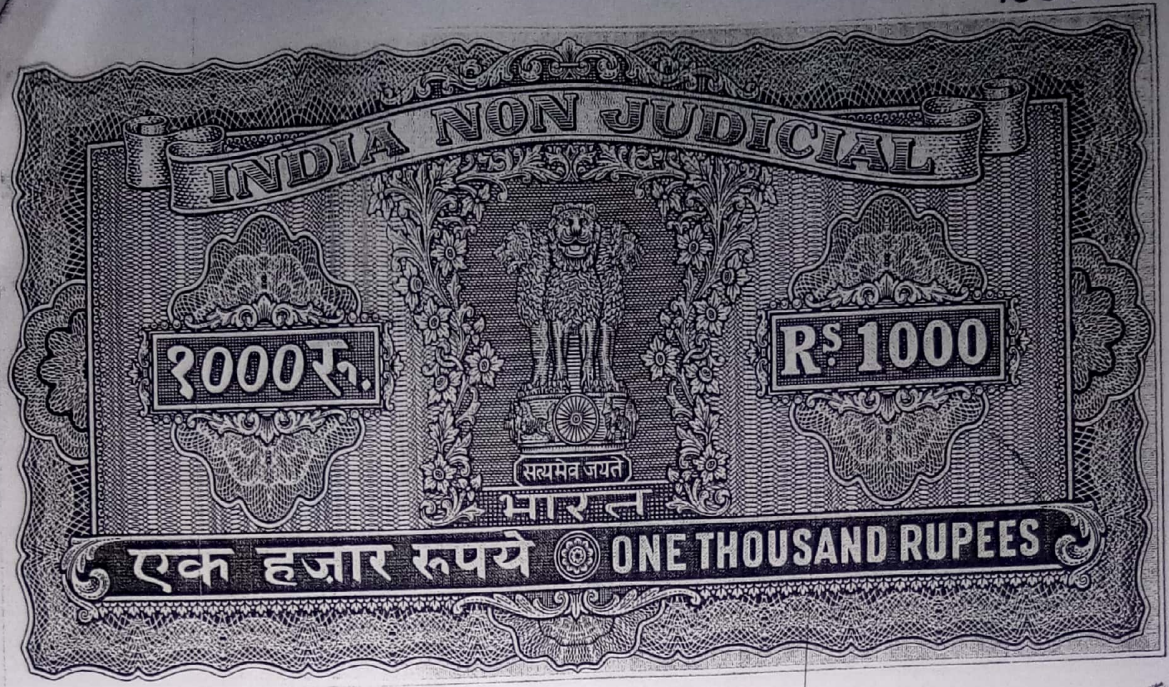
मालिक जमींदार झारखण्ड सरकार

अंचल कार्यालय धनबाद ।

विवरण जायदाद- जिला चौकी सदर निबंधन कार्यालय धनबाद, थाना- धनबाद
अन्तर्गत " डिरापुर " मौजे में बिक्रेता के रैयती स्वत्व की जमीन । मौजा-डिरापुर,
मौजा नं०- 7 ॥ तात १, खाता नं०- 39 ॥ उनचालीस ॥, प्लोट नं० - 96
छियानवे ॥ रकवा- 2 कट्ठा ॥ दो कट्ठा ॥ या 3.30 डिसेमिल जमीन इस दस्ता-
वेज द्वारा बिक्रेता ने क्रेता को बिक्री किया, जो दस्तावेज में संलग्न नक्शा में
लाल रंग से चिह्नित कर दर्शाया गया है ।

... 3

३५५



-: 3 :-

10.12.08
क

जिसका चौहद्दी :-

उत्तर - प्लाट नं०- 97
दक्षिण- 13 फीट चौड़ा रास्ता
पूरव - ए. एम. झा एवं के. एन. मोहन
पश्चिम - अरविन्द सिंह ।

उक्त सम्पत्ति विगत दिनांक - 30.12.93 साल के दस्तावेज संख्या-8347 द्वारा अशोक नगर धनतार निवासी श्री जगन नाथ सिंह के पास से विक्रेता के निज नाम पर खरीदा हुआ सम्पत्ति है । जो विक्रेता उस दखल में दखलीकार होकर निर्दाय एवं निर्दोष अवस्था में क्रेता को बिक्री किया, जिसका थोका नं०- में मालगुजारी अदा होता है ।

उक्त जमीन हस्तान्तरण हेतु शाहरी भू-इदबन्दी अधिनियम 1976 को धारा 26(1) के तहत सक्षम पदाधिकारी धनबाद को आवेदन संख्या- 905/08 दिनांक - 2.7.08 के द्वारा सूचना दिया गया है, 60 दिन के अन्दर उक्त पदाधिकारी के पास से किसी प्रकार आपत्ति प्राप्त नहीं हुआ है, अतः 60 दिन के बाद कानूनन दस्तावेज निबन्धन हेतु पेशा किया ।

इ.ए.न.



करीम
10.12.08

-: 4 :-

चूंकि बिक्रय पत्र केवाला दस्तावेज का विवरण यह है की बिक्रेता के आवश्यक-
 र्ख्य हेतु रुपये का कठिन आवश्यकता आने पर रुपये संग्रह करने के वास्ते विवरण में
 दिये गये जमीन को बिक्री करने के लिये क्रेता से प्रस्ताव किये, क्रेता उक्त जमीन को
 उचित मूल्य में खरीद करने के लिये राजी होने पर दोनों पक्षों के सहमति से उक्त
 जमीन का समयोचित तर्जोच्च मूल्य- 4,30,000/- रुपये तय हुआ और उक्त मूल्य
 में ही उक्त जमीन बिक्रेता ने क्रेता को बिक्री करके सदा के लिये सम्पूर्ण रूप से
 निःस्वत्व हुए ।

आज तारीख से ही क्रेता उक्त जमीन में बिक्रेता के स्थान पर दखलकार बनकर अपने
 इच्छानुसार कच्चा - पक्का मकान, कुँआ, बाग- बगियादी निर्माण करके नीज
 वसवास या भाड़ा आदि द्वारा दान, बिक्रय आदि सर्वप्रकार हस्तान्तरण करने की
 पूर्ण हकदार होकर पुत्र- पौत्रादी, वारिस एवं बंशज के साथ निर्विघ्न रूप से
 भोग दखल करते रहे, इसमें बिक्रेता तथा बिक्रेता के वंशजगण कोई कभी किसी प्रकार
 वज्र या स्तराज नहीं कर पायेंगे, करने पर भी वह हरवक्त के लिये बातिल और
 नाभंजुर होगी ।

32/11/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 291625

10/12/08
10.12.08

--: 5 :-

बिक्रीत जमीन का सलाना मालगुजारी मालिक जमींदार झारखण्ड सरकार को हर-
साल अदाय देकर बिक्रेता का नाम खारिज करवाकर क्रेता अपने नाम से चेक दाखिला
रसीद हासिल करेंगे, दाखिल खारिज करने के वास्ते जो कुछ भी जरूरत होगी बिक्रेता
तथा बिक्रेता के वंशजगण बगैरस्तराज पर कर देंगे ।

बिक्रीत जमीन सम्पूर्ण निर्दाय एवं निर्दोष अवस्था में बिक्रेता के दखल पर है,
कभी किसी प्रकार दाय- संयोग, हस्तान्तर आदि क्रिया हुआ नहीं है फिर भी भविष्य
में प्रकाश पाये जाने पर क्रेता को जो भी क्षति होगी वहसब क्षति पुर्ति का देनदार
बिक्रेता तथा बिक्रेता के वंशजगण होंगे ।

अतः बिक्रेता स्वस्थता पूर्वक सही दिमाग से मूल्य का समुचा स्वये नगद गृहणा
करके यह बिक्रय पत्र केवाला दस्तावेज लिख दिया कि समय पर काम आवे ।
ईति सन 2008 साल, तारिख - 10.12.08

. 6

इयम

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 291624



Handwritten signature and date 10.12.08

Gadella
10.12.08

M.L. Kar
Advocate
10.12.08



दस्तावेज का मजसुम तैयार करके दोनों पक्षों को पढ़कर सुनाया एवं समझा दिया, तथा प्रमाणित किया जाता है कि बिक्रेता एवं क्रेता जिनका छायाचित्र दस्तावेज में लगाया गया है, के बाँये हाथ के अंगुलियों के निशान मेरे द्वारा या मेरे सामने लिया गया।

M.L. Kar
Advocate
C.No. 314204
10.12.08

गवाहगण

- 1- Karadhem Renuki
Sb. Orangadhem Renuki Karmart.
- 2- Oliver Kumar Son
S/Chafe Dalini Karmart
10.12.08

टंकक:-

Handwritten signature

Handwritten signature



कुलकर्णी देवी
19/12/08



Attested by me
M. L. Lilar
Advocate
10/12/08



Haradhan Rawani
S/o Gangadhar Rawani
Karmachari
10/12/08



Attested by me
M. L. Lilar
Advocate
10/12/08

33/11/08

Seller: Smt. Krishna Devi w/o Late D.K. Jha of
H.E. School Road, Hirapur, Dhanbad.

Purchaser: Smt. Indu Jha w/o Sri Bhaskar Jha of
Bihar Polytechnic road, Bekarbandh, Dhanbad

Schedule: Mouza: Hirapur No: 7, Khata No: 39
Plot No: 98, Area: 2 Kathas

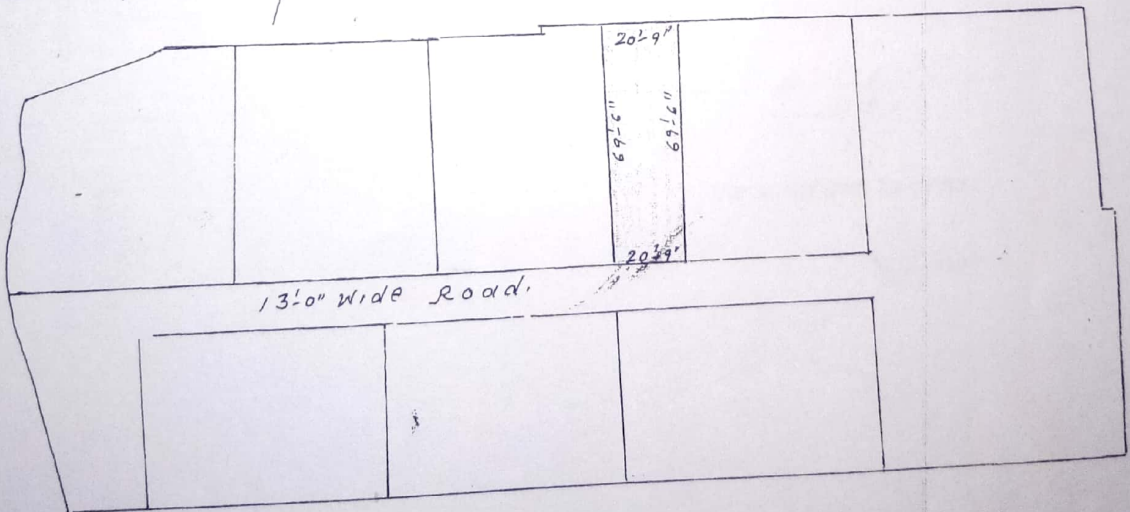
Boundary: North: Plot No: 97,
South: 13'0" Wide Road.
East: A.M. Jha, K.N. Mohan
West: Arbind Singh.



Handwritten signature and date: 10.12.58



Handwritten note: *Two plots*



Handwritten signature or initials.



निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह, घोषणा प्रपत्र (नियम 114)

Token Date/Time: 11/12/2008 12:30:21

Sale Deed Address: H.E.School Road, Hirapur,Dhanbad
11/12/2008
430000
Presenter: Krishna Devi
DOE
Stamp Value: 17200
Serial No.: 0
Total Pages: 20
Book: 1
CNO/PNO

Commission Deeds

Property Details:	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
Anchal DHANBAD	7	0	HIRAPUR	39	96			TAANRD	3.3 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Krishna Devi	Late D.K.Jha	House Wife	Other		H.E.School road, Hirapur,dhanbad
2	VENDEE	Indu Jha	Bhaskar Jha	House Wife	Other		B. polytechnic Road. bekar bandh, Dhanbad
3	Identifier	Haradhan Rawani	Ganga Dhar Rawani	Service	Other		karmatand, Dhanbad
4	Witness1	Haradhan Rawani	Ganga Dhar Rawani	Service	Other		Karmatand, Dhanbad
5	Witness2	Nives Kumar Dan	Late N.K. Dan	Business	Other		hirapur,dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,300.00
4	SP	300.00
Total		4,603.44

k(11)

500.00
5103.44 Mtr.

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Indu Jha
प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्रि की गई है।

Mukul
डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता.....ने की।
पेशा.....

निबंधन पदाधिकरी का हस्ताक्षर

Indu Jha



निबंधन विभाग, झारखंड
धनबाद

Token No.1 Token Date: 11/12/2008 12:30:21
Serial/Deed No./Year : 16227/15384/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Krishna Devi Father/Husband Name:Late D.K.Jha (VENDOR) H.E.School road, Hirapur,dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Indu Jha Father/Husband Name:Bhaskar Jha (VENDEE) B. polytechnic Road. bekar bandh, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Haradhan Rawani Father/Husband Name:Ganga Dhar Rawani (Identifier) karmatand, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Haradhan Rawani Father/Husband Name:Ganga Dhar Rawani (Witness1) Karmatand, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Nives Kumar Dan Father/Husband Name:Late N.K. Dan (Witness2) hirapur,dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. 1
Volume 350
Page 447 To 466
Deed No 16227/15384
Year 2008
Date 11/12/2008 13:25:43

[Signature]
District Sub Registrar

[Signature]
Signature of Operator

1641

के शरीर 2,5000/-
ए-1001 180/-
4300/-
10,750/-
33,120/-

1582 5000Rs.



6
17/7

विशेष विवरण: 1. 17.7.2000
2. 17/7/2000
3. 17/7/2000
4. 17/7/2000
5. 17/7/2000
6. 17/7/2000
7. 17/7/2000
8. 17/7/2000
9. 17/7/2000
10. 17/7/2000

निर्देशित अनुसूची के तहत...

विक्रेता का नाम - श्री जगन्नाथ सिंह के पुत्र श्री अशोक सिंह -
415 2800 of the website www.legalsale.com
Regulation Act 1975
Vide Affidavit No. 12 dt. 17.7.2000.

17.7.2000

अंचल डायवरी सैनिक के शपथ
1822 कि 17.6 2000 डरा भू सव्याधित
तथा सत्य निर्धारित।
DEED OF SALE

Free bid
Acy 4300.00
NG 79.00
4372.00
Sdamm 2.50
Poofer 94
3.44
4375.44

THIS DEED OF ABSOLUTE SALE is made on this the 17th day of JULY, Two Thousand BY & BETWEEN SRI JAGANNATH SINGH, son of Hari Narayan Singh, by faith Hindu, by occupation Business, resident of Ashok Nagar, Police Station Dhanbad, District Dhanbad 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, executors, successors, administrators, legal representatives and assignees) of the ONE PART:

A N D

1. SRI ANAND MCHAN JHA (2) KUMAR NEERAJ MCHAN, sons of Sri Bhashkar Jha, by faith Hindu, by occupation student, resident of Saket Vihar, Polytechnic Road Police Station Dhanbad, District Dhanbad, hereinafter

स. अ.
17/7

...2
Anand Mchan ghe Kumar
Neeraj Mchan ghe



Tagamath Singh
17.7.2000.

-- 2 :-

called and referred to as the PURCHASER S (which (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:

WHEREAS the Survey settlement Plot No.96(P) appertaining to Khata no. 39 of Mouza:HIRAPUR, Mouza No.7, within P. S. & District Dhanbad, chowki, sadar sub registry office Dhanbad, purchased in the name of the Vendor by virtue of Registered Deed of Sale bearing No.9612 dt. 23.08.1989 from the rightful owner Sri Surendra Prasad Singh for valuable consideration registered at Dhanbad sub registry office.

AND WHEREAS since the date of aforesaid purchase the vendor has been in peaceful possession over the said land and got his name mutated in the sherista of the Landlord the State of Bihar and paying rent for the same to the C. G. under Thoka no.2596;

Arun Mohan gha *Kunian ...3*
Muray Mohan gha

5000Rs



Tagamath Sryl
13.7.2000.

-: 4 :-

described in the schedule below hereto under TO HAVE AND TO HOLD the same to and unto the use of the purchasers absolutely and for ever and enjoy the said land with liberty to deal with the same by sale, gift, mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any person or persons or by making houses etc. thereon as the purchasers like without any hinderance or interruptions by the vendor or any other person or persons claiming right through them together with all the liberties, benefits, easements priviledges etc. which the vendor hereto before enjoyed in respect of the demised land belonging to or in any way appurtenant thereto or usually held therewith or reputed to belong or be appurten so to be and with such further covenants and indemnities which is hereby agreed to and assured to the purchasers by the vendor.

2. That the vendor doth hereby covenant with the purchaser that he is the true and lawful ownef of the land and is entitled to convey the said land unto the purchaser and there is no other claimant or heir to the land hereby conveyed and in case in future any defect of

Received Mohan ghe Narej Mohan
Kumar



Jaganmuth Singh
D. 7. 2000.

-- 6 --

6. That the vendor has given notice to the Competent Authority under section 26(i) of the Urban Land Ceiling & Regulation Act On 20.12.99 and after expiring 60 days got no objection from the said Authority the vendor is executing the sale deed to-day as per the provision of the said Act.

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

SCHEDULE

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

..7

Dhand Mohan gk Kumar Abhay Mohan

332

1000Rs.



Jagamath Singh.
17.7.2000.

-- 8 --

EAST: Portion of Plot No.96

WEST: House of Srimati Krishna Devi.

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

Jagamath Singh.
Signature of the vendor.

Anand Mohan Singh Kaur Singh Mohan

20 Rs.



Jagannath Sijl.
 17.7.2000.

--: 10 :--

WITNESSES:

1. Bilal Singh.
Saraidhela, Dhanbad.
2. Yudhishthir Mallick
Dhanbad.

And Mohan Singh Kumar Singh Mohan

5000Rs.



Tagemeth Singh
17.7.2000.

--: 3 :-

AND WHEREAS the vendor hereto, to meet his financial requirements, considered it advisable to sell a portion of land measuring an area 4.13 kathas, morefully described in the schedule below unto a willing purchaser.

AND WHEREAS in course and as a result of negotiation between the parties hereto, the vendor has agreed to sell and the purchasers have agreed to purchase the said land morefully and clearly described in the schedule below for the reasonable and highest consideration of Rs. 2,15,000/- (Rupees two lacs fifteen thousand) only, which is also Certified by the C. O. Dhanbad vide Letter no. 1822 dt. 17.6.2000.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs. 2,15,000/- (Rupees two lacs fifteen thousand) only, paid by the purchasers to the Vendor (the receipt whereof the vendor doth hereby admits and acknowledges) the vendor hereby conveys transfer and assigns unto the purchaser by way of ABSOLUTE SALE all that piece and parcel of Baiyati land morefully

And Moha gh. Kamaa Muga Moha

5000Rs.



Taganath Singh
17.7.2000.

--: 5 :-

title of the vendor comes to light, the vendor shall be liable to compensate the purchasers in every respect thereof.

3. That the land is free from all encumbrances and charges and all rents and taxes due in respect of the land has been paid upto date of the sale deed and in the event of any encumbrances or public charges of the aforesaid land found to be due shall be payable by the vendor.

4. That the purchasers shall get their names mutated in the sherista of the Landlord the State of Bihar and the vendor shall render all possible aid and assistance to the purchasers in the matter of mutation etc.

5. That the purchasers shall hereafter pay the proportionate annual rent and cess 20 paise to the Landlord the State of Bihar and the purchasers will be liable for the same from this date and also for the imposed tax or taxes if any.

Abund Mohan ghu

Kemur Singh Mohan

2000Rs.



Tagamath Sify.
17.7.2000.

-- 7 --

MCUZA: HIRAPUR, Mouza No.7

KHARPA NC.39 (Thirtynine)

PART OF ILCT NC.96- out of which purchased
by the vendor measuring an area 6.13 kathas and
out of which a portion of land measuring an area
4.13 kathas (Four point one three kathas or to say
6.81 dec. of land is hereby sold by this sale deed
which is butted and bounded as follows:-

NORTH: Part of Plot No.97

SOUTH: 13 feet wide Road.

And Mohan gh

Keema Mangi⁸ Nohar

100Rs.



Jaganath Sir/-
17.7.2000.

-- 9 --

Drafted by me and typed
in my office, read over and
explained the contents of
this deed to the executant
and claimants.

Deed writer, Dhanbad.
Doc no. 2/1990.

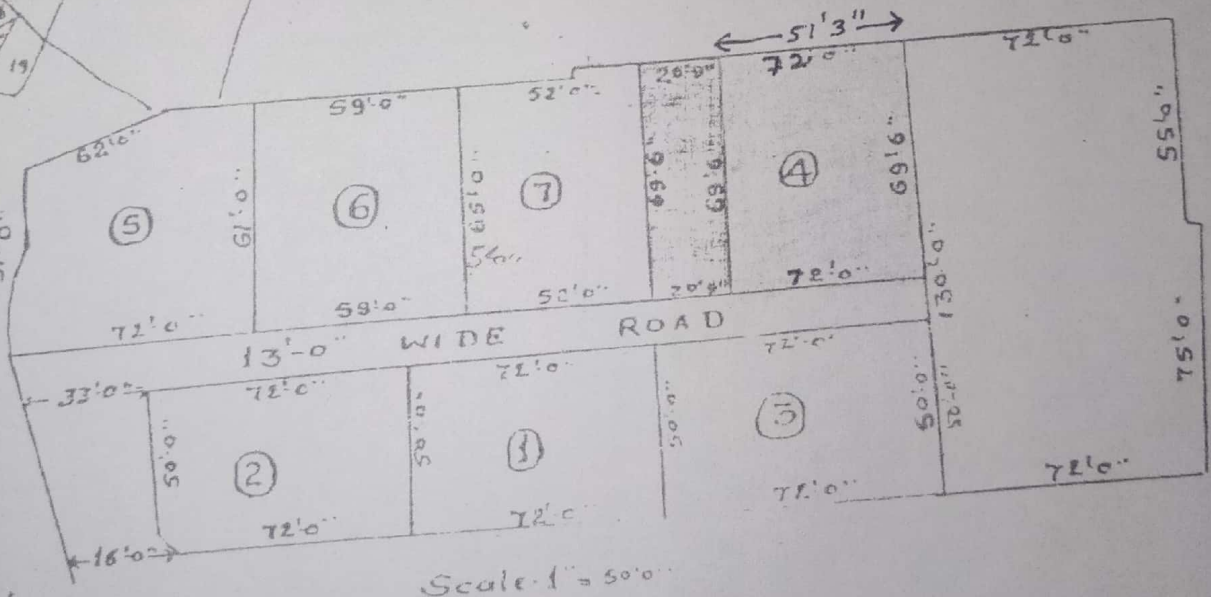
Dr. Mohan Singh

Kumari Neng Mohu

VENDOR - JAGANNATH SINGH s/o Hari Narayan Singh of Ashok Nagar Dhanbad

VENDEE - Anand Mohan Jha, KUMAR Neeraj Mohan s/o Bhaskar Jha, Saket Vihar Polytechnic Road P.S Dhanbad Dist - Dhanbad

SCHEDULE - Mouza Hirapur NO 7, Khata No. 89 Plot No 96 (part) Area 4.13 Katha shown in Red colour



Schedule - part of plot No 97
 SOUTH - 13' Road
 EAST - portion of plot No 96
 WEST HOUSE OF SMT KRISHNA DEVI

Traced by

(Signature)

Anand Mohan Jha Kumar Neeraj Mohan