0032019/10

Memo No. 8018/09-10

Issued to Achintya Dutta

of Raibad Jharia

Through

Non Judicial Court Fee Stamps

of Rs. 14000 = (10000 + 1000 x 4)

Accountant/Stamp Clerk
District Treasury, Dhanbad

धनबाद

22-9-10

1000Rs

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Love mandal 26/8/10

-: 3 :-

WHEREAS the survey settlement Plot No.2441 appertaining to Khatian No.49,measuring an area 16 dec. out of which area 4.52 dec. or 1971 Sqft. of Mouza Kalakusma, Mouza No.12, P.S. Saraidhela, District Dhanbad,originally recorded in the name of Pahlan Main,in the last survey settlement records of right.

AND WHEREAS aforesaid Pahlan Mian while thus in peaceful and undisturbed possession over the same died leaving his three sons namely Khedaran Mian,Julmat Mian,and Rahmat Mian,as his heirs and successors.

AND WHEREAS aforesaid Khedaran Mian,while thus in peaceful and undisturbed possession over the same died leaving his two sons namely Muslim Ansari (the vendor No. 1 of this deed) as his heirs and successors,and Ahmad Sultan Ansari (the vendor No.2 of this deed) as his heirs and successors,and possessing the same in peaceful and undisturbed possession thereof,by mutating their name in the sherista of the Landlord the State of Jharkand, under Thoka No.49.

007018/10

Memo No. 8018/09-10

Issued to Achintya Dutta

of Mandal PS Jharia

Through

Non Judicial/Court Fee Stamps

of Rs. 14,000/- (10000+1000x4)

18/3/10

Accountant/Stamp Clerk

District Treasury, Dhanbad

धनबाद जिला अवर निबंधक

धनबाद

22-3-10

007020/10

Memo No. 8015/09-10

Issued to Achintya Dutta.

of Maniband Jharia

Product

Non judicial/Colour Fade impression

of Rs. 14000=(10000+1000Y4)

Sd/-

Accountant/Stamp Clerk

District Treasury, Dhanbad

सहर जिला अवर निबंधक

धनबाद

22-3-10

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND 306706

whatsoever.

3. That 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 by making another and further construction thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

the day,month and year first above written.

S.No. 27327 Sold On 22/3/10

Sold To Achintya Dutta

Of Manbad Jharia

Value Rs. 50

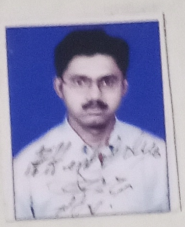
Through

Part of Stamp No.

ANANDA DULAL CHATTARAJ
STAMP VENDOR, DHANBAD
L.No.16/1971-72

धनबाद जिला जबर निबंधक
धनबाद

22-3-10



Acharya Dutta.

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

R. S. Roy
Advocate.
Signature 22.3.10.
E. No. 61/90.
Licence No.

WITNESSES :

1. [illegible]

2. Binanath Dutta
S/o of Kashinath Dutta
Vill-Lahamenli Talaw
Po. J.S.M.
Dist. Chamba
Date - 22/3/10

Ashok Kr. Dutta.
Donor and.

मुहर जिला अवर
धनबाद

22-3-10

मुहर जिला अवर
धनबाद

22-3-16

निबंधन विभाग, झारखंड
धनबाद

जांच पर्ची-सह घोषणा प्रपत्र (नियम 114)

Token No 65 | Token Date/Time: 22/03/2010 13:59:11

Document Type	Sale With Agreement	Presenter	Love Mondal		
Presenter Name & Address	Damodarpur, Dhanbad, Dhanbad				
Stampable Doc. Value	350000	DOE		Date of Entry	22/03/2010
Document Value	350000	Stamp Value	14050	Total Pages	24
Special Type		Serial No.	0	Book	I
Remarks / Other Details	Love Mondal Attorney For Muslim Ansari And Others			CNO/PNO	

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	12		KOLAKUSHMA	49	2441			OR_RES	Decimal	
DHANBAD	12		KOLAKUSHMA	78	2438			OR_RES	4.95 Decimal	0

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	Love Mondal	Magaram Mondal	Business	Other		Damodarpur, Dhanbad, Dhanbad
2	Vendee	Achintya Dutta	Dhirendra Nath Dutta	Service	Other		Manbad, Jharia, Ps- Jharia, Dhanbad
3	Identifier	Gulen Ch. Mondal	Late Dhananjoy Mondal	Cultivation	Other		Damodarpur, Dhanbad, Dhanbad
4	Witness1	Gulen Ch. Mondal	Late Dhananjoy Mondal	Cultivation	Other		Damodarpur, Dhanbad, Dhanbad
5	Witness2	Bishwanath Dutta	Kashi Nath Dutta	Business	Other		~~Damodarpur, Dhanbad, Dhanbad~~ Lohorkulhi, Dhanbad

Love Mondal

Fee Details:

SN	Description	Amount
1	A1	3,500.00
2	E	250.00
3	LL	5.00
4	P	1.88
5	SP	360.00
Total		**4,116.88**

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपरयुक्त लव मंडल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान गुलेन चंद्र मंडल पिता स्व: धनंजय मंडल

निवासी दामोदरपुर पेशा कृषि ने की।

निबंधन पदाधिकारी का हस्ताक्षर

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Lovemerhad 21/8/10

the same for a sum of Rs.3,45,000/-(Rupees three lac fortyfive thousand) only,as the highest consideration thereof,But as per rules framed by the State of Jharkhand for the purpose of registration the stamp duty and registration rees for a sum of Rs.3,50,000/-only is paid.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in consideration of the sum of Rs.3,45,000/-(Rupees three lac fortyfive thousand) only has been paid by the purchaser to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the said property,described in the schedule below, and in consideration of the terms,conditions and covenants hereinafter contained.

2. That the vendors doth hereby absolutely and indefeasibly grant,sell,convey,transfer and assigns 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

7327 Ranjoti Sale Dhanbad 3,50,000/- of MOP/- 3656

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

भारत INDIA

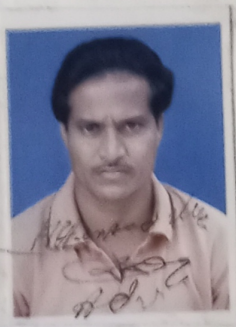
INDIA NON JUDICIAL

vide declaration No. 1280 dt-22/3/10 04AA 014143

Aff No. 44, 45 dt-22/3/10

22/3/10

22-3-010



Love Mondal 01/8/10

तपसील वर्णित जमीन का कुल मूल्य मांग अधिनियम फीस के अनुसार निर्धारित मूल्य से कम नहीं।

Fee paid

AO	3500=00
E	250=00
Sal	5=00
P-fee	1=88
	3756=88

22/3

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 22nd day of March,2010 (Two thousand Ten),BY & BETWEEN: 1.MUSLIM ANSARI 2.AHMAD SULTAN ANSARI sons of Late Khedaran Ansari,by caste Momin,by occupation Cultivation, resident of Kolakusma, P.S. Saraidhela, District Dhanbad, and 3.SRI SHANKAR PRASAD SINGH 4.SRI BHARAT PRASAD SINGH 5.SRI RAJ KUMAR SINGH sons of Late Bhim Sai,by faith Hindu,by caste Rajput,by occupation Business,resident of Saraidhela, P.S. Saraidhela, District Dhanbad,hereinafter 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 their heirs, executors,successors,administrators,legal representatives and assigns) of the ONE PART:Vendors No.1 and 2 herein represented through their constituted attorney SRI LOVE MONDAL son of Sri Magaram Mondal,by faith Hindu,by

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Love mondal
21/8/10

occupation Business,resident of Damodarpur, P.S. and District Dhanbad,vide Power No.IV-228,dt.16.02.2010, vendor No.3 herein represented through his constituted attorney AFORESAID Sri Love Mondal,vide Power No. IV-917 dt.17.11.2009,vendor No.4 herein represented through his constituted attorney afordsaid Love Mondal, vide Power No.IV-212 dt.15.02.2010 and also the vendor no.5 herein represented through his constituted attorney aforesaid Love Mondal vide Power No.IV-38,dt.12.01.2010, all the powers were registered at Dhanbad registry office.

AND IN FAVOUR OF

SRI ACHINTYA DUTTA son of Sri Dhirendra Nath Dutta, by faith Hindu,by caste Sonar,by occupation Service, resident of Manbad Jharia, P.S. Jharia, 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 assigns) of the OTHER PART:

4. That the vendors doth hereby covenant with the purchaser that they are the true and lawful owners of the property and are in sole and exclusive possession over the said property and they have not in any way or manner transferred or encumberred 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 owners of the property or have 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 purchaser is put to any loss the vendors doth hereby unconditionally and irrevocably undertake to compensate the purchaser in every respect thereof.

5. That the purchaser shall hereafter pay the proportionate annual rent and cess Re.1/- to the Landlord the State of Jharkhand and the purchaser will be liable for the imposed tax or taxes.

6. 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 the mattter of mutation etc.

7. Be it stated that the vendor nos.1 & 2 transferred an area 1971 Sqft.over Plot No.2441,under Khata No.49, and the vendor Nos.3,4 & 5 transferred an area 189 Sqft. over the plot No.2438,under Khata No.78,i.e. total area 03 kathas of land.

IN WITNESSES WHEREOF the vendors have set and subscribed their hands out of their own free will and choice on this the day,month and year first above written.

002142/10

Memo No. 8018/09-10

Issued to Achintya Dutta

of Dhanbad PS

Through Jharia

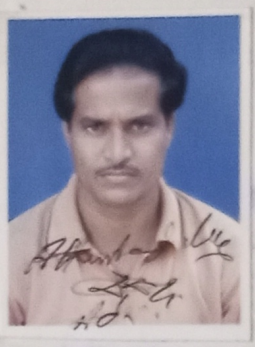
Non Judicial Court Fee Stamps

of Rs. 14000/- (19000 + 1000 x 4)

22/3/10

Nagendra Sharma Clerk

District Treasury, Dhanbad



22-3-010 10 सी

पावर नं० III 228 दि. 16-2-2010 धनबाद

लग्न मंडल

सागारमल मंडल

दामोदरपुर धनबाद

धनबाद

जाति हिन्दु

Love Mondal

22/3/10

22-3-2010

जिला अवर निबंधक

धनबाद

SELLER- MUSLIM ANSARI 2. AHAMAD SULTAN ANSARI S/O LATE KHEDARAN ANSARI RESIDENT OF KALAKUSMA PO- K.G. ASHRAM PS- SARAIDHELA DIST- DHANBAD 3. SRI BHARAT PRASAD SINGH 4. SRI SHANKAR PRASAD SINGH 5. SRI RAJ KUMAR SINGH S/O LATE BHIM SAI RESIDENT OF KOLAKUSMA PS- SARAIDHELA DIST- DHANBAD.

THROUGH ATTORNEY HOLDER - SRI LOVE MANDAL S/O SRI MAGARAM MANDAL RESIDENT OF DAMODARPUR PS & DIST - DHANBAD.

PURCHASER- SRI ACHINTYA DUTTA S/O SRI DHIRENDRA NATH DUTTA RESIDENT OF MANBAD MUHALLA JHARIA PO & PS - JHARIA DIST- DHANBAD.

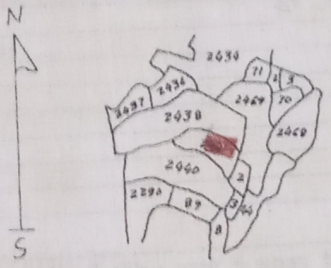
SCHEDULE - MOUZA - KOLAKUSMA PS - DHANBAD NO-12 KHATA NO-

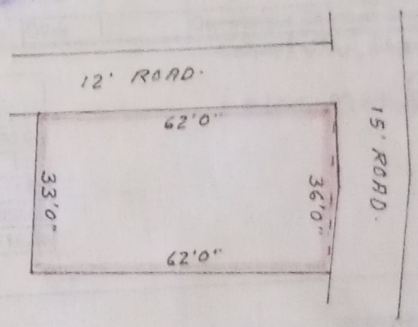
	KHATA NO-	PLOT NO	AREA
SELLER NO- 1.2.	49	2441	1971 S.FT
SELLER NO- 3.4.5.-	78	2438	189 "
			2160 SFT = 3 KATHA

SHOWN IN RED.

BOUNDRY- NO - 12'0" PROPOSED ROAD
SO - PART OF PLOT NO - 2441
EA - 15'0" PROPOSED ROAD
WE - PART OF PLOT - 2441

SCALE - 1" = 330'0"





Love Mandal

D.P. Mahato

निबंधन विभाग, झारखंड
धनबाद

Token No.65 Token Date: 22/03/2010 13:59:11
Serial/Deed No./Year :4127/3656/2010
Deed Type: Sale With Agreement

SN	Party Details	Photo	Thumb
1	**Love Mondal** Father/Husband Name:Magaram Mondal (Vendor) Damodarpur, Dhanbad, Dhanbad		
2	**Achintya Dutta** Father/Husband Name:Dhirendra Nath Dutta (Vendee) Manbad, Jharia, Ps- Jharia, Dhanbad	×	×
3	**Gulen Ch. Mondal** Father/Husband Name:Late Dhananjoy Mondal (Identifier) Damodarpur, Dhanbad, Dhanbad		
4	**Gulen Ch. Mondal** Father/Husband Name:Late Dhananjoy Mondal (Witness1) Damodarpur, Dhanbad, Dhanbad	×	×
5	**Bishwanath Dutta** Father/Husband Name:Kashi Nath Dutta (Witness2) Damodarpur, Dhanbad, Dhanbad	×	×

Book No. I
Volume 105
Page 463 To 486
Deed No 4127/3656
Year 2010
Date 22/03/2010 15:17:25

District Sub Registrar

Signature of Operator

SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza KOLAKUSMA, under P.S. Saraidhela, chowki, sadar sub registry office and District Dhanbad.

MOUZA : KOLAKUSMA, Mouza No.12, KHATA NO.49 (FORTYNINE), Plot No.2441, Area 16 dec. out of which area 4.52 dec. or to say 1971 Sqft. and Khata No.78 (Seventyeight), Plot No.2438, Area 17 dec. out of which Area 4.2 chhatak or to say 189 Sqft. total two Plots, Total area 03 kathas or to say 4.95 dec. (Four point nine five decimals) of land together with one Asbestos room standing thereon, without electricity and water connection thereon, Consisting constructed Plinth area 100 Sqft., Constructed in the y ear 2009, being used of residential purpose and which is in Link Road, is hereby sold by this sale deed, As per plan attached herewith and shown in colour Red. which is Butted and bounded as follows :-

North : 12'-0" wide Proposed Road.
South : Part of Plot No.2441.
East : 15'-0" wide Proposed Road.
West : Part of Plot No.2441.

VALUATION OF LAND	Rs.3,00,000/-
VALUATION OF CONSTRUCTION	Rs. 50,000/-
	Total Rs.3,50,000/-