

	20/05/2010	Subal Chandra Nag (Vendor) Khagen Chandra Nag Kusum Vihar, Dhanbad				
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मैं यह भी प्रामाणित करता हूँ कि उपर्युक्त साव्यवहारों और अवभारों में उक्त संपत्ति को प्रभावित करने वाले किसी अन्य साव्यवहार और अवभारों का पता नहीं चला है

निबंधन पदाधिकारी

(This is computer generated certificate and does not require signature)

टिप्पणी: इस प्रमाण में जो साव्यवहार और अवभार दिखाए गये हैं वे आवेदक द्वारा प्रस्तुत संपत्ति विवरण के अनुसार पाए गये हैं आवेदक द्वारा दिए गये विवरण से भिन्न विवरण देकर किन्हीं संपत्तियों को निबंधित दस्तावेजों में दिखाया गया हो तो वैसी दस्तावेजों से प्रामाणित साव्यवहार इस प्रमाण पत्र में शामिल नहीं किए जाएंगे

चूँकि वर्तमान मामले में आवेदक ने अपेक्षित तलाशी स्वयं की है और उसके द्वारा दिए गये साव्यवहारों और अवभारों को सत्यापन के बाद प्रमाण-पत्र में दिया गया है, विभाग आवेदक द्वारा ना ढूँढ़े गये साव्यवहारों और अवभारों की छूट के लिए किसी भी तरह ज़िम्मेवार नहीं होगा जिससे उक्त संपत्ति पर प्रभाव पड़ता हो.

[Note: This NEC is generated based on the data till 30th March 2016.]

To verify this "Non-encumbrance certificate" log on to <http://regd.jharkhand.gov.in/search/verify.aspx> OR <http://59.145.222.39/verify.aspx>

Print

11455 — 334 — 1/34 — 2010



झारखण्ड JHARKHAND

03AA 915295

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A small blue handwritten checkmark.

25000

INDIA NON JUDICIAL

25000

25000

31.7.10

DEED OF SALE

क अनुसार निर्धारित शुल्क को देना है।

THIS DEED OF ABSOLUTE SALE is made on this the 31st day of July, Two Thousand Ten BY & BETWEEN MESSERS HIMGIRI DEVELOPERS, KUSUM VIHAR, DHANBAD, P.S. and District; Dhanbad, represented by its proprietor SRI SUBAL CHANDRA NAG, son of Sri Khagen Chandra Nag, by faith- Hindu, by occupation business, resident of Kusum Vihar, Police Station and 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 its executors, administrators, legal representatives and assignees) of the ONE PART:

Contd...2

Declaration No. 4321 dt. 31.7.10

Affidavit No. 62 & 64 of 31.7.16



0300 006223

AND IN FAVOUR OF

ZEN SERVICES PVT. LTD. through its Director (1) SRI AVISHEK AGARWAL s/o. Sri Narayan Prasad Agarwal and (2) SMT. SHRUTI AGARWAL, W/o. Sri Avishhek Agarwal, by faith - Hindu, by occupation-Business, resident of 8 A.J.C Bose Road, 9th Floor, Block-92, Circular Court, Kolkata-17, hereinafter called and referred 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 assignees) of the OTHER PART.

Contd....3



03DD 006220

Subodh Chandra
21.7.12

WHEREAS the Proprietor/ Vendor has purchased the below mentioned schedule land by virtue of Regd. Deed of Sale being No. 2262 dt. 02.05.2002 from Prabhat Kumar Singh, son of Sunil Kumar Singh of Morabadi, Ranchi registered at Dhanbad Sub registry office and since the date of purchase the vendor has been in peaceful and undisturbed possession thereof by mutating his name in the sherista of the Landlord the State of Jharkhand vide Mutation Case No. 1326 (II) 2003-04 and paying rent for the same under Thoka No. 1197.

Contd....4



03DD 006221

Subodh Chandra
31.7.10

AND WHEREAS the vendor has decided to develop the land by constructing multistoried residential complex on ownership basis in the name and style of **HIM SAGAR APARTMENT**.

AND WHEREAS as per his own accord the vendor is developing and constructing multistoried residential building/complex on the said plot of land in the name and style of **HIM SAGAR APARTMENT** as per approved plan of the Competent Authority i.e. MADA Dhanbad vide Approval No. 308/2006-2007.

Contd...5



03DD 006218

Subal Khan
31.7.10

-5-

AND WHEREAS the purchaser has inspected the complex and duly satisfying himself has agreed to purchase ^{Two} Flat and Booking ^{Two} FLAT NO. A & B on the GROUND FLOOR together with Car parking space in the Basement floor of HIM SAGAR APARTMENT for a total consideration of the sum of Rs. 38,74,000/- (Rupees Thirty Eight Lac Seventy four thousand) only, out of which a sum of Rs. 30,90,000/- (Rupees Thirty Lac Ninety thousands) only paid by the purchaser to the vendor at the time of Agreement and balance Rs. 7,84,000/- (Rupees Seven Lac Eighty four thousands) only, is being paid to-day by vide Cheque/D.D. No./Cash .6.358.0.6. dated ..31-7-010..., which the vendor acknowledges and admits.

Contd...6



Subul Dhanbad
21.7.10

03DD 006219

AND WHEREAS the vendor has agreed to sell on ownership basis on undivided proportionate share of interest in the Schedule 'A' morefully described in the Schedule 'B' hereunder to be a part of the said HIM SAGAR APARTMENT for which the vendor is holding duly sanctioned plan from the MADA Dhanbad at consideration of the price of Rs. 38,74,000/- (Rupees Thirty Eight Lac Seventy four thousand) only, and on the terms, conditions the purchaser has agreed to purchase the said Flat on ownership basis the same undecided proportionate share of interest comprised in the said Flat constructed on the GROUND FLOOR for a consideration of Rs. 38,74,000/- (Rupees Thirty Eight Lac Seventy four thousand) only on the terms and conditions hereinafter expressed as under:-

Contd....7



S. Subulchandran
Dt. 7.10.

-7-

1. That the vendor has agreed to sell and the purchaser has agreed to purchased comprised in the same flat, containing an area of 4606 sq.ft. Super Built-up area FLAT NO. A & B on the GROUND FLOOR of the Apartment at the price of Rs. 38,74,000/- (Rupees Thirty Eight Lac Seventy four thousand) only on the terms, conditions hereinafter mentioned the said consideration money of Rs. 38,74,000/- (Rupees Thirty Eight Lac Seventy four thousand) only has been paid by the purchaser to the vendor for the flat and for parking space.
2. That the purchaser has already paid to the vendor a sum of Rs. 38,74,000/- (Rupees Thirty Eight Lac Seventy four thousand) only as full and final consideration and the vendor doth hereby admitted and acknowledged the receipt thereof.

Contd.....8

Subscribed and signed
31.7.15

3. That the purchaser shall be entitled to use, common corridor, common open space but he will not be entitled in any way to interfere with the peaceful possession of the other flat owners of the said HIM SAGAR APARTMENT.
4. That the purchaser shall pay the proportionate service charges and maintenance cost such as electricity bill for common lighting, salary of security staff, maintenance cost of the lift, water pump, generator, sweeper, gardener etc. the rules and regulations shall be framed after the owners committee is formed later on and the purchaser will have to bear all other expenses which may be incurred after registration of the final sale deed and the vendor will not be liable to pay the same in any circumstances.
5. That the purchaser will have to apply separately for the Electric connection to the concerned authority i.e. J.S.E.B. for his own flat at his own cost.
6. That the developer/vendor will get the electric connection for the Motor pump, lift and common lighting at his own cost in the name of Committee/Developer.
7. That the purchaser shall automatically become a member of the committee of the residents of HIM SAGAR APARTMENT.
8. That the vendor shall not charge any amount other than the agreed amount on the basis of price escalation if the purchaser has made payment of the amount in full.

Contd...9

Subul Khan Sarraf
3.7.11

9. That after possession the purchaser shall not use the said unit for any other purpose other than the residential use the purchaser shall keep the common area and the campus of the said complex neat and clean and in proper condition and shall neither occupy, interfere, hindrance or keep or store any goods/furniture etc. nor the purchaser shall claim any right, title, interest in such additional structure construction or raised on such additional structure constructed or raised on such roof or vacant land in the said complex.
10. That the vendor shall have the right to construct additional structure on roof, open space or the vacant land of the complex and such additional structure and or constructions shall be sole and exclusive property of the vendor who shall be entitled to deal with or dispose of the same in such manner as the vendor may deem expedient and the purchaser shall not be entitled to raise or get up nor shall raise or get up shall raise or create any obstruction or hindrance of any nature whatsoever on such right of the vendor nor the purchaser shall claim any right, title, interest in such additional structure constructed or raised on such roof or vacant land in the said complex.
11. That in case any security or deposit is demanded by the Electricity Authority or any local authority to supply electricity water, gas or any other facility or utility or amenity and purchaser shall contribute proportionately contribution towards such security or deposit as shall be determined by the vendor.

IN WITNESS WHEREOF the vendor has set and subscribed its hands, seals on this the day, month and year first above written.

Contd....10

SCHEDULE 'A'

All that piece and parcel of RAIYATI LAND situated in Mouza: NARAYANPUR alias PIPRABERA, P.S. Dhanbad, Chowki, Sadar Sub Registry Office, Dhanbad, District Dhanbad
MOUZA: NARAYANPUR alias PIPRABERA, Mouza No. 13
KHATA NO. 7 (SEVEN)

PLOT NO. 45 area 8.08 kathas of land including multistoried residential building commonly and popularly known as HIM SAGAR APARTMENT constructed in the year 2008, Butted and bounded by :

NORTH : Subsidiary Road
SOUTH : S.R. Das
EAST : Sinha Jee
WEST : Subsidiary Road

SCHEDULE 'B'

HEREBY CONVEYED BY THIS SALE DEED

Out of the aforesaid SCHEDULE 'A' complex FLAT NO. A & B on the GROUND FLOOR of the Building measuring Super Built-up area 2000 & 2606 sq.ft. respectively i.e. 4606 sq.ft. including four car parking in the basement floor sold by this deed, which is butted and bounded as follows:

	<u>Flat No. A</u>	<u>Flat No. B</u>
NORTH	: Open to sky	Corridor & Lift
SOUTH	: Corridor & Lift	Open to sky
EAST	: Open to sky	Open to sky
WEST	: Open to sky	Open to sky

Contd....11

Subbalakshmi
31.7.15

DESCRIPTION OF THE COMMON AREA AND SERVICES :-

1. a) Generator and lift facility shall be available for all the residents by paying the running maintenance cost shall be borne by the flat owners in proportionate share.
- b) **Dish Antenna Wiring**
Connection to all the flat shall be provided separate connection shall be taken from private operator at own cost.
- c) **Security Services**
Night guard and Day guard service shall be available but the cost of services shall be borne by the owners proportionately whether they reside here or not.
- d) **Common lighting**
The Bill of the common lighting shall borne by the flat owners proportionately whether they reside in the flat or not. They will have to share to cost of the owners or members of the owners committee.
- e) **Water facility**
Provision for 24 hours water supply has been made the running and maintenance cost shall be borne by Flat owners/ members of owner's committee which shall be proportionately distributed.
- f) **Telephone Wiring**
Each flat shall be given one point in the drawing/ dining space.

Contd...12

2. ELECTRICITY

A separate connection shall have to be taken by the flat owners in their own name and on their own cost except for common lighting motor pump and lift the connection shall be taken by the builder at their own cost.

3. Rates and Taxes

All the flat owners shall have to pay individually if any type of the Tax imposed by Local Govt. Authorities or Central Govt. authorities in present or near future.

WITNESSES:

1. Shibu Kumar
S/o Santosh Kumar
Mullinagar (Punbad)
2. Beni Manohar Gola
S/o G. K. Gola
3. 7. 10.
3. Rajendra Kumar Khemra
S/o Late Lakshmi Khemra
Kusam Pichar

AAACZ4190R

Subbalchandraraj
31.7.10

- 13 -



Shanti Agastya
31.7.10



Shanti Agastya
31.7.10

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 draft supplied by the parties

Signature

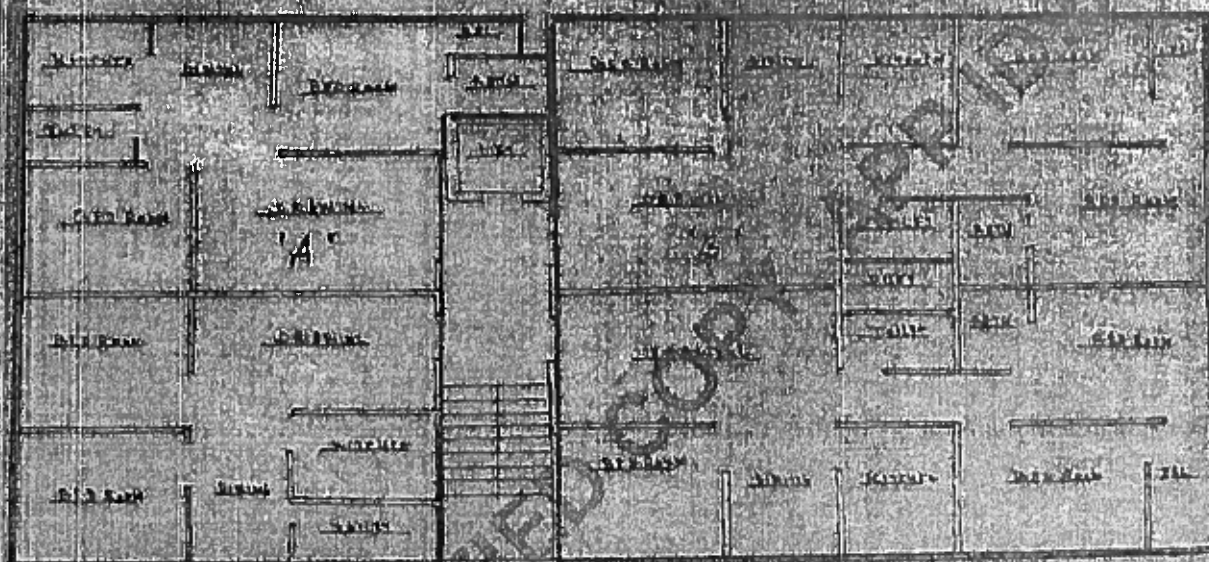
Gorantla Chaitanya

Licence No. 13/1990

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Schmidt's Name: [illegible] Date: [illegible] Page No: 7
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Exercice 1

निबंधन विभाग, झारखंड
धनबाद

आव पयो-सह घोषणा पत्र (नियम 114)

Taken No 190

Taken Date/Time 31/07/2010 16:04:23

Document Type: Sale With Agreement, Presenter: Subal Chandra Nag, Date of Entry: 31/07/2010
 Presentor Name & Address: Kusum Vihar, Dhanbad, DOF, Total Pages: 34
 Stamp: St. Doc Value: 3874000, Stamp Value: 165000, Book: 1
 Document Value: 3874000, Serial No: 0, CNO/PNO
 Special Type: Him Sagar Apartment Ground Floor Flat No. A&B 7on Service Pvt Ltd Director By Avishhek Agarwal

Property Details:

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	H No.	Category	Area	Min. Value
DHANBAD	13		NARAYANPUR	7	45			OR RES	4806 Sq Ft	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_DLX	13		NARAYANPUR	Him Sagar Apartment Flat No. A&B Ground Floor	4806	800 Sq Ft	3684800

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	Vendor	Subal Chandra Nag	Khagan Chandra Nag	Business	Other	Abdpr 4274h	Kusum Vihar, Dhanbad
2	Vendee	Avishhek Agarwal	Narayan Pd. Agarwal	Business	Other	Aaacz4190r	8 A J.C. Bose Road Kolkata 17
3	Vendee	Shruv Agarwal	Avishhek Agarwal	Business	Other	Aaacz4190r	8 A J.C. Bose Road Kolkata 17
4	Identifier	Shibu Kumar	Santosh Kumar	Business	Other		Murli Nagar, Dhanbad
5	Witness1	Shibu Kumar	Santosh Kumar	Business	Other		Murli Nagar, Dhanbad
6	Witness2	Beni Madhab Datta	O K Datta	Business	Other		Dhanbad

Fee Details:

SN	Description	Amount
1	A1	38,740.00
2	E	250.00
3	SP	510.00
Total		39,500.00

प्रत्यक्ष प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंट्र फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑफिसर का हस्ताक्षर

उपस्थित: सुबल चन्द्र नाग

स्वीकार किया

जिसकी

पहचान: शिबु कुमार

नियामक

धनबाद

पिता: संतोष कुमार

पेशा: व्यवसाय

ने की।

निबंधन पदाधिकारी का हस्ताक्षर

CERTIFIED COPY

निबंधन विभाग, झारखंड
धनबाद

Token No.190 Token Date: 31/07/2010 15:04:23
Serial/Deed No./Year :12668/11455/2010
Deed Type: Sale With Agreement

	Party Details	Photo	Thumb
1	Subal Chandra Nag Father/Husband Name:Khagen Chandra Nag (Vendor) Kusum Vihar ,Dhanbad		
2	Avishek Agarwal Father/Husband Name:Narayan Pd. Agarwal (Vendee) 8 A.J.C. Bose Road Kolkotta 17		
3	Shruti Agarwal Father/Husband Name:Avishek Agarwal (Vendee) 8 A.J.C. Bose Road Kolkotta 17		
4	Shibu Kumar Father/Husband Name:Santosh Kumar (Identifier) Murli Nagar ,Dhanbad		
5	Shibu Kumar Father/Husband Name:Santosh Kumar (Witness1) Murli Nagar ,Dhanbad		
6	Beni Madhab Dutta Father/Husband Name:D.K. Dutta (Witness2) Dhanbad		

Book No. 1
Volume 339
Page 1 To 34
Deed No 12668/11455
Year 2010
Date 31/07/2010 16:14:09

District Sub Registrar

Signature of Operator

CERTIFIED COPY APP ID: 672405



CERTIFIED COPY. APP ID: 672405

DHANBAD MUNICIPAL CORPORATION, DHANBAD

HOLDING TAX RECEIPT

Receipt No. 145646250719114646

Date : 25-07-2019

Department / Section : Revenue Section

Ward No : 23

Account Description : Holding Tax & Others

Holding No. : 02300000069000X1

Name : ZEN SERVICES PVT LTD

Address : HIM SAGAR APPT 1ST FLOOR KUSUM VIHAR DHANBAD, DHANBAD , DHANBAD - 826005

MOB : 9163674365

A Sum of Rs. 11,803.00 (in words) Eleven Thousand Eight Hundred and Three Only

towards Holding Tax & Others vide Cheque No. 356582

Dated 25-07-2019 Drawn on AXIS BANK, Dhanba

Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	2019-2020 / 1 2019-2020 / 4	11,772.00
	Total	11,772.00
	Additional Tax	0.00
	Penalty Amount	30.00
	Rebate on current Demand	0.00
	Adjust amount	0.00
	Amount Received	11,803.00
	Advance Amount	1.00



Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th June of the Financial Year.

For Details Please Visit : www.dhanbadpropertytax.com

(જાગર નિવેશન વિભાગ)

द्वितीयः

कृतम् विहार, तरायदेवा, पनबाद ।

06-07

नगर निबंधन, माया, धनवाद ।
21/4/07 2/4/07

TANK CALCULATION

NOS OF FLAT

PERSON 20 X 5 = 1

PERSON REQUIRED = 135 DAY

CONSUMPTION

THE

TANK PROVIDED = 12-7 1/2 X 5-0 = 537 CU FT

NOTES

AREA OF THE LAND AREA 5841 S.FT
 BASEMENT FLOOR COVERED AREA 3336.95 S.FT
 GROUND FLOOR PLINTH AREA 3318 S.FT
 FIRST FLOOR COVERED AREA 3318 S.FT
 SECOND FLOOR COVERED AREA 3318 S.FT
 THIRD FLOOR COVERED AREA 3318 S.FT
 FOURTH FLOOR COVERED AREA 3318 S.FT

TOTAL COVERED AREA 19426.95 S.FT

% OF PLINTH AREA 56.80 %

PARKING REQUIRED 2600 S.FT

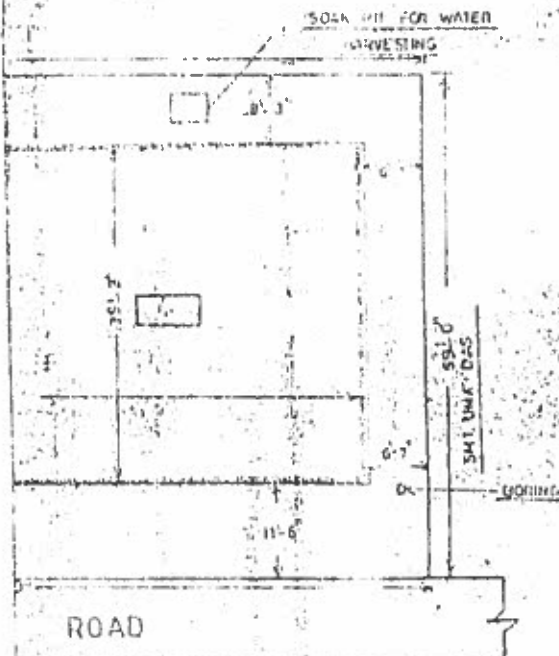
PARKING PROVIDED 3149.88 S.FT

TITLE OF DRAWING

PLAN OF THE PROPOSED RESIDENTIAL
 BUILDING OF SRI SUBAL CHANRA NAG S/O
 SRI KHAGEN CHANDRA NAG ON PART OF
 G.P. PLOT NO. 15 UNDER KHATA NO. 17
 MOUZA NABAINPUR NO- 13, IN THE
 DISTRICT OF DHANBAD

LOCATION PLAN

(NOT TO SCALE)



Subal Chanra Nag

SIGNATURE OF OWNER

AN

6.0'

SIGNATURE OF DESIGNER

E. S. S. Kumar
 B.E. (CIVIL)

STRUCTURAL DESIGNER

13/2/2008

REGISTERED ENGINEER



नेवादि कुलकर्णी 57 वें
 उप सहायता राज्य वृद्धव्य भूगोल
 शाखा धनबाद के जामांक 926 रु
 21-4-2002 के धनापत्र प्रस्त
 200-200 धनबाद के जामांक 1385
 15.12.2001
 21/5/12
 2.5.2002
 188 रु 89 रु

5/12/01
 9000/5
 C. M. A. D. A.

24/201

बिकेता :- श्री प्रभात कुमार, पिता स्व० सुनील कुमार सिंह,
 जाति- राजपूत, पेशा- नौकरी, ताकिम- मोरावादी रांचो
 धाना एवं जिला-रांचो, वर्तमान ताकिम- नारायणपुर, धाना-
 धनबाद, जिला- धनबाद।

क्रेता :- श्री सुबल चन्द्र नाग, पिता श्री छेन चन्द्र नाग, जाति-
 मयरा, पेशा- खेती, ताकिम- हिरापुर धनबाद, धाना एवं जिला-
 धनबाद।

5000 00
 54 00
 5054 00
 2.50
 74
 3.14
 3007.54
 25
 ✓



Prabhat Kumar
02/05/02

:- 2 -:

विक्रय-पत्र । केवाला दस्तावेज ।

सम्पत्ति का मूल्य :- 1,80,000/- रुपैया । एक लाख अस्सी
हजार रुपैया । मात्र

तलाना मालगुजारी :- 20 पैसा । बीस पैसा मात्र ।

अंचल कार्यालय :- धनबाद,

मालिक जमींदार :- झारखण्ड सरकार।

परिमाण :- 8.08 कठणा मात्र ।

... 3.



Preeti Kumar
02/05/01

:- 3 -:

विवरण जापदाद :-

जिला चौकि सदर निबंधन कार्यालय धनबाद, थाना धनबाद
अन्तर्गत "नारायणपुर" मौजा के अन्दर मेरा कायमी रेयती
स्वत्व का खास दखली केवाला खरीदा जायदाद है, जिसका
मौजा नं०- 13 । तेरह । खाता नं०-07 । सात । सामिल
प्लोट नं०-45 । पैतालीस । खाली भूमि रकबा 8.08 कट्टा
यानि 13.33 डिसमिल जमीन ईस दस्तावेज द्वारा आपके
हाथ में विक्री किया।

... 4 ...



Prabhat Kumar
02/05/02

: - 4 - :

जिसका चौहद्दो :-

उत्तर :- रास्ता,

दक्षिण :- ईसो प्लोट का अंश आज का खरीदा हुआ प्रोमति
उमा दास।

पूरव :- तिन्हा जी,

पश्चिम:- रास्ता।

उक्त चौहद्दो मुताबिक 8.08 कट्टा जमीन ईस दस्तावेज द्वारा
बिक्री किया।



Prashant Kumar
02/05/02

: - 5 - :

उपरोक्त जायदाद धनवाट रजिस्ट्री ऑफिस का रजिस्ट्री किया हुआ औज़ी दिनांक-17-7-1989 साल का 8420 नं० केवाला दस्तावेज द्वारा मैत्रियो राय से मेरे पिता स्व० सुनील कुमार सिंह के नाम से केवाला खरीदा जायदाद है। जो 1990 साल के बुक नं०-1 भोलुम नं०-46 पेज नं०-501 से 506 में लिपि बद्ध है।



Prashant Kumar
02/05/02

: - 6 - :

उपरोक्त सम्पत्ति हस्तान्तरण हेतु शहरी भू-हदबन्दी अधिनियम 1976 की धारा 26(1) के अन्तर्गत सक्षम पदाधिकारी धनबाद की ज्ञापक संख्या- 926. दिनांक- 29-04-2002 के द्वारा सक्षम पदाधिकारी धनबाद के द्वारा उक्त सम्पत्ति की विक्री पर अनापत्ति निर्गत किया गया है।

उपरोक्त सम्पत्ति अंचल अधिकारी- धनबाद के ज्ञापक संख्या-3485 दिनांक- 15-12-2001 द्वारा भू-सत्यापन एवं मूल्य निर्धारण किया गया है।



Prabhat Kumar
02/05/01

: - 7 - :

चुंकि विक्रय-पत्र का विवरण यह है कि मूझे संसारिक धर्म के लिए रुपये की अति आवश्यकता आ पड़ी है, इसलिए बिबरण में दिये गये जाय-टस्ट को विक्री करने के लिए आपसे प्रार्थना करने पर आप उसे खरीद करने के लिए राजी हुए इसप्रकार दोनों पक्षों को सहमति से उक्त जायदाद का सम्योचित-सर्वोच्च मूल्य- 1,80,000/- रुपये तय हुआ और उक्त मूल्य में ही मैंने उक्त जायदाद को आपके हाथ में विक्री कर सदा के लिए निःस्वत्व हुए एवं आपको देखल कार किया तथा देखल दिया।

उपरोक्त जायदाद पर मेरा जिस प्रकार का हक-अहितयार, दावो-दावा आदि था आज तारिख से आपका हुआ आप उक्त जायदाद पर



Prabhat Kumar
02/05/02

: - 8 - :

मकान आंगन, कुंआ वगान-धगिचाटि तैयार कर नोज वसवास या किराया बन्दोवस्त कर अपना ईच्छानुसार दान बिड़ो आदि सर्व-प्रकार के हस्तान्तरण का मालिक होकर वंश परम्परा से पुत्र-पौत्रादि एवं वारीसन के साथ सदा के लिए भोग दखल करते रहे, इसमें हम या हमारा वारीसन किसी प्रकार का वजुर या स्तराज नहीं कर सकता है और करने पर भी वह कानून के मुताबिक नामंजूर होगा।

उपरोक्त जयदाद का सलाना मालगुजारी मालिक जमींदार झारखंड सरकार की बराबर आदाय देकर मेरा नाम कटवा कर

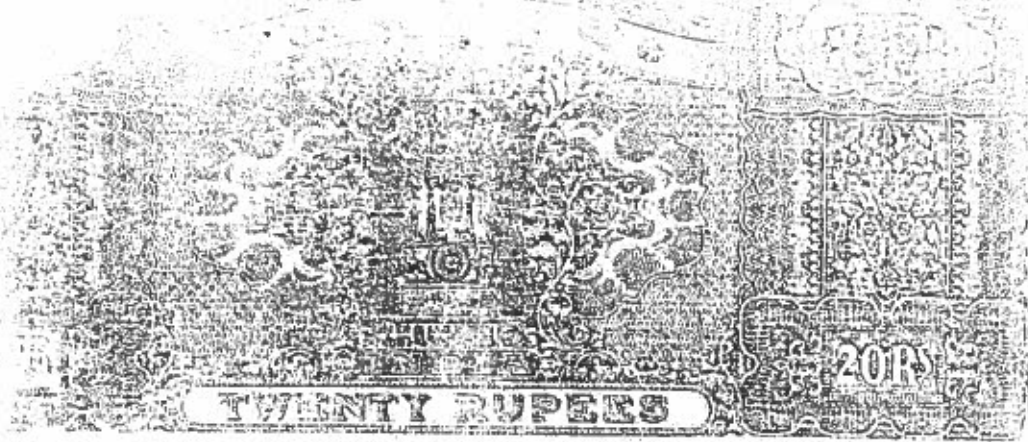
Prabhat Kumar
02/05/02

: - 9 - :

आप अपने नाम से दाखिल-खारोज करवा कर सलाना मालगुजारी का रसौद हासिल करेंगे।

उपरोक्त जायदाद मेरा धात दखल में है, कभी किसी प्रकार का हस्ता-
न्तर आदि नहीं किया हुआ है और भविष्य में किसी प्रकार का टाय-संयोग
या हस्तान्तर आदिमाया जाय और उससे आपकी या आपके वंश को
क्षति पहुंचे तो हम या हमारा वारिस क्षति पुरण का देनदार होगा
होगे।

अतः हम अपना स्थिर बुद्धि और सरल मन से विचार कर मूल्य का पुरा
स्वेया पाकर एवं समझ-बुझकर यह विक्रय-पत्र । केवाला दस्तावेज । सम्पादन
कर दिया कि समय पर काम आवें। ईति दिनांक- 215/02



Prabhat Kumar
02/05/02

:- 10 -:

दस्तावेज का प्राल्प बनाया एवं दोनों पक्षों
को पढ़कर सुनाया एवं समझा दिया।

कातिव- गोतम अहिर

ला० नं०- 13/1990

मो०- धनवाट।

:- गवाहगण -:

प्रमाणित किया जाता है कि मूल दस्तावेज
एवं द्वितीयक प्रति एक दूसरे को हुबहु और
सच्ची प्रति सिद्धि है।

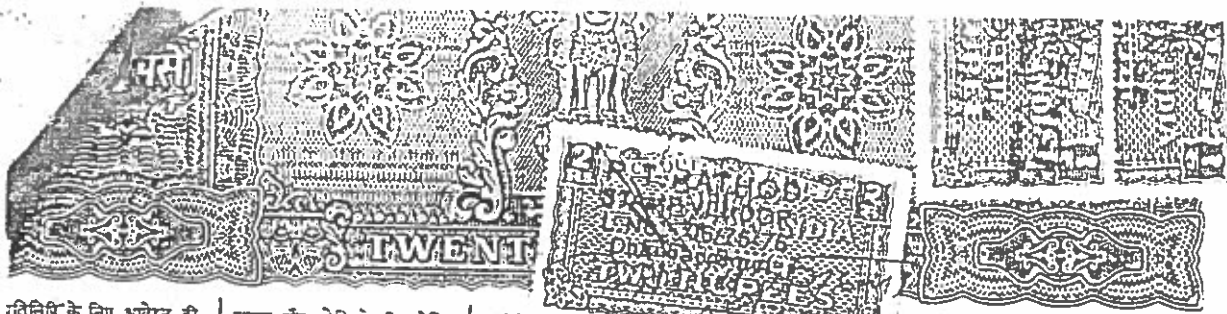
1- Rajesh Kumar Singh
Narayanpur

Prabhat Kumar
02/05/02

2- 17/1/02

टंकक-
R. Kumar

3. Shailash Kumar Singh
Hirapur, Dhanbad.



प्रतिनिधि 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 ... देने की तारीख Date of delivery of the requisite stamps and folios.	प्रतिनिधि तैयार था Date on which the copy was ready for delivery.	आवेदक को प्रतिनिधि देने की तारीख Date of making over the copy to the applicant.
6.8.2005	05.8.2005	25.8.2005	08.9.2005	08.9.2005

अंमल अधिकारी का कार्यालय, धानबाद

दस्तावेज संख्या 1327/11/2003-04

7/10/03 आवेदक श्री सुबल चन्द्र नाग वि० श्री रामेन चन्द्र नाग होरापुर धानबाद ने नामान्तरण के लिए आवेदन किया है। आवेदन पत्र के अनुसार आवेदक ने भोजा नारायणापुर गाँव नं० 13 छाता नं० 7 छात नं० 45 रकबा 8.08 कठ्ठा दलोन नं० 2262 तारीख 2-5-02 के द्वारा श्री सुभाष कुमार से प्राप्त किया है।

मूल आवेदन पत्र दलका कर्मचारी को जॉय हेतु दे इस दलक आम इस्तहार निर्गत करें। अश्लेषा दिनांक 22/10/03 को उपस्थित करें।

हस्ताक्षर

7/10/03

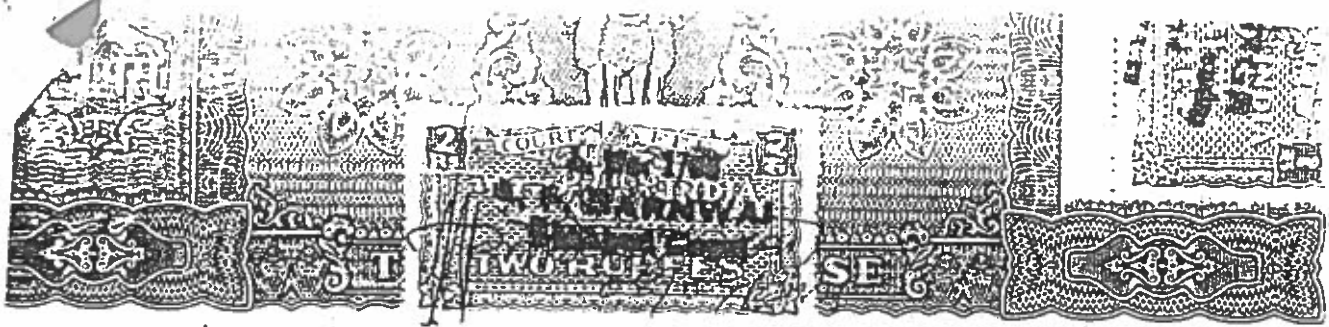
अंमल अधिकारी, धानबाद

22/10/03 अश्लेषा उपस्थित। आम इस्तहार का तामिला प्राप्त है।

कितो ने कितो प्रकार का आयति नये दिया है। राज्य कर्मचारी एवं अउनि० का जॉय प्रतिवेदन प्राप्त है। अवलोकन वि०। प्रतिवेदित है कि-

१। मूमि रैफा के छाते को है।

२। जमाबदो नं० 574 में सुनील कुमार सिंह के नाम लगान वसूल होता है विवेकता जमाबदो रैफा के पुत्र है।



दि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोटो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोटो 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.
8.8.2005	25.8.2005	25.8.2005	8.9.2005	8.9.2005

अवल अधि-कारी का कार्यालय, धानबाद

दाफ़ा 1050 संख्या 1327/11/2003-04

सुनिश्चित पत्र

धानबाद धानबाद धानबाद 11 फरारहाण्ड

1327/11/03-04 नारायणपुर धानबाद धाता-7
13
प्लॉट 45
रकबा 8.0800
लगान 8.10 बैसे अलावेगी

अ०अ० धानबाद वि० द० सं० 2262
2-5-02

पुराना रैक
सुनील कुमार सिंह
धाता सं० 524

नया रैक
श्री सुबल चन्द्र नाग
पि० श्री हागेन चन्द्र नाग
होरापुर ।

ह० अस्पष्ट
अ०अ० धानबाद ।

मिलान किया
म० 8.9.2005
पुस्तक लिखित

म० 8.9.2005
म० 8/19/2005
म० 70 अस्पष्ट 70 8
म० 70 अस्पष्ट 70 8

टंक
8/9/15
रकबा लिखित

SP-1/IV - F No. 180V

माल गुजारी

नाम नकदी नाम मौजा मय

वोना या थाना नम्बर

फरद मालकी / फरद रैयती

नाम रैयत मय वल्लियत जमाबन्दी

वो सकुनत नम्बर

JN
39

33441

नाम गुजारी नाम मौजा मय नाम रैयत मय वल्लियत जमाबन्दी

99/6

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

साल 6, 6 मा 82 व 83 का 20.00 33

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबद	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३१ वर्ष	२१ वर्ष	१ला वर्ष	
माल - } (नकदी)	२.१०					२००६.०६
गुजारी } (भावली)	२.२२					२.२२
सस	४.४०					४.४०
भूट	४.४०					४.४०
मुतफरकात	१.२०					१.२०
माजान						२१.१२

तफसील अदायकारी

अदायकारी बाबद	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल	फाजिल
		३१ वर्ष	२१ वर्ष	१ला वर्ष		
माल - } (नकदी)					२००६.०६	
गुजारी } (भावली)					२.२२	
सस					४.४०	
भूट					४.४०	
मुतफरकात					१.२०	
माजान अदायकारी						

(१) मीजान कुल (लपजों में)

(२) नाम देहिन्दा—

(३) कुल बकाया—

दस्ताखत वो तारीख अमला तहसील कनिन्दा

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लगाया जायेगा

SP-1-2002

जनिक क्षेत्र विकास प्राधिकार, धनबाद
(जगर निवेशन विभाग)

दिनांक ०२/११/०७

श्री सुबल चन्द्र नाग पिता श्री श्री चन्द्र नाग
कसम विहार, सरायदेला, धनबाद ।

पत्र संख्या नारायणपुर नं० १३ के खाता नं० ०७ ब्लॉक नं० ४५
पर भवन निर्माण की स्वीकृति हेतु आपका आवेदन दिनांक ७.१०.०६ गृह प्लान रेफ नं० बीडी- ३०८
०६-०७

निदेशानुसार सूचित करना है कि उपायुक्त विषय बगित वृक्ष पत्र गृह निर्माण की दिनांक ११.३.०७
को स्वीकृत अधोलिखित शर्तों के साथ प्राधिकार अधिनियम की धारा ३० (II) के अन्तर्गत प्रयत्न निदेशक
द्वारा प्रदान की गयी है :

1. प्रस्तावित भवन का निर्माण आरम्भ करने के एक सप्ताह पूर्व संलग्न प्रपत्र VIII का भवन अधोहस्ताक्षरी
को देना है ।
2. प्रस्तावित गृह का निर्माण कार्य अनुकूलिधारो हुकी देख रेख में कराया जाय ताकि वे समय-समय पर
निर्माण से सम्बन्धित प्रतिवेदन अधोहस्ताक्षरी को दे सकें ।
3. प्रस्तावित गृह का निर्माण इस पत्र की प्राप्ति के दो वर्षों के अन्दर पूरा कर उसकी सूचना कार्यालय को
अवश्य दे ।
4. गृह निर्माण पूर्ण रूपेण स्वीकृत नक्शे के अनुसार ही करना है ।
5. ड्रेनेज की व्यवस्था स्वीकृत नक्शे के अनुरूप करायी जाय । नाली को मुख्य नाली से मिलावे ।
6. गृह निर्माण का निरीक्षण प्राधिकार नगर निवेशन विभाग के किसी भी प्राधिकृत पदाधिकारी द्वारा किसी
भी समय दिन में किया जा सकता है तथा नक्शे के प्रतिफल पाये गये निर्माण को नियमानुसार तोड़बाधा
जा सकता है ।
7. वाटर टारगेस्टिंग हेतु सौक पिट का निर्माण करावे ।
8. पर्यावरण सुरक्षा हेतु तीन वृक्ष लगावे ।

अवसन्नक स्वीकृत नक्शे को एक प्रति

आपाक

दिनांक

विश्वसभाजन,

कायंपालक अभियन्ता

नगर निवेशन, धनबाद ।
२१/१०/०७

WATER TANK CALCULATION

NO. OF FLAT = 2
 TOTAL PERSON 20 X 5 = 10
 1 PERSON REQUIRED = 135 LITRE / DAY
 TOTAL CONSUMPTION = 1350 LITRE / DAY
 TANK PROVIDED = $12.712 \times 5 \times 5 = 317.8$ CU FT

NOTES

AREA OF THE LAND AREA 5841 S.F.
 BASEMENT FLOOR COVERED AREA 3326.95 S.F.
 GROUND FLOOR PLINTH AREA 3318 S.F.
 FIRST FLOOR COVERED AREA 3318 S.F.
 SECOND FLOOR COVERED AREA 3318 S.F.
 THIRD FLOOR COVERED AREA 3318 S.F.
 FOURTH FLOOR COVERED AREA 3318 S.F.
 TOTAL COVERED AREA 19426.95 S.F.
 % OF PLINTH AREA 56.80
 PARKING REQUIRED 2800
 PARKING PROVIDED 3149

TITLE OF DRAWING

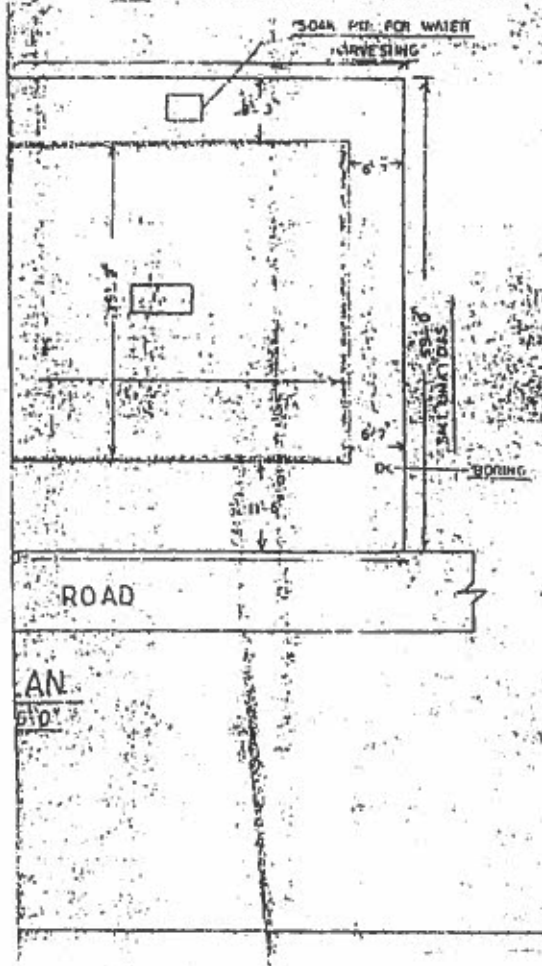
PLAN OF THE PROPOSED RESIDENTIAL BUILDING OF SRI SUBAL CHANDRA NAG S/O SRI KHAGEN CHANDRA NAG ON PART OF G.P. PLOT NO. 15 UNDER KHATA NO. 17 MOUZA NABAINPURA NO-13, IN THE DISTRICT OF DHANBAD

Subal Chandra Nag

SIGNATURE OF OWNER

P. S. S. Kumar
 P.E. (CIVIL)
 STRUCTURAL DESIGNER
 No. 11/2000-AN
 Dhanbad (Jharkhand) ENGINEER

LOCATION PLAN (NOT TO SCALE)



308/06-07

प्लान नं. 308/06-07

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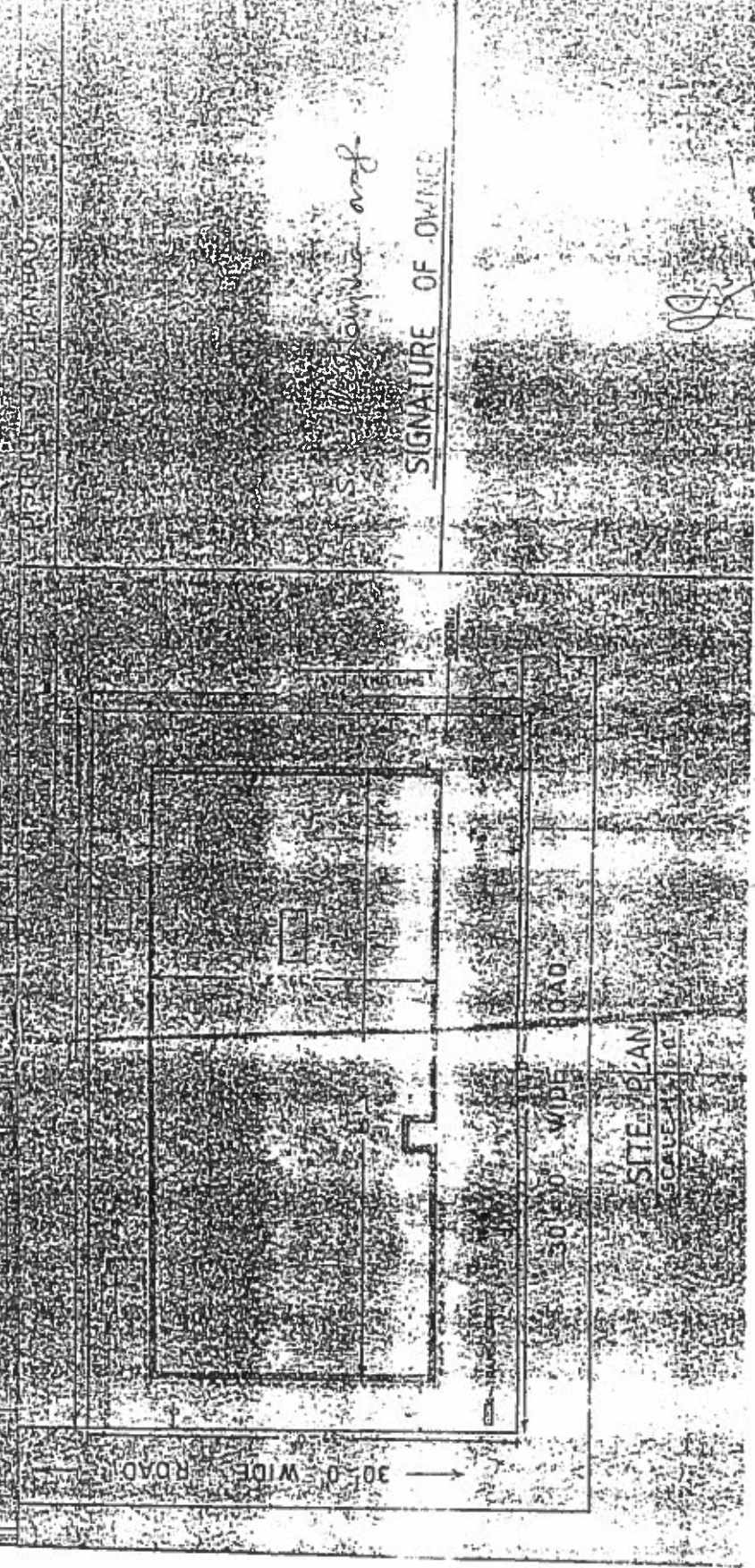
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प्लान नं. 308/06-07

प्लान नं. 308/06-07

प्लान नं. 308/06-07



S. K. Mehta and

SIGNATURE OF OWNER

308/06-07



SHARAD SHARAD

03AA 837247



सुनी प्रसिद्धि

2/1/2020

शुद्धि
पुनः प्रकाश

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him	dad of	absolute sale	made	was	on	17th	day of	July	one
meas	and	nine	hundred	and	eighty	one	between	and	main
Shri	Jagdish	Reddy	by	his	hand	by	Occupation	holder	1/10
Resident of	Ranch	P.S. Kaddu	Sub division	and	District	Sub	Regi-		
officer and	District	Ranch	Yess	in	after	called	has	VEN	DUE
expresses	shall	under	excluded	by	ch	Repugnant	to	the	cont
he	deemed	to	mean	and	include	has	heirs	executors	since
advising	status	legal	representatives	and	assigns	of	the	ONE	
AND	SRI	SUNIL	KUMAR SINGH	son of	Shri	Dinshaw	prasad	Singh	by
brother	by	occupations	in	M. Administration	& E/E	C.E.L. Daldhanga		house	Ranch
President of	beep	Kutia,	Khagaria	P.S. Chhaty	76-6-76	in	Khagaria		
Assistant	Khagaria	house	in	after	called	the	purchase	which	express
under	excluded	by	ch	Repugnant	to	the	context	he	demand
and	include	has	heirs	executors	Successors	Administrators	legal	Represent	
atives	and	assigns	of	the	District	And	whereas	the	vendor
7000	sq. ft.	of	land	more	fully	described	in	the	schedule
88888	taking	local	pada	Prithvi	Satka	last	Nirman	Sahyog	Sanita
Registration	No.	13/83	Koyla	Bhawan	Koyla	Nagad	Prasanth	by	his
Deed	No.	9248	for	73-1	Registration	at	Dhan	and	Sub

501

21/11/77

१। पर्याप्त और 'मात्रा' (वर्तमान) की कमी के बिना नवीन और का दृष्टि।

२। दत्तात्रेय श्री नारायण के स्थित बिबला स्थान (बीध पीन्यायां वर पीन्या मं पन्नाह राव्यां के हिसाब मे)

ਕਹੀ ਸੰ. ੧, ੩ ਯਾ ੪ 502

३। दिष्पणी के लिए दायीं
बोर का इन्डिकेयर ।

۱۔ سید احمد علی شاہ
 ۲۔ سید احمد علی شاہ
 ۳۔ سید احمد علی شاہ
 ۴۔ سید احمد علی شاہ
 ۵۔ سید احمد علی شاہ
 ۶۔ سید احمد علی شاہ
 ۷۔ سید احمد علی شاہ
 ۸۔ سید احمد علی شاہ
 ۹۔ سید احمد علی شاہ
 ۱۰۔ سید احمد علی شاہ

$$\begin{array}{r} 62 \overline{) 3929} \\ \underline{392} \\ 0 \end{array}$$

$\frac{u_7}{v. u. 729}$
 T.D. Ray
 12/7/29

— 3: 21.2.2019. 1873759

[illegible]

27/1

now has good valid and subsisting title of the said property here by himself or expressed so to be in no manner affected and he purchases shall hereafter peacefully and quietly hold possess and enjoy the same by constructing houses and structures by making garden by digging well and laying by lining there on all by lifting out the same to any person or persons with power to take fuel the same by sale gift or otherwise that so over nature without any hindrance or interruption by the vendor or any person or persons claiming right in same (23rd July 1906) he and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts deeds and things for further and more perfectly assuring the said property and every part thereof and placing the purchase in possession of the same according to the true intent and meaning of these presents as shall or may be required. That the vendor do not transfer or encumber the said property or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said property or any part thereof or due to the defect of title of the vendor the purchaser suffer in any loss of what so ever nature the vendor along with all her heirs and Successors shall at all times be liable to

503

24/11

१. पक्षों और शर्तों का विवरण (यदि कोई भी शर्त हो तो उसे यहाँ दर्ज करें)

२. दस्तावेज की प्रकृति के विषय में विवरण (यदि कोई भी दस्तावेज हो तो उसे यहाँ दर्ज करें)

३. दस्तावेज के विषय में विवरण (यदि कोई भी दस्तावेज हो तो उसे यहाँ दर्ज करें)

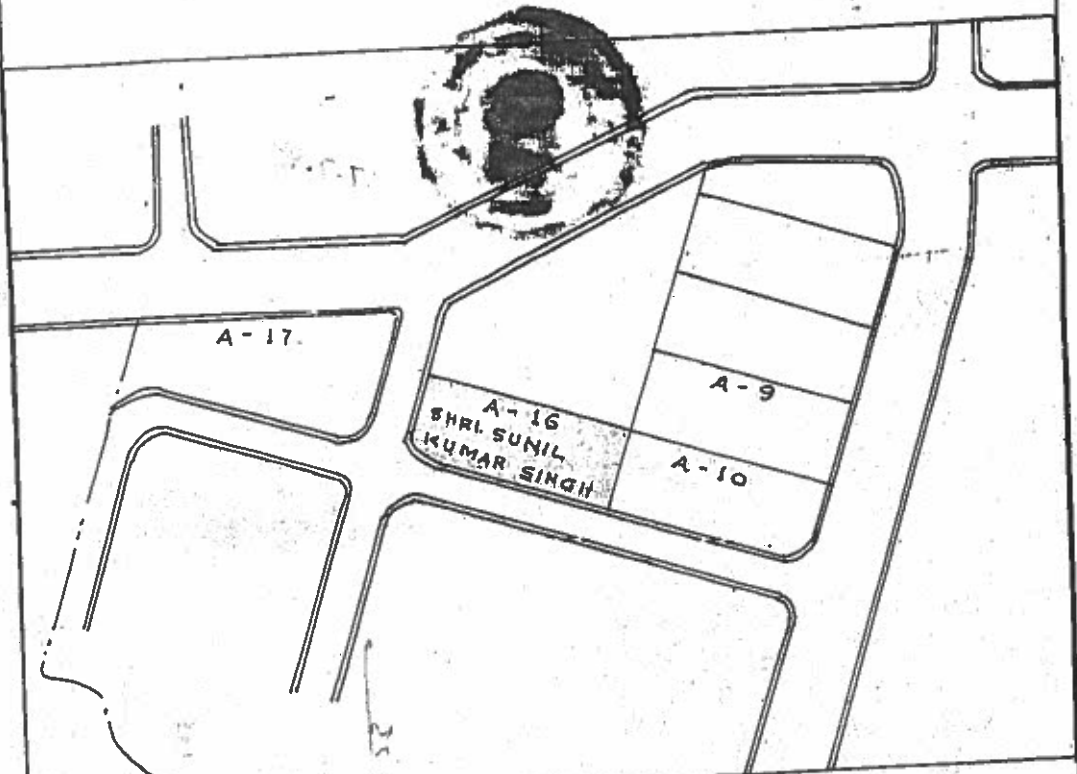
Compensate	the	purchase	and	indemnity	him	in	every	respect	them	of
that	the	purchase	shall	use	after	an	annual	part	of	31
paid	to	the	present	land	and	the	state	of	the	purchase
shall	get	him	same	market	with	the	(1/4th of 72	76-6-	1/2)	rate
other	the	vendor	shall	remain	bound	to	give	him	full	least
to	indemnity	of	the	sum	of	the	purchase	in	the	land
the	state	of	the	vendor	has	delivered	possession	of	the	land
to	the	purchase	the	day	and	has	handed	over	all	the
down	rights	of	the	land	to	the	purchase	and	the	land
settling	of	the	holding	10-	square	to	the	purchase	the	land
accorded	and	formally	awarded	—	—	—	—	—	—	—
SCHEDULE-	Rajal	Kist	of	land	in	more	30	Maragapna	Paraga	Mar
Phaland	Sub	division	and	District	Sub	Registry	Office	and	District	Office
Phaland	No.	13	Plot	No.	45	(part)	Survey	Settlement	—	and
Plot	No.	11-16	having	an	area	9000	Sq.	ft.	(Nine	thousand
to	the	with	structures	standing	there	on	the	plain	attached	here
with	and	shown	in	column	(No)	along	Plot	in	within	Khadian
of	more	Maragapna	more	No.	13	bounded	by	North	Road	(1/4th of
1/4	76	6-	1/2)	South	Plot	No.	11-10	East	part	West
West	of	the	vendor	doll	here	by	Set	and	Sub	side
of his lands out of										

दिनांक ००
२५

DEED NO.

DATED

SOCIETY PLOT NO A-16, AREA - 9000 Sq. Ft. SOLD
BY. MRS. MAITREYEE RAI. TO SHRI. SUNIL KUMAR SINGH.
INDICATED SURVEY KHATA NO. 22. MAUZA NO. 13,
KHASRA NO. 45. VILLAGE - NARAYANPUR, DHANBAD.



PART PLAN OF
KUSUM VIHAR COLONY OF
B.C.C.P.S.G.N.S.S. LIMITED.

श्री. सुनील
१३-३-२०

श्री. सुनील
१३-३-२०

1881

३। टिप्पणी के लिए दायी ओर का ह्रासिया।

$$\begin{array}{r} 27 \\ \hline 4.06 \end{array}$$

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1929
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- 313790

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10-11-12

3/21/92

Completed in
for
3/11/08
2031

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Stig Kurnon-Sea

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Spent Day

22. B 17770

combined by

Bills with Amendments

3/18/90

पौन्य किम

37/09/17

नि ० पु ०
सापयत
२५/१