

829 Sale of 2500 sq ft land 829 (44) 3000Rs.



23  
18-2-93

29000/-  
20000/-  
3000/-  
10000/-

2625/-  
500/-  
3125/-

18/2/93

S A L E D E E D

THIS DEED OF SALE made this the Eighteenth day of February, 1993 Between Sri Vijoy Kumar Sinha son of Late Sri Tarkeshwar Prasad, resident of Mohalla Rajendra Nagar, Police Station Kadam Kuan in the town of Patna, Bihar, herein after referred to as the VENDOR ( which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, executors, Administrators and representatives ) of the First Part .

A N D

Shrimati Pooja Thakur wife of Sri Premendra Mohan Thakur

Vijoy Kumar Sinha

556

16-2-93

Sold to  
of Mingra House Bazaar  
Bhagalpur for sale deed

Rs. 3000 X 1  
75 X 1  
50 X 1 = 3125 = 00

Rs. Three thousand one hundred  
twenty five Rs.

नाम का नाम नी  
जन्म का स्थान  
पत्नी  
पते का सम्बन्ध  
हस्ताक्षर  
दिनांक

विजय कुमार सिन्हा  
ना. कु. म. 2/14  
क. क. म. म. म. म.  
दिनांक 92-2-12  
90-9



Stamp Clerk  
Deoghar Treasury  
Dist Deoghar

Vijay Kumar Sinha  
18/2/93

head

18-2-93

विजय कुमार सिन्हा  
क. क. म. म. म. म.  
दिनांक 92-2-12

head

18-2-93

909/48  
√2

Vijay Kumar Sinha  
18/02/93

902/48  
√2

C. K. Sinha  
18/2/92



- 2 -

resident of Minara Kothi, Barari, Police Station  
Barari, District Bhagalpur .

A N D

Shrimati Namrata Jha, wife of Sri Mithilesh Kumar Jha  
resident of B/4-1, Cable Town, Police Station Golmuri,  
District Jamshedpur, Bihar hereinafter referred to as  
the (Purchaser), VENDORS (which term or expression  
unless excluded by or repugnant to the <sup>ms</sup> context shall  
mean and include their heirs, executors, administrators  
and representatives) of the Other Part .

WHEREAS the Vacant land veried hereunder being  
a portion of Holding No. 59 (old) 206 (new) newly  
carved Holding No. 206/1 situated in Mohalla Belabagan,  
Baidyanath Deoghar, District Deoghar in Santhal Pargana  
fully detailed and described in Schedule below and for  
greater clarity is delineated and coloured VIOLET in  
the map or plan attached or annexed hereto as part

Vijay Kumar Singh

10.11

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50RS.



Vijay Kumar Singh.

- 3 -

as part hereof is exclusively owned and possessed by the said vendor as absolute owner, free from any encumbrance whatsoever, the same along with other premises being the other portion of the aforesaid Holding having been purchased and acquired by the said vendor under two registered deeds of sale are dated 14th. January 1980 executed by Shrimati Usha Chatterjee and Sri Samir Kumar Chatterjee and Sri Nimai Chandra Chatterjee, registered on 14th. January 1980 at Calcutta being Deed No. 269 for the year 1980 and the other sale Deed dated 14th. January 1980, executed by Sri Bibhuti Lal Mukherjee and Sri Brojo Lal Mukherjee and Shrimati Amia Banerjee and Srimati Anita Banerjee alias Abhoy Bala Devi registered on 14th January 1980 at Calcutta being Deed No. 270 for the year 1980 fully described in Schedule 'A' hereunder .

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on 4.6.1988 being Deed No. 1884 for the year 1988,  
The common Rasta was shifted from East to West .

Vijay Kumar Sinha

K  
S  
H  
W  
/60  
74

AND WHEREAS the vendor out of his remaining  
purchased premises ~~sk~~ sold the Building with attached  
land to its south to Shrimati Pooja Thakur and Shrimati  
Namrata Jha is being shown and described in Schedule  
'C' .

AND WHEREAS the vendor out of his remaining  
purchased premises subsequently sold the building with  
attached land to its south being portion of Holding  
No. 59 (old) 206 (new) newly carved Holding No.206/1  
situated in Mohalla Belabagan, Baidyanath Deoghar,  
formerly District Santhal Pargana (now District Deoghar)  
in Santhal Pargana to Shrimati Pooja Thakur and Shrimati  
Namrata Jha by registered Sale Deed dated 4.4.1992  
being Deed No. .... for the year 1992 .

Vijay Kumar Sinha

AND WHEREAS the vendor under the circumstances  
stated above is possessed of his remaining premises  
being the southern portion vacant land which the vendor  
has since divided into 5 plots namely Plot No.1 , Plot  
No.1-A, Plot No. 2 and Plot No. 3 and Plot No. 3-A .

AND WHEREAS the aforesaid vendor is in need  
of money and as such has offered to sell the vacant land  
being Plot No. 2 and Plot No. 3 and purchasers have agreed  
to purchase the vacant land Plot No. 2 and Plot No. 3  
fully described in Schedule 'D' below and for

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and for greater clarity delineated and coloured VIOLET in the map or plan annexed herewith as part hereof. with right of passage through the aforesaid 14' feet wide Rasta at the price of Rs 25,000/- (Rupees twenty five thousand ) only .

NOW THIS DEED WITNESSETH that in consideration of the said sum of Rs 25,000/- (Rupees twenty five thousand only paid by the purchasers to the vendor covered in cheque No. 329688 dated 5.7.1992 ( the receipt whereof the aforesaid vendor hereby acknowledges) y the vendor the said Sri Vijoy Kumar Sinha as the exclusive rt owner do hereby transfer, convey, and sell absolutely ins. to the said Smt. Pooja Thakur and Shrimati Namrata Jha, re free from encumbrance, all that the vacant land Plot No. 2 and Plot No. 3 being portion Holding No. 59, new Holding No. 206 at present part of newly carved Holding No. 206/1 in Mohalla Belabagan, Baidyanath Deoghar s, District Deoghar in Santhal Parganas, fully detailed and incur described in the schedule below and for greater clarity is delineated and coloured VIOLET in the map or plan attached or annexed to this Deed as part hereof with the ith and the right of the uses of the said Rasta . clare AND all the right, title, interest, claim and demand and easement, appurtenances whatsoever of the vendor .

Vijoy Kumar Sinha

1/6. 44

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in or to the said property hereby conveyed. To hold the same to the purchaser, its administrators or assigns absolutely.

Vijay Kumar Saha

1/11/51  
24

The vendor and all persons claiming under him hereby agree with the purchaser its administrators or assigns at all times hereafter and upon reasonable request and at the cost of the purchaser, its administrators or assigns, to do and execute or cause to be done and extend all such lawful act deeds and things what soever for further and more perfectly conveying and assuring the said property and every part thereof to the purchaser, its administrators or assigns.

The vendor has put the purchaser in khas and exclusive possession of the property hereby conveyed.

And the vendor also does hereby for himself, his heirs, administrators or assigns agree to save harmless and keep indemnified, the purchaser, its administrators or assigns from and against all losses, damages, costs or expenses which its may sustain or incur by reasons of any claim being made of any arrears of rates due thereof.

And the vendor does hereby further agree with the purchaser, its administrators or assigns and declare that he has not done or been a party to any act whereby the said property is or may be under any

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any charge in title, claim or otherwise however or whereby the vendor is prevented from conveying or assigning the said property or any part thereof in the manner appertaining by virtue of this Deed .

Vijay Kumar Singh.

SCHEDULE - 'A'

Details of land with single story House

Building with land being western most portion of Holding No. 59 (old) and 206 (new) in Ward No. 11 situated at Mohalla Belabagan, Jamabandi No. 17 police Station Deoghar within the limits of Deoghar Municipality in the District of Santhal Pargana measuring :-

- East to West towards North : 119' feet 6 inch .
- East to West towards South : 105 feet - 0 inch .
- North to South towards East : 313 feet 0 inch .
- North to South towards West : 314 feet 0 inch .

And bounded as follows :-

- North :- Land of Babu Shiv Kali Some .
- South :- Deoghar Jasidih Road
- East :- Smt. Rejuka Devi and her sons .
- West :- Bari Sgriti .

1/5/18

(36)

X  
B  
H  
W  
1/0  
44

SCHEDULE - 'B'

Northern portion of Land in Holding No. 59 (old) 206 (new) in Ward No. 11 situated in Mohalla Belabagan being Jamabardi No. 17/1, Police Station Deoghar within the limits Deoghar Municipality in the District of Santhal Parganas measuring :-

Vijoy Kumar Sinha

- East to West towards North :- 119 feet 6 inch .
- East to West towards South :- 112 feet 6 inch .
- North to South towards East :- 163 feet 0 inch .
- North to South towards West :- 160 feet 9 inch .

And bounded as follows :-

- North :- Land of Babu Shiv Kali Some .
- South :- Remaining premises being Southern portion (of the western most portion) of Holding No. 59 (old) and 206 (new) of Shri Vijoy Kumar Sinha and the 14 feet wide Rasta left by Sri Vijoy Kumar Sinha for the common use of Shri Vijoy Kumar Sinha and M/s Baidyanath Dham Carbons .
- East :- Shrimati Renuka Devi and her sons .
- West :- Land and house known as ' Bani Smriti ' .

50ns

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SCHEDULE - 'C'

Southern portion double storied house with attached land to its south being part of Holding No. 206/1 (within old Holding No. 59) in Ward No. 11 situated in Mohalla Belabagan within Jamabandi No. 17/1, Police Station Deoghar within the limits of Deoghar Municipality, in the District Deoghar formerly Santhal Pargana measuring :

Demarcated in the Map

A B C D G A

F G A H F

East to West towards North :- 62 feet 8 inch. 13 feet 0 inch  
East to West towards South :- 62 feet-8 inch. 12 feet 0 inch.  
North to South towards East :- 78 feet-6 inch. 23 feet-0 inch.  
North to South towards West :- 78 feet-6 inch. 23 feet-0 inch.

*Vijay Kumar Sinha*

And bounded as follows :-

North :- Land and factory of M/s Baidyanath Dham Carbons .

South :- Remaining vacant land of Holding No. 206/1 (within Holding No. 59) being Plot No. 1 and Plot No. 1-A of Sri. Vijoy Kumar Sinha thereafter Deoghar Jasidih Road .

East :- Property being extreme Eastern portion of Holding No. 59 (old) at Belabagan owned and possessed by Shrimati Remuka Devi and her sons .

West :- Vendor's vacant land being Plot No. 2 and thereafter 14 feet wide common Rasta with Baidyanath Dham Carbons and after this land with garage, godown and well etc of Shri Vijoy Kumar Sinha .

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SCHEDULE - 'D'

DESCRIPTION OF THE PROPERTY SOLD HERE UNDER .

Vacant Land of Plot No. 2 and Plot No. 3 fully demarcated in the map or plan, Plot No. <sup>2nd</sup> 3 within letters M N O P M and ~~sketch map~~ coloured "VIOLET" in the said map or plan attached to this Deed as part hereof, Plot No. 2 having an area of 935'-3 Sft. and Plot No. 3 having an area of 1509-0 Sft. more or less being part of Holding No. 206/1 (within old Holding No. 59) in Ward No. 11 situated in Mohalla Belabagan within Jamabandi No. 17/1 Police Station Deoghar within the limits of Deoghar Municipality in the District Deoghar formerly Santhal Pargana, Sub-Registry, and District Registry Office Deoghar as per measurement detailed below with right to use the 14 feet wide common Rasta shown in the sketch map attached to this Deed .

Vijay Kumar Sinha.

Vijay Kumar Sinha.

PLOT NO. 2

MEASUREMENT :

East to West towards North :- 16 feet <sup>2nd</sup> 8 Inch .

East to West towards South :- 16 feet <sup>2nd</sup> 8 Inch .

North to South towards East :- 56 feet 0 Inch .

North to South towards West :- 56 feet 9 Inch .

And bounded as follows :-

Vijay Kumar Sinha.

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And bounded as follows :-

North :- Baidyanath Dham Carbons in Holding No. 59 (old 206 (New) .

South :- Land within Letters F G A H F being part of Holding No. 206/1 (within Holding No. 59) owned and possessed by Shrimati Pooja Thakur and Shrimati Namrata Jha .

East :- Double storied House being part of Holding No. 206/1 (within Holding No. 59) owned and passed by Shrimati Pooja Thakur and Shrimati Namrata Jha .

West :- 14 feet wide common Rasta with Baidyanath Dham Carbons and after this land being Plot No. 3 with garage, godown and well being part of Holding No. 206/1 (within Holding No. 59) of the vendor .

Plot No. 3

MEASUREMENT :

East to West towards North :- 20 feet 0 inch .

East to west towards South :- 17 feet 6 inch .

North to South towards East :- 39 feet 0 inch .

North to South towards West :- 31 feet 0 inch .

And bounded as follows :-

North :- Baidyanath Dham Carbons .

South :- vendor's land

Vijay Kumar Sinha

Vijay Kumar Sinha

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South :- Vendor's Land Plot No.3-A being sold of Sri Premendra Mohan Thakur .

East :- 14' wide common Rasta with Baidyanath Dham Carbons .



West :- Bani Smriti .

Vijay Kumar Sinha.

The annual rent of Rs 42/- (Rupees forty two) only being payable for the entire Vendors property to the State of Bihar through Circle Officer, Deoghar and the proportionate annual rental as fixed by the Circle Officer, Deoghar an annual Rental will be payable for the vended property.

IN WITNESS WHEREOF the aforesaid vendor Shri Vijoy Kumar Sinha has signed this Deed this the 18<sup>th</sup> day of Feb' 1993 at Deoghar in presence of the witnesses mentioned below .

WITNESSES :

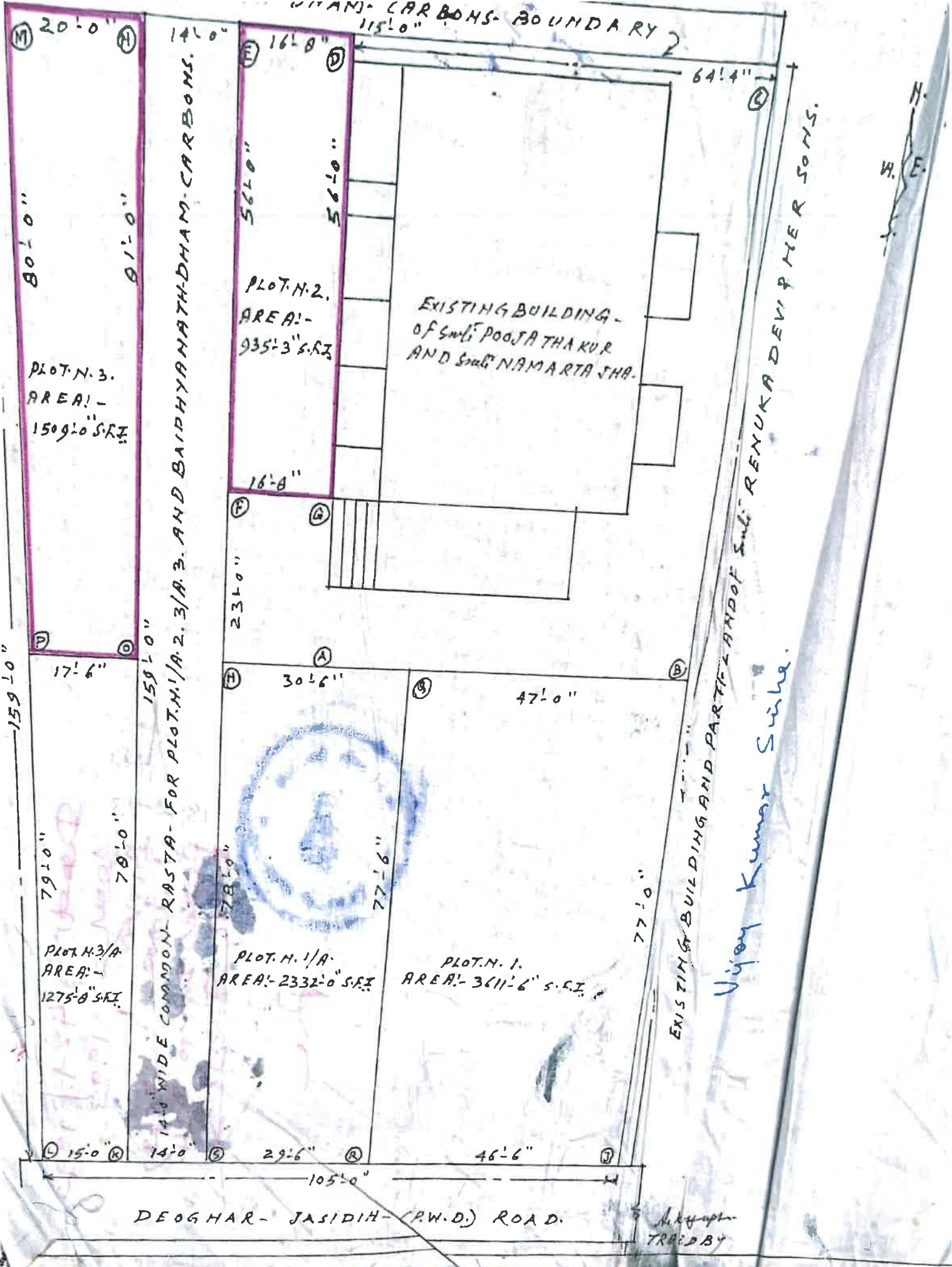
1.   
Krishna Kumar Sinha  
Rajendra Nagar  
Patna - 800016.
2.   
Mithilesh Kumar Sinha  
D/4-1, Cable Tower  
Samastipur

Vijoy Kumar Sinha.  
(Vijoy Kumar Sinha)

Draft  
Copy  
18/2/93

TOY  
SAD  
D.  
K.  
V/O.

VIJAY KUMAR SINGH'S BOUNDARY



20'-0"

14'-0"

16'-8"

64'-4"

80'-0"

81'-0"

56'-0"

56'-0"

PLOT N. 2.  
AREA:-  
935.3 S.F.T.

EXISTING BUILDING -  
OF Smt. POOJA THAKUR  
AND Smt. NAMARTA SHA.

PLOT N. 3.  
AREA:-  
1509.0 S.F.T.

16'-8"

23'-0"

17'-6"

159'-0"

30'-6"

47'-0"

79'-0"

70'-0"

78'-0"

77'-6"

77'-0"

PLOT N. 3/A  
AREA:-  
1275.8 S.F.T.

PLOT N. 1/A  
AREA:- 2332.0 S.F.T.

PLOT N. 1.  
AREA:- 3611.6 S.F.T.

15'-0"

14'-0"

29'-6"

46'-6"

105'-0"

DEOGHAR - JASIDIH (P.W.D.) ROAD.

TRIED BY

Vijay Kumar Singh

EXISTING BUILDING AND PART OF Smt. RENUKA DEVI PHERSONS.



अंचल अधिकारी का कार्यालय, देवघर

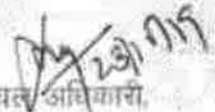
जमाबंदी प्रमाण-पत्र

प्रमाण-पत्र संख्या 103 दिनांक 23-10-19

संबंधित हल्का कर्मचारी एवं प्रभारी अंचल निरीक्षक के स्थानीय एवं अभिलेखीय जीच तथा भालगुजारी रसीद के अनुसार आवेदिका- श्रीमती पूजा ठाकुर पति- परमेन्द्र मोहन ठाकुर के आवेदन के आधार पर प्रतिवेदित है कि मीजा बंलाबगान, धाना नं०-257 जमाबंदी नं०-17/1/2 दाग नं०-X रकबा-2444 वर्गफीट जमीन अभिधारी रियत- श्रीमती पूजा ठाकुर पति- परमेन्द्र मोहन ठाकुर के नाम से नामांतरण वाद संख्या-58/1992-93 आदेश दिनांक 25.11.92 द्वारा स्वीकृत होकर पंजी-11 के भाग 03 के पेज नं०-49 में दर्ज है। उक्त मीजा अंशतः सर्वेक्षित है।

  
राजबिर कर्मचारी,  
देवघर सदर (हल्का 11)

  
प्रभारी अंचल निरीक्षक,  
देवघर सदर।

  
अंचल अधिकारी,  
देवघर सदर।  
Sent  
23/10/19

Rajbir Infra Projects  
Rajbir Kumar Agrawal  
Patna



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती  
नाम रैयत मय वलिदयत जमाबन्दी  
वो सकुनत नम्बर।

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Receipt No. : 0470593661

देवघर | बेलाबगान | 11/257 | श्रीमती पुजा ठाकुर

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
17/1/2	0	2444 वर्गफीट 0 डिसमील 0 कठा

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (1993-1994) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	7.00	189.00	7.00	7.00	7.00	7.00
गुजारी (भावली)	1.75	47.25	1.75	1.75	1.75	1.75
सेस	3.50	94.50	3.50	3.50	3.50	3.50
सूद	3.50	94.50	3.50	3.50	3.50	3.50
मुतफरकात	1.40	37.80	1.40	1.40	1.40	1.40
मीजान	17.15	463.05	17.15	17.15	17.15	17.15

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (1993-1994) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)	189.00	7.00	7.00	7.00	7.00	
गुजारी (भावली)	47.25	1.75	1.75	1.75	1.75	
सेस	94.50	3.50	3.50	3.50	3.50	
सूद	94.50	3.50	3.50	3.50	3.50	
मुतफरकात	37.80	1.40	1.40	1.40	1.40	
मीजान अदायकारी	463.05	17.15	17.15	17.15	17.15	

(१) मीजान कुल (लफजों में) : Five Hundred Thirty One Rupees and Sixty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 531.65

तारीख अमला तहसील कुनिन्दा : 14-09-2023

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

Print