

11430 *asset sale* *10/2/2014* *172500/-* *987*



झारखण्ड JHARKHAND

150558

46
23

महानि कति जायतु का मुन मोग दहिना का
के मुनार निवेदिता के मुनिके से का मु ।

10.2.14

10-2-14



ATTORNEY
ADVOCATE
No-4627/1683

10/2/14

10/2/14



महानि कति जायतु का मुन मोग दहिना का
के मुनार निवेदिता के मुनिके से का मु ।

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 10th day of February Two Thousand Fourteen,

BY & BETWEEN

Free part

113/29360

Sal 2-30

Price 0-20x

1 29363

10/2

SRI DIPANKAR MAZUMDAR son of Late Kalidas Mazumdar by faith Hindu, by caste Baidya, by occupation service, resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand), permanent resident of Flat No.EC-219, G8 Area, SFS Maya Enclave, New Delhi-110064 and at present residing at D-40, Mahavir Vikash, HC-Block, Sector-III, Salt Lake City, Kolkata (W.B.) hereinafter called and referred to as the VENDOR which expressions shall unless excluded by or repugnant to the context



झारखण्ड JHARKHAND

150559



Hiralal Pandey 10/02/14
MD Shabbir Alam 10/02/14



- 2 -

be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns of the ONE PART [Indian Citizen] [Above vendor is represented by his constituted Attorneys 1. SRI HIRALAL PANDEY son of Sri Balram Pandey by faith Hindu, by caste Brahmin, by occupation business, residing at J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad District (Jharkhand) & 2. MD. SHABBIR ALAM son of Abdul Rajak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Pandgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-00066 dated (03/01/2014) registered in the office of the Additional Registrar of Assurances-III, Kolkata (W.B.).]



झारखण्ड JHARKHAND

150560

Md. Lat. Rashid
10/2/14
Md. Kullis Khan
10/2/14

-3-

AND: IN FAVOUR OF

MD. RASHID son of Late Md. Navi Baks by faith Muslim, by caste Moasin, by occupation fish merchant, resident of Shamsheer Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pm No. ACKPM 14001]



झारखण्ड JHARKHAND

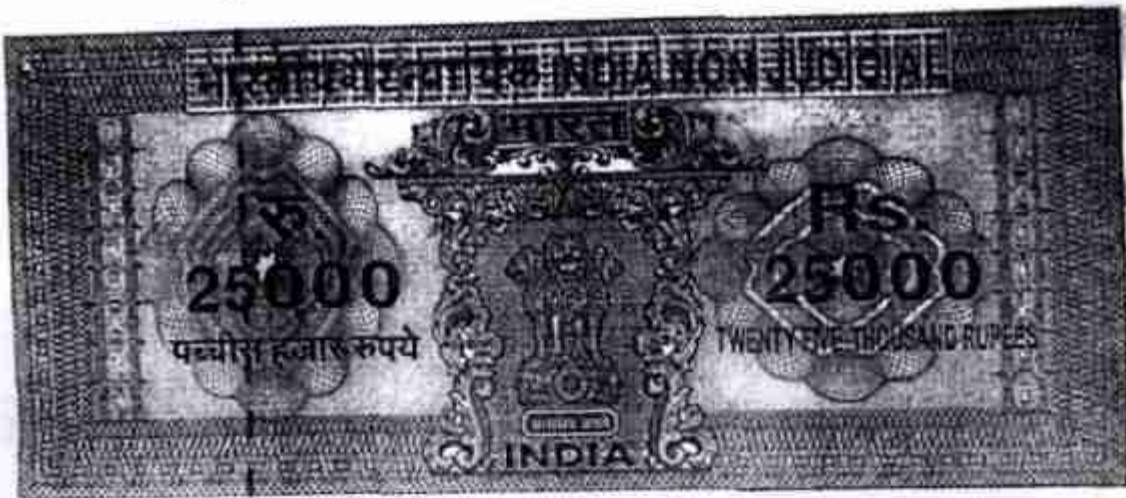
150561

*Mrs. Lal Prady
10/2/14
Mrs. Sushir Klem
10/2/14*

-4-

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights,

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7



झारखण्ड JHARKHAND

150562

Mr. Sub. Pandey
10/2/14
Mr. Sub. Pandey
10/2/14

- 5 -

P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



150563

झारखण्ड JHARKHAND

Bin Lal Mondal
10/2/14
CSJ Sakshi Chatterjee
10/2/14

-6-

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Samanta Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Arima Mukherjee & Pralixa Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father



06AA 491227

Shri Lal Bandyopadhyay
10/2/14
Mr. Subramanian
10/2/14

- 7 -

Kamapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Ispankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-shares inherited 6 Acres of lands under Khutian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.



06AA 491228

Wm. Lal Bandy
10/2/14
Ch. B. Bhattar Khan
10/2/14

- 8 -

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs. 43,10,625/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.



झारखण्ड JHARKHAND

A 279310

Hira Lal Pandey
10/2/14
MS Saha
10/2/14

- 9 -

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.43,12,000/- only

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.43,10,625/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.



झारखण्ड JHARKHAND

A 465220

Wishal Pandey
10/2/14
Ch. Sankar Chavan
10/2/14

- 10 -

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any persons or persons claiming right through him and the vendor shall and will from time to



झारखण्ड JHARKHAND

A 942265

Mira Lal Pandey
10/2/14
C.B. Saha's Office
10/2/14

- 11 -

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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.

Hira Lal Pandey
10/2/14

Old salar Alam
10/2/14

- 12 -

That the purchaser shall here after pay an annual rent of Rs.0.55 paises only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S. Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato.
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Paratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.

Hira Lal Pandey
10/2/14

Chd Sahib Alam
10/2/14

- 13 -

- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patil, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas out of which the vendor's exclusive own share only 16.79 Kathas i.e. 27.75 Decimals and out of that only 13.75 Decimals (Thirteen Point Seven Five Decimals) of lands sold herewith [Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bloodan land, Forest land, govt. acquired land & B.C.C.I. land.

Hira Lal Pandey 10/2/14
(Signature of the vendor)

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. Shd. Sahib Alam
Shd. Sahib Alam
Hira Lal Pandey
2. Shd. Manoj Kumar Mishra
Sugandh Suresh Chandra
Sandeep Kumar Mishra
10/2/14
Page 13 of 14

Hira Lal Bhandari
10/2/14

and Sakar Alam
10/2/14

- 14 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



ATTESTED
ADVOCATE
E No - 1627/1993

MS. Rabiol

(SIGNATURE) 10/2/14



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

232
10/2/14
Advocate Dhanbad
E. No. 1627/93

10-2-14
Hos. J. C. Pandey

आपका पत्र - आपका पत्र



आपका पत्र - आपका पत्र
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आपका पत्र

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3756 3884 0172

आपका पत्र - आपका पत्र / Your Address No. :



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAMMAD RASHID
MOHAMMAD NAUSIR
33091981
PAN Card Number
ACXP81400F



आयकर विभाग में आपका आयकर/सूचना पत्र
आयकर विभाग में भेजा गया है।
आयकर विभाग में आपका आयकर/सूचना पत्र
आयकर विभाग में भेजा गया है।
आयकर विभाग में आपका आयकर/सूचना पत्र
आयकर विभाग में भेजा गया है।

I have not received my Adhar Card till today & for that reason I am
furnishing my PAN card & my identity proof.
MD. Rashid.

10.2.14

MD. Rashid



9 km. vol. record of *Alton* Good. All *Friday* 2 for that
mass of *San Francisco* *Chick* & *John* *London* by *Henry* *proff*.

10.1.14

Chick & John



निबंधन विभाग, इलाहाबाद
धनबाद
जिंच पर्वत-रुड़ बांधणा एवम (जिल्ला 114)

Token No: 12

Token Date/Time: 10/02/2014 13:15:11

Document Type

Presenter Name & Address
Stampable Doc. Value
Document Value
Special Type
Remarks / Other Details
Property Details:

Sale Deed
J.C. Mallick Road Mirapur, P.S. & Dist- Dharnbad
4312002
4312008
Purchaser: Hiralal Pandey
DOE
Stamp Value: 172800
Serial No. 0
Old Serial No. /
App. ID

Date of Entry
Total Pages
Book
CHQ/PNO
e-Stamp Cert. No.

Achal	Th. No.	Ward No.	Mauza	Kh. No.	Plot No.	Plot Type	H No.	Category	Area	Min. Value
DHARNBAD	7	28	MIRAPUR	B	1693,1694			U RES	Decimal	
DHARNBAD	7	28	MIRAPUR	B	1695,1697			U RES	Decimal	
DHARNBAD	7	28	MIRAPUR	B	1692,1693			U RES	Decimal	
DHARNBAD	7	28	MIRAPUR	B	1694,1695			U RES	Decimal	
DHARNBAD	7	28	MIRAPUR	B	1696,1700			U RES	Decimal	
DHARNBAD	7	28	MIRAPUR	B	1699			U RES	13.75 Decimal	4310825

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAHF No	UID	Address
1	Power Holder	Hiralal Pandey	Balwan Pandey	Business	General	Form 60	375635810772	J.C. Mallick Road Mirapur, P.S. & Dist- Dharnbad
2	Power Holder	Md Shabbir Alam	Abdul Rajak	Business	General	Form 80	306327082028	Kabraz, P.S.- Kabraz, Dist- Dharnbad
3	VENDEE	Ma Rashid	Lata Nani Bala	Business	General	Acqpn14001		Sheel Road, P.S.- Bank More, Dharnbad
4	Witness1	Md. Sabir Ansari	Md. Aziz Ansari	Business	General			Mirapur Police Line, Dharnbad
5	Witness2	Md. Samir Ansari	Md. Aziz Ansari	Business	General			Mirapur Police Line, Dharnbad
6	Witness3	Utt Narayan Mishra	Lata Manohar Mishra	Business	General			Gugraah, Sarachaha, Dharnbad

Fee Details:

SN	Description	Amount
1	LT	2.50
2	PT	0.94
3	AT	121,360.00
4	SP	630.00
Total		122,993.44

Hiralal Pandey

उपरोक्त घोषित/दस्तावेज में उल्लिखित तथ्यों के अभाव में।
निवेदन एवं साक्ष्य में इष्ट घटकों के अभाव पर इष्ट की गई है।













पदाधिकारी एवं इलाहाबाद
काट इष्ट अधिकार के अनुसार

अपत्य
व्यक्ति का
दिनांक

श्रीशाला चौक के जो जो नक्कीर आलय
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10-02-14
अपत्य घोषित/दस्तावेज के अनुसार

Token No.12 Token Date: 10/02/2014 13:15:11
 Serial/Deed No./Year :1143/987/2014
 Deed Type: Sale Deed

Sl No	Party Details	Photo	Thumb
1	Hiralal Pandey Father/Husband Name: Balram Pandey (Power Holder) J.C. Mullick Road Hirapur, P.S & Dist- Dhanbad		
2	Md. Shahbir Alam Father/Husband Name: Abdul Rajjak (Power Holder) Katras, P.S- Katras, Dist- Dhanbad		
3	Md. Rashid Father/Husband Name: Late Nawi Bula (VENDEE) Bhuli Road, P.S- Bank More, Dhanbad		
4	Md. Sabir Ansari Father/Husband Name: Md. Aziz Ansari (Identifier) Hirapur Police Line, Dhanbad		
5	Md. Sabir Ansari Father/Husband Name: Md. Aziz Ansari (Witness 1) Hirapur Police Line, Dhanbad		
6	Hita Narayan Mishra Father/Husband Name: Late Manohar Mishra (Witness 2) Sugaulih, Saradhbela, Dhanbad		

Book No. 1
 Volume 47
 Page 453 To 494
 Deed No. 1143/987
 Year 2014
 Date 10/02/2014 16:54:55

[Signature]
 Registering Officer

[Signature]
 Signature of Operator

1310

K. Raiyti Lale Dhanbad Value 1934000/- 9+77500/-

1128



झारखण्ड JHARKHAND

46-
23-
17.2.14
17-02-14

146340
[Handwritten signatures]



Uday Narayan Mishra

Md Sahib Alam 17/2/14

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 17th day of February Two Thousand Fourteen,

BY & BETWEEN

RIA MAZUMDAR daughter of Late Nikhil Mazumdar by faith Hindu, by caste Baidya, by occupation service etc., resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) at present residing at Flat No.1103, C Wing, Pacific Tower, Sagar City, Near BSES Hospital, NADCO, Andheri West, Mumbai (Maharashtra) hereinafter called and referred to as the **VENDOR** which expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors,

Fee Paid

अंश 58020=00
 सचिव 2=50
 ऑफिस 0=94
 58023=44

13/2/14



झारखण्ड JHARKHAND

146341



-2-

Udit Narayan Mishra

MD Shabbir Alam

13/1/14



successors, administrators, legal representatives and assigns of the ONE PART, [Indian Citizen] [Above vendor is represented by his constituted Attorneys 1. **SRI UDIT NARAYAN MISHRA** son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, P.S. Saraidhela District Dhanbad (Jharkhand) 2. **MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-110 dated 30/01/2014 registered Dhanbad Sub Registry Office].



झारखण्ड JHARKHAND

146342

- 3 -

AND: IN FAVOUR OF

Udit Narayan Mishra.

md shah Alam

17/2/14

MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsheer Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pan No. ACXPM 1400F]



झारखण्ड JHARKHAND

Udesh Narayan
Mishra
Crd Sdler Man
17/2/14
A 465805

- 4 -

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7



झारखण्ड JHARKHAND

Udit Narayan
Mishra
C.A. Sakti Chandra
Mishra
A 465804

- 5 -

P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



झारखण्ड JHARKHAND

*Udit Narayan
Mishra*

*and Sankar Chandra
17/11/14*

A 942282

- 6 -

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Mukherjee & Pratima Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father

-7-

Udit Narayan Mishra.
and Subis Man
19/2/14

Ramapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-sharers inherited 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed her desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.19,33,041/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.19,34,000/- only.

- 8 -

Udit Narayam Mishra.

Chaitanya Man

17/2/14

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.19,33,041/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through her 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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all her heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.

- 9 -

Udit Narayan Rishra.
C/o Sankar Alam
17/2/14

That the purchaser shall here after pay an annual rent of Rs.0.55 paises only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give her full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S.
Dhanbad Sub division and District Sub Registry office and District Dhanbad
Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato.
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.

- 10 -

Udit Narayan Mishra

and Shabbir Alam

17/2/14

10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.

11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 3.73 Kathas i.e. 6.166 Decimals (Six Point One Six Six Decimals) of lands sold herewith.[Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.I. land.

Udit Narayan Mishra
(Signature of the vendor) 17/2/14

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. Md. Sabir Ansari
S/o Qtd. Aziz Ansari
Hirapur Police line
Dhan. 17/2/14

2. Anil Kumar Bhatnagar
S/o Anoop Kumar Bhatnagar
Hirapur, Dhanbad, 17/2/14

Udit Narayan Mishra

Adv. Subir Das
17/2/14

- 11 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

MD. Rabbil

(SIGNATURE) 17/2/14



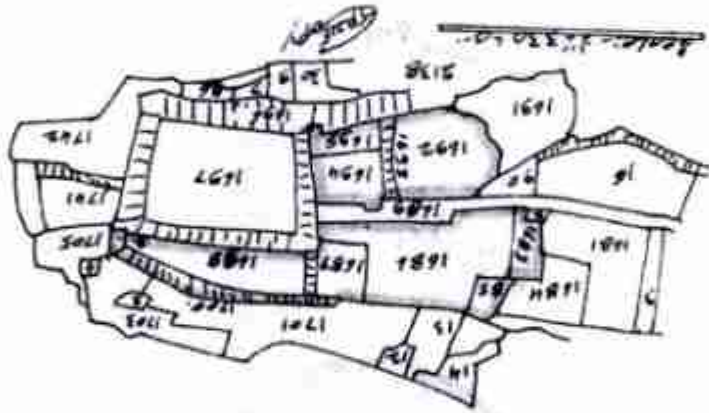
ADVOCATE
E NO. 1077/1993



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

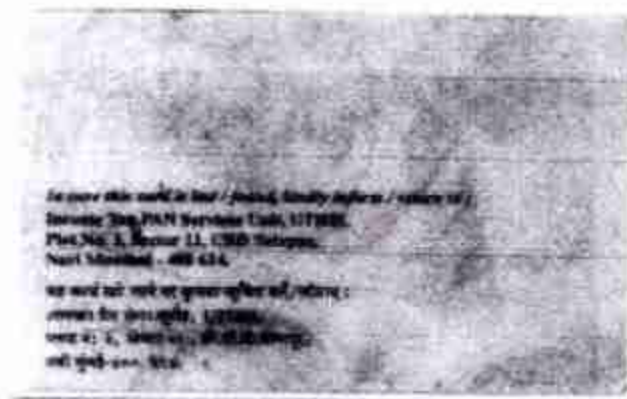
X 325
17.2.14
Advocate, Dhanbad.
NO. 1077/93

12/04/2014
Md Sahib Alam



own share only 6.166-Decimals

Seller:- Ria Majumdar 210 late Nikhil Majumdar of J.C. Mallick Road, Hiraipur, Dhanbad. P.S. & Dist. Dhanbad.
 Power of Attorney:- 113/11 Udit Narayan Mishra 210 late Manohar Mishra of Surajpatti, P.S. Saraidhela. (2) Md. Shabbir Alam, 210 Abdul Rayjak of Masjid Pathi, Panchgathi Bazar, Katras, P.S. Katras, Dist. Dhanbad. Purchaser:- Md. Rashid, 210 Nadi Biks, of Bhuli Road, Shamsheer Nagar, Wasseypur, P.S. Bank more, Dist. Dhanbad.
 Schedule:- Mozga Hiraipur No. 7, P.S. Dhanbad under Khata No. B. Plot No. 1683, 1685, 1686, 1687, 1692, 1693, 1694, 1695, 1698, 1700, 1699. Total 11 Plots. Area 3.44 Hect. shown in colour Red. out of which vendors own share only 6.166-Decimals.



I have not received my Adhar Card till today & for that reason I am furnishing my PAN card & card for my identity proof.

Uditi Narayan Mishra
17-2-14

[Handwritten mark]

अनुप

Md. Shabbir Alam
17-2-14

Aadhaar-Aam Admi ka Adhikar

3063 2708 2028

पता: S/O. मंगल राम, श्री
मिर्जापुर, मिर्जापुर
मिर्जापुर, मिर्जापुर, मिर्जापुर
मिर्जापुर, मिर्जापुर, मिर्जापुर
मिर्जापुर - 828113
Address: S/O. Mangal Ram, Shri
Mirzapur, Mirzapur, Mirzapur
Mirzapur, Mirzapur, Mirzapur
Mirzapur - 828113

भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक

आधार-आम आदमी का अधिकार

3063 2708 2028



श्री शब्दिर आम
Md Shabbir Alam
पुरुष / MALE
जन्म तिथि/DOB: 09/01/1981

भारत सरकार
GOVERNMENT OF INDIA



Handwritten mark

19-2-14

MD. KASIM.

I have not received my PAN card till today & to that reason I am furnishing my PAN card for my identity proof.

For more information visit the website: www.incometax.gov.in
Income Tax PAN Services (Call, Text)
Plot No. 2, Sector 11, CBD Banglore,
New Mumbai - 400 014.
We will get you the PAN card after 10 working days.
Income Tax PAN Services (Call, Text)
Plot No. 2, Sector 11, CBD Banglore,
New Mumbai - 400 014.
www.incometax.gov.in



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
MOHAMMAD RASHID
MOHAMMAD NAVIBUKS
20/09/1961
ACXF/M1400F

[Handwritten scribble]

17.2.14
Ch. S. S. S. S. S.

Address: HIRAPUR, DUMDAD
MIRAPUR, DUMDAD
MIRAPUR, DUMDAD

Address: POLICE LINE BAURI PARA
MIRAPUR, DUMDAD
MIRAPUR, DUMDAD

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

— आर्य आर्य का आर्य



3744 8258 3421

आर्य आर्य
GOVERNMENT OF INDIA



निदेशक विभाग, झारखंड



आपको सूचित किया जाता है कि (विभाग 114)

Token No: 1

Token Date/Time: 17/02/2014 12:20:00

Document Type Sale Deed
Presenter Name & Address Udit Narayan Mishra
 Sughadh, Saraidhela, P.S. Saraidhela, Dist. Dhanbad
Date of Entry 17/02/2014
Total Pages 36
Book 1
CNO/PNO
Serial No. 0
Stamp Value 77500
Old Serial No. /
App ID
e-Stamp Cert. No

Property Details:
 Remarks / Other Details
 Special Type
 Document Value
 Stampable Doc Value

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	H No	Category	Area	Min. Value
DHANBAD	7	HIRAPUR		8	1683, 1665			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1686, 1687			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1692, 1693			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1694, 1695			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1698, 1700			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1699			U RES	6.16 Decimal	1931150

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F	UID	Address
1	Power Holder	Udit Narayan Mishra	Late Manohar Mishra	Business	General	Aampm1370p		Sughadh, Saraidhela, P.S. Saraidhela, Dist. Dhanbad
2	Power Holder	Md Shabir Alam	Abdul Rajak	Business	General	Form 60	3063327082028	Kawas, P.S. Kawas, Dist. Dhanbad
3	VENDEE	Md Rashid	Late Navi Bux	Business	General	Acpm1400f		Shamsher Nagar Bhull Road, P.S. Bank More, Dist. Dhanbad
4	Identifier	Md Sabir Ansan	Md Aziz Ansan	Business	General		374482583421	Police Line Hirapur, Dhanbad
5	Witness	Md Sabir Ansan	Md Aziz Ansan	Business	General		374482583421	Police Line Hirapur, Dhanbad
6	Witness	Amit Kumar Sutanua	Santosh Kumar Sutanua	Business	General			Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LT	2.50
2	PR	0.94
3	A1	58,020.00
4	SP	540.00
	Total	58,563.44

सूचना प्राप्त करने के लिए कृपया नीचे दिए गए पते पर आएं।

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सूचना के लिए कृपया नीचे दिए गए पते पर आएं।

Udit Narayan Mishra



निबंधन विभाग, झारखंड
धनबाद

Token No.1 Token Date: 17/02/2014 12:20:00

Serial/Deed No./Year :1310/1128/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Power Holder) Sugiadih, Saraidhela, P.S- Saraidhela, Dist- Dhanbad		
2	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras , P.S- Katras, Dist- Dhanbad		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar Bhuli Road, P.S- Bank More, Dist- Dhanbad		
4	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Identifier) Police Line Hirapur, Dhanbad		
5	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Witness1) Police Line Hirapur, Dhanbad		
6	Amit Kumar Sultania Father/Husband Name:Santosh Kumar Sultania (Witness2) Hirapur, Dhanbad		

Book No. I
Volume 54
Page 179 To 214
Deed No 1310/1128
Year 2014
Date 17/02/2014 14:35:40

Registering Officer

Signature of Operator

1311

1129

Renu's sale Dhanbad 11/2/14 77500/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

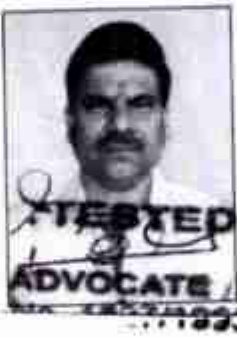


9/11

झारखण्ड, JHARKHAND

12-2-14
17/2/14
17/2

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Udit Narayan Mishra

MD Saller Alam

17/2/14



DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 17th day of February Two Thousand Fourteen,

BY & BETWEEN

SMT. RENU MAZUMDAR wife of Late Nikhil Mazumdar by faith Hindu, by caste Baidya, by occupation House-wife, resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter called and referred to as the VENDOR which expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs,

Fee paid

AD 58020/-
Sel 200
Pfe 0-94
58020 = 44

17-2



झारखण्ड JHARKHAND

146338



- 2 -

Udit Narayan Mishra
Md Shabbir Alam
17/2/14



executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen] [Above vendor is represented by his constituted Attorneys 1. **SRI UDIT NARAYAN MISHRA** son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, P.S. Saraidhela District Dhanbad (Jharkhand) 2. **MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-101 dated 29/01/2014 registered Dhanbad Sub Registry Office].



झारखण्ड JHARKHAND

146339

- 3 -

Udit Narayan Mishra
MD Sallix Mann
17/2/14

AND: IN FAVOUR OF

MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pan No. ACXPM 1400F]



झारखण्ड JHARKHAND

Udit Narayan
Mishra

Old Shakti Alam
17/2/14

A/65802

- 4 -

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7



झारखण्ड JHARKHAND

Udit Narayan
Mishra
C.D. Sahni's Agent
17/2/19
465803

- 5 -

P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



झारखण्ड JHARKHAND

A 942281
Udit Mazumdar
Mishra
MD Saker Man
17/12/14

- 6 -

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Mukherjee & Pratima Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father

-7-

Udit Narayan Bishra

cid Subbir Alam

17/2/14

Ramapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-sharers inherited 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed her desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.19,33,041/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.19,34,000/- only.

- 8 -

Udit Narayan Mishra
Md Saffir Alam
17/2/14

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.19,33,041/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through her 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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all her heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.

Udit Narayan Mishra
CMB Subdiv Alam
17/2/14

- 9 -

That the purchaser shall here after pay an annual rent of Rs.0.55 paises only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give her full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S. Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato.
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.

Udit Narayan Chandra
Md Sahir Alam
17/2/14

- 10 -

- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 3.73 Kathas i.e. 6.166 Decimals (Six Point One Six Six Decimals) of lands sold herewith. [Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Udit Narayan Chandra
(Signature of the vendor) 17/2/14

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. M. S. Sidiq Ansari
S/o Ghol. Aziz Ansari
Hitapur Police Station
Dhanbad - 17/2/14
2. Anil Kumar Sultana
90 Sarvesh, Kew Sultana
Hitapur, Dhanbad.
Page 10 of 11
17/2/14

Udit Narayan Pichra
Md Sahir Alam
17/2/14

- 11 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

M.D. RAS Lial

(SIGNATURE) 17/2/14



TESTED
ADVOCATE
E. NO-1627/1993

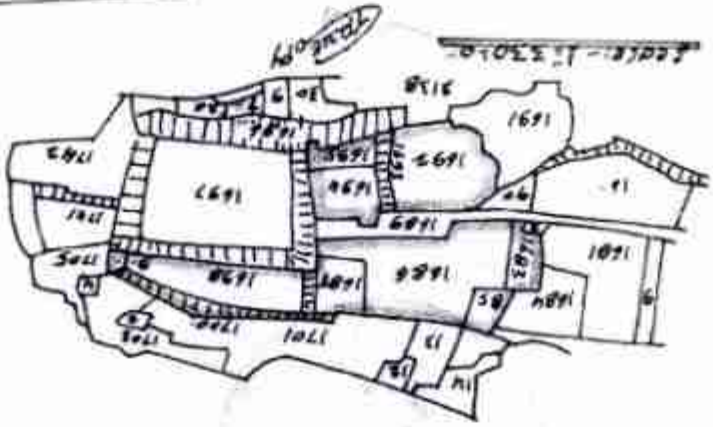


Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

[Signature]
17.2.2014
Advocate, Dhanbad
E. No. 1627/93

17.14
Md Shabbir Alam

Udit Mangin Pith



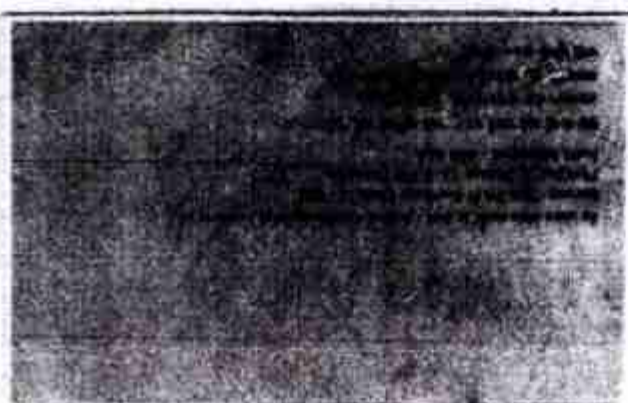
Seller:- Smt. Renu Mazumdar, w/o late Nihil Mazumdar, of J. e. Mallick Road, Hiranpur, Dhanbad P.S. & Dist. Dhanbad.
 Power of Attorney:- (1) Sri Udit Narayan Mishra, s/o late Mohan Mishra, of Sugiaah, P.S. Sataidhela, (2) Md. Shabbir Alam, s/o Abdul Kayak, of Masjid Patti, Ranchehgarhi Bazar, Katras, P.S. Katras, Dist. Dhanbad.
 Purchaser:- Md. Rashid, s/o Nabi, Biks, of Bhuli Road, Shamsher Nagar, Wasseypur, P.S. Bank more, Dist. - Dhanbad.
 Schedule:- Mouza Hiranpur, N.T. P.S. Dhanbad, under Khata No. 8, Plot No. 1683, 1685, 1686, 1687, 1692, 1693, 1694, 1695, 1698, 1700, 1699. Total 11 Plots. Area 3.44 Hect. shown in colour red, out of which vendors own share only 6.166-Decimals.

2

13/2/14

Udit Narayan Mishra

I have not received my PAN card till today as I have not received my own furnishing my PAN card for that reason I am furnishing my PAN card for my identity proof.



8

Md. Shabbir Alam
17/12/14

Aadhhaar-Aam Admi ka Adhikar

3063 2708 2028

पता: S/O. मकसुम खान, सपना
मिंटक से मिर्जा, मिर्जा
पुणे महाराष्ट्र,
महाराष्ट्र, भारत
मिर्जा - 428113
Address: S/O. Maksum Khan, Sapna
Mintak Se Mirja, Mirja
Mumbai, District
Mumbai - 428113

भारतीय जनता पार्टी
MOBILE REGISTRATION AUTHORITY

भारतीय जनता पार्टी का अधिकार

3063 2708 2028



श्री शब्दिर आम
Md Shabbir Alam
पुरुष / MALE
जन्म तिथि/DOB: 09/01/1981



भारत सरकार
GOVERNMENT OF INDIA

✓

13-12-114

Ms. Rashid

I have not received my Adhar card till today so for that reason I am furnishing my PAN card for my identity proof.

In case the card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, E-1151
Post No. 3, Sector 11, CHD Badliya
New Mumbai - 400 012
We will not act on your return unless
you are the one who, E-1151,
Post No. 3, Sector 11, CHD Badliya,
New Mumbai - 400 012



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
MOHAMMAD RASHID
MOHAMMAD NAVIBUKS
ACXPM1400F
23/09/1961



भारत सरकार
GOVERNMENT OF INDIA

श्री: सवि: अजरी
Md. Sobir Ansari
जन्म ति: Year of Birth: 1970
पुल: Male



3744 8258 3421

- आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
पुलिस लाइन बाउरी पारा हिरपुर,
धनबाद, झारखण्ड, 826001

Address:
POLICE LINE SAURI PARA
HIRAPUR, Dhanbad,
Jharkhand, 826001



Md. Sobir Ansari
17/2/14

(Handwritten signature)

निबंध विभाग, झारखंड



श्री ११-११-११ (वि. १११)

Token No. 3

Token Date/Time: 17/02/2014 12:26:38

Property Details:

Remarks / Other Details
Special Type
Document Value
Stampable Doc. Value
Presenter Name & Address
1934000
DOE
1934000
Stamp Value 77500
Serial No. 0
Old Serial No. /
App. ID
e-Stamp Cert No.

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	H No.	Category	Area	Min. Value
DHANBAD	7	HIRAPUR		8	1693, 1695	U RES		Decrimal		
DHANBAD	7	HIRAPUR		8	1696, 1697	U RES		Decrimal		
DHANBAD	7	HIRAPUR		8	1692, 1693	U RES		Decrimal		
DHANBAD	7	HIRAPUR		8	1694, 1695	U RES		Decrimal		
DHANBAD	7	HIRAPUR		8	1698, 1700	U RES		Decrimal		
DHANBAD	7	HIRAPUR		8	1699	U RES		6 16 Decrimal		1931160

Party Details:

SN	P Type	Party Name	Occup.	Caste	PAN#	UID	Address
1	Power Holder	Udit Narayan Mishra	Business	General	Aimpm1370p		Sugadh, Saraidhela, P.S. Saraidhela, Dist- Dhanbad
2	Holder	Md. Shabir Alam	Business	General	Form 60	306327082026	Karas, P.S. Karas, Dist- Dhanbad
3	VENDEE	Md Rashid	Business	General	Acxpm1400f		Shamsher Nagar, Bhul Road, P.S. Bank More, Dist- Dhanbad
4	Identifier	Md Sabir Ansan	Business	General		374482583421	Police Line Hirapur, Dhanbad
5	Witness1	Md Sabir Ansan	Business	General		374482583421	Police Line Hirapur, Dhanbad
6	Witness2	Amit Kumar Sunitia	Business	General			Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LT	2.50
2	PR	0.94
3	A1	58,020.00
4	SP	540.00
	Total	58,563.44

सूचना प्राप्त/केंद्र में भेजा गया है।

फिर यह सही है यह बात के लिए धन्य है।

सूचना प्राप्त/केंद्र में भेजा गया है।

सूचना प्राप्त/केंद्र में भेजा गया है।

सूचना प्राप्त/केंद्र में भेजा गया है।

सूचना प्राप्त/केंद्र में भेजा गया है।

सूचना प्राप्त/केंद्र में भेजा गया है।

Udit Narayan Mishra



निबंधन विभाग, झारखंड
धनबाद


Token No.3 Token Date: 17/02/2014 12:26:38

Serial/Deed No./Year :1311/1129/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Power Holder) Sugiadih, Saraidhela, P.S- Saraidhela, Dist- Dhanbad		
2	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras , P.S- Katras, Dist- Dhanbad		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar, Bhuli Road, P.S- Bank More, Dist- Dhanbad		
4	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Identifier) Police Line Hirapur, Dhanbad		
5	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Witness1) Police Line Hirapur, Dhanbad		
6	Amit Kumar Sultania Father/Husband Name:Santosh Kumar Sultania (Witness2) Hirapur, Dhanbad		

Book No. I
Volume 54
Page 215 To 250
Deed No 1311/1129
Year 2014
Date 17/02/2014 14:36:15


Registering Officer


Signature of Operator

1580

Receipts sale number 13050000/174000

1369

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES



21/2/14

12

झारखण्ड JHARKHAND

146464



अपने निम्न 31 अंश और छोटाका...
भारतकारी एका...
का बाबत है...
की अवस्था 1 का 1...
प्रमाण...
पत्नी...
की है।

नपतेन कर्तव्य जनेन...
के अनुसार निर्धारित...



Udit Narayan Mishra
and Shalix Alam
21/2/14



अपने अधिकारी...
अनुसार दस्तावेज में बर्णित...
...के खाता नं. 3008
...से बाहर है/गुप्त है...

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 21st day of February Two Thousand Fourteen,

BY & BETWEEN

SRI GAUTAM MAZUMDAR son of Late Kalidas Mazumdar by faith Hindu, by caste Baidya, by occupation service, resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand), at present residing at D-40, Mahavir Vikash, HC-Block, Sector-III, Salt Lake City, Kolkata (W.B.) hereinafter called and referred to as the V E N D O R which expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors,

Receipt
Att 13050020
Sal 2300
Pfee 0294
130503244
21/2



झारखण्ड JHARKHAND

146465



Udit Narayan Mishra

MD Shabbir Alam

21/02/14



-2-

administrators, legal representatives and assigns of the ONE PART [Indian Citizen] [Above vendor is represented by his constituted Attorneys 1. **SRI UDIT NARAYAN MISHRA** son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) & 2. **MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-01320 dated 20/02/2014 registered in the office of the Additional Registrar of Assurances-III, Kolkata (W.B.)].



झारखण्ड JHARKHAND

146466

- 3 -

Udit Narayan Mishra
Md Shabbir Khan
21/02/14

AND: IN FAVOUR OF

MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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, [Indian Citizen] [Pan No. ACXPM 1400F]



झारखण्ड JHARKHAND

146467

-4-
Udit Narayan Mishra
and Subir Man
21/02/14

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7



झारखण्ड JHARKHAND

146468

-5-
Udit Narayan Mishra
MD Shakti Alam
21/02/14

P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



झारखण्ड JHARKHAND

146469

-6-
Udit Narayan Mishra
Crd Shakti Alam
21/02/14

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Mukherjee & Pratima Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father



06AA 491956

-7-
Udit Narayan Mishra
Md Shabbir Alam
21/02/14

Ramapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-sharers inherited 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.



06AA 491957

Udit Narayan Mishra
Md Shabbir Alam
2/10/14

- 8 -

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.43,49,812/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.



झारखण्ड JHARKHAND

A 467289

- 9 -

Udit Narayan Mishra
and Shabbir Alam
21/02/14

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.43,50,000/- only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.43,49,812/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.



झारखण्ड JHARKHAND

A 467290

- 10 -

Udit Narayan Mishra
and Shobhi Kham
21/02/14

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to



झारखण्ड JHARKHAND

A 467291

*Udit Narayan Mishra -
and Subir Alam
21/02/14*

- 11 -

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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.



झारखण्ड JHARKHAND

A 467292

- 12 -

*Udit Narayan Mishra.
Crd Shubir Ahem
21/02/14*

That the purchaser shall here after pay an annual rent of Rs.0.55 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

- 13 -

Udit Narayan Mishra.
Ctd Subbir Alam

21/02/14

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S.
Dhanbad Sub division and District Sub Registry office and District Dhanbad
Mouza No.07 Khattian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, Butted and Bounded by:- North:-
Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram
Mahato.
- 2) Plot No.1685 Area 11 Decimals, Butted and Bounded by:- North:- Puratan
Patil, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, Butted and Bounded by:- North:- Narayan
Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, Butted and Bounded by:- North:- Sujan Lal
Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, Butted and Bounded by:- North:- Puratan
Patil, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar
Saw.
- 6) Plot No.1693 Area 8 Decimals, Butted and Bounded by:- North:- Puratan
Patil, South:- Bannh (Talaol), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, Butted and Bounded by:- North:- Puratan
Patil, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, Butted and Bounded by:- North:- Patil
Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, Butted and Bounded by:- North, South,
East & West:- Vendor's own.
- 10) Plot No.1700 Area 21 Decimals, Butted and Bounded by:- North:- Sujan Lal
Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:-
Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, Butted and Bounded by:- North:- Sujan Lal
Chatterjee, South:- Vendor's own, East:- Puratan Patil, West:- Vendor's
own.

Udit Narayan Mishra
Md Sabir Anam
21/02/14

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 16.79 Kathas i.e. 27.75 Decimals and out of that only 13.875 Decimals (Thirteen Point Eight Seven Five Decimals) of lands sold herewith.[Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Udit Narayan Mishra
(Signature of the vendor) 21/02/14

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. Md. Sabir Anam
S/o Md. Aziz Anam
Hirapur Police line
Dhanbad.
21/02/14
2. Hire Lal Pandey
S/o Bal Ram Pandey
Hire Pur Dhanbad.
21/02/14

- 3) Omprakash Sultana
S/o Sankar Pr Sultana
Hirapur Dhanbad.
21/02/14

Udit Narayan Mishra
MD Shukla's Office
21/02/14

- 15 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

MD. Rasheed

(SIGNATURE) 21/02/14

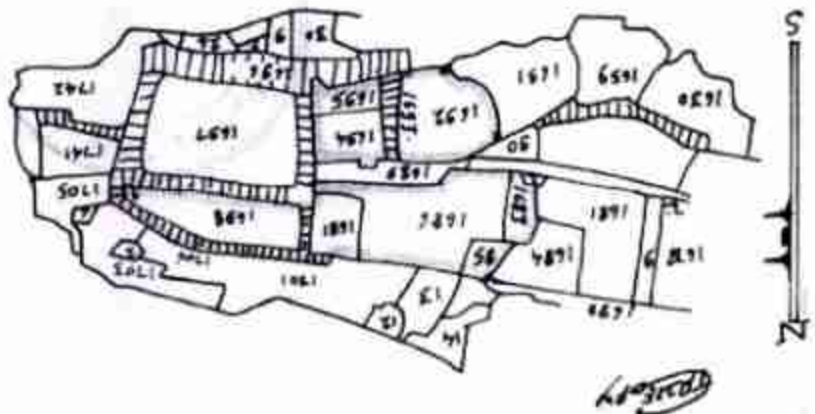


Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

[Handwritten Signature]
21.2.14
Advocate, Dhanbad
E. No. 1627/93

Handwritten signature or initials in the top left corner.

21/07/14
 Md Shabbir Alam
 Udit Narayan Mishra

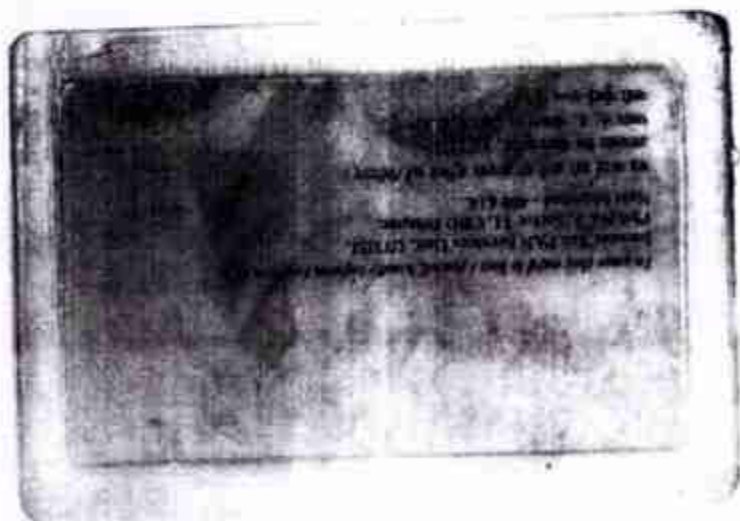


Seller:- Sri Govind Mazumdar, s/o Late Kalidas Mazumdar of J. c. Molliek Road, Hirapur, Dhanbad, P. S. & Dist. - Dhanbad.
 Power of Attorney:- Md. Shabbir Alam, s/o Abdul Rayjak, of P. S. Katras, Dist. Dhanbad & others.
 Purchaser:- Md. Rashid, s/o Nabi Bux, of Bhuli Road, Shamsher Nagar, Wasseypur, P. S. Bank More, Dist. Dhanbad.
 Schedule:- Mouza Hirapur No. 7, P. S. Dhanbad, under Khasra No. B. Plot No. 1683, 1685, 1686, 1687, 1692, 1693, 1694, 1695, 1698, 1700, 1699. Total 11 plots Area 3.44 Acres. Shown in colour red, out of which vendors own share only 13.835 Decimals of land, sold herewith.

21/02/14

Udit Narayan Mishra

I am not satisfied my Adhar card I will today
for that reason I am giving my Pan card
as my identity proof.



7

21

21/02/14
Md Sabdur Alam

3063 2708 2028
Adhaar-Aam Admi ka Adhikar

Address:
S/O Md Sabdur Alam, 1st floor,
Khanapuri, Dhaka
Phone: 01711-1234567
Date of Birth: 09/01/1981
Gender: Male

3063 2708 2028
Adhaar-Aam Admi ka Adhikar



3063 2708 2028
Adhaar-Aam Admi ka Adhikar



3063 2708 2028
Adhaar-Aam Admi ka Adhikar



21/02/14

Mr. Roskin

3331 7233 5259



Mr. Roskin
M.A. Roskin
Date of Birth: 05/07/1953
Sex: MALE



GOVERNMENT OF INDIA
Ministry of Health

3331 7233 5259

Address: 500 N. B. SARDAR NAGAR
PUNJAB MILK NEAR BAF NAGAR
GATE No. 1 & POLYCLINIC
BANGALORE DISTRICT
Bangalore - 560012
Phone: 828130

राष्ट्रीय स्वास्थ्य आयोग
NATIONAL COMMISSION FOR HEALTH





21/02/19

Mr. Sobir Anson

— भारत सरकार का अधिकार

3744 8258 3421



श्री. सोबि. अंसन
Mr. Sobir Anson
पता: प्लॉट नं. 5-7, 1970
एन.ए.ए. नगर



भारत सरकार
GOVERNMENT OF INDIA

पता: पुलिस लिन्ट बावरी पारा
HIRAPUR Chanao
जयपुर 326001
जयपुर, राजस्थान 326001

भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पंजीयन विभाग, गिरवा



गिरवा पंजीयन विभाग, गिरवा (फॉर्म 114)

Token No: 30 Token Date/Time: 21/02/2014 13:58:35

Document Type Sale Deed
Presenter Udit Narayan Mishra
Presenter Name & Address Sugladih, Saraidaha, Dist Dhanbad
Stampable Pcc Value 4350000
Document Value 4350000
Special Type Remarks / Other Details
Old Serial No. / App. ID
Serial No. 0
Stamp Value 174000
Book
CNO/PNO
Date of Entry 21/02/2014
Total Pages 44
e-Stamp Cert No

Anchal	Th.No.	Wrd/Hk	Mauza	Kh. No.	Plot No.	Plot Type	H No	Category	Area	Min. Value
DHANBAD	7	HIRAPUR		8	1692,1693			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1683,1686			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1686,1687			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1694,1695			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1698,1700			U RES	Decimal	
DHANBAD	7	HIRAPUR		8	1699			U RES	13.68 Decimal	4351380

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F	UID	Address
1	Power Holder	Udit Narayan Mishra	Late Manohar Mishra	Business	General	Aapm1370p		Sugladih, Saraidaha, Ps. Saraidaha, Dist Dhanbad
2	Power Holder	Md. Shabbir Alam	Abdul Rajjak	Business	General	Form 60	306327082028	Karas, Ps. Karas, Dist Dhanbad
3	VENDEE	Md. Rashid	Late Navi Buks	Business	General	Acpm1400f	333172335259	Shamsher Nagar, Bhuli Road, Ps. Bank More, Dhanbad
4	Identifier	Md. Sabir Ansan	Md. Aziz Ansan	Business	General		374825683421	Hirapur, Policeine, Dhanbad
5	Witness1	Md. Sabir Ansan	Md. Aziz Ansan	Business	General		374825683421	Hirapur, Policeine, Dhanbad
6	Witness2	Hiralal Pandey	Balram Pandey	Business	General			Hirapur, Dhanbad

SN	Description	Amount
1	LT	2.50
2	PR	0.94
3	A1	130,500.00
4	SP	660.00
Total		131,163.44

सूचना अतिरिक्त करिदा के अर्जन रकत के अर्जन के ।

सूचना यह सही है एवं सही के अर्जन सही सही के सही है ।

सूचना अतिरिक्त करिदा के अर्जन रकत के अर्जन के ।

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सूचना अतिरिक्त करिदा के अर्जन रकत के अर्जन के ।

सूचना अतिरिक्त करिदा के अर्जन रकत के अर्जन के ।

सूचना अतिरिक्त करिदा के अर्जन रकत के अर्जन के ।



निबंधन विभाग, झारखंड
धनबाद

File No.30 Token Date: 21/02/2014 13:58:35
Serial/Deed No./Year :1580/1369/2014
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Power Holder) Sugiadih, Saraidhela. Ps. Saraidhela, Dist. Dhanbad.		
2	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras, Ps. Katras, Dist. Dhanbad.		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar, Bhuli Road, Ps. Bank More, Dhanbad.		
4	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Identifier) Hirapur, Policeline, Dhanbad.		
5	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Witness1) Hirapur, Policeline, Dhanbad.		
6	Hiralal Pandey Father/Husband Name:Balram Pandey (Witness2) Hirapur, Dhanbad.		

Book No. 1
Volume 66
Page 209 To 252
Deed No 1580/1369
Year 2014
Date 21/02/2014 16:28:03

Registering Officer

Signature of Operator

1604

Property sale Dhanbad 43,50,000/- 174000/-

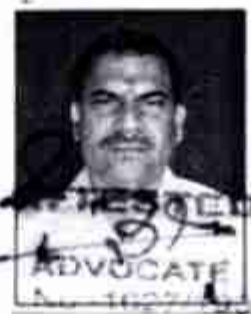
1392



झारखण्ड JHARKHAND

46
 22-2-14
 22-02-14

तस्मिन् दिने जहाँ...
 के अनुसार निकालित...



Udit Narayan Mishra
 and Subir Alam

146458



अन्त उम्हारी... से प्राप्त सुकी...
 अनुसार इलाके में बर्तित थी...
 नम्बर... के साथ नं०...
 कायदे पत्रों से बाहर...

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 22nd day of
 February Two Thousand Fourteen,

BY & BETWEEN

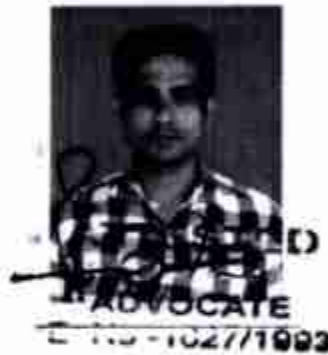
SRI GAUTAM MAZUMDAR son of Late Kalidas Mazumdar by faith
 Hindu, by caste Baidya, by occupation service, resident of J.C. Mallick
 Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub
 Registry Office and District Dhanbad (Jharkhand), at present residing at
 D-40, Mahavir Vikash, HC-Block, Sector-III, Salt Lake City, Kolkata
 (W.B.) hereinafter called and referred to as the **VENDOR** which
 expressions shall unless excluded by or repugnant to the context be
 deemed to mean and include his heirs, executors, successors,

Free paid
 AM 13050200
 Sal 2-30
 Pfee 0-294
 130503=44
 22/2



झारखण्ड JHARKHAND

146459



- 2 -

Udit Narayan Mishra

MD Shabbir Alam

22/02/14

administrators, legal representatives and assigns of the ONE PART [Indian Citizen] [Above vendor is represented by his constituted Attorneys 1. SRI Udit NARAYAN MISHRA son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) & 2. MD. SHABBIR ALAM son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-01320 dated 20/02/2014 registered in the office of the Additional Registrar of Assurances-III, Kolkata (W.B.)].



झारखण्ड JHARKHAND

146460

- 3 -

AND: IN FAVOUR OF

Udit Narayan Mishra
cid shahir Nam
22/10/14

MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pan No. ACXPM 1400F]



झारखण्ड JHARKHAND

146461

Udit Narayan Mishra

MD Subir Alam

22/02/14

- 4 -

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7



झारखण्ड JHARKHAND

146462

Udit Narayan Mishra
and Suruchi Alam
22/10/14

- 5 -

P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



झारखण्ड JHARKHAND

146463

Udit Narayan Mishra

Mr. Shakti Menon

22/02/14

- 6 -

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Mukherjee & Pratima Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father



06AA 491954

-7-

Udit Narayan Mishra

Old Shakti's Alam

22/02/14

Ramapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-sharers inherited 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.



06AA 491955

Udit Neerajam Mishra.

MD Suddix, Mem

22/02/14

- 8 -

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.43,49,813/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.



झारखण्ड JHARKHAND

A 467285

Udit Narayan Mishra
and Shakti Ram
22/02/14

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.43,50,000/- only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.43,49,813/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.



झारखण्ड JHARKHAND

A 467286

- 10 -

Udit Narayan Mishra

Mr. Shalish Alam

22/10/14

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to



झारखण्ड JHARKHAND

A 467287

Udit Narayan Mishra.

Old stally Atom

22/02/14

- 11 -

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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.



झारखण्ड JHARKHAND

A 467288

- 12 -

Udit Narayan Mishra
Crd Shalini Mann
22/02/14

That the purchaser shall here after pay an annual rent of Rs.0.55 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

Udit Narayan Mishra
Crd Shubir Akam

22/02/14

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **HIRAPUR P.S.**
Dhanbad Sub division and District Sub Registry office and District Dhanbad
Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato.
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.
- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

- 14 -

Udit Narayan Mishra

cid sahibir atom

22/02/14

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 16.79 Kathas i.e. 27.75 Decimals and out of that only 13.875 Decimals (Thirteen Point Eight Seven Five Decimals) of lands sold herewith. [Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.I. land.

Udit Narayan Mishra

(Signature of the vendor) 22/02/14

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. Md. Sabir Anwar
S/o Md. Aziz Anwar
Hirapur Police Station
Dhanbad.
22/02/14
2. Hira Lal Pandey
S/o Bal Ram Pandey
Hira Pur Dhanbad.
22/02/14
3. Chait Kumar Sultana
S/o Sait Kumar Sultana
Hirapur Dhanbad,
22/02/14

Page 14 of 15

Udit Narayan Mishra.

MD Subbir Alam 22/02/14

- 15 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

MD. Ralhid

(SIGNATURE) 22/02/14



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

[Handwritten signature]

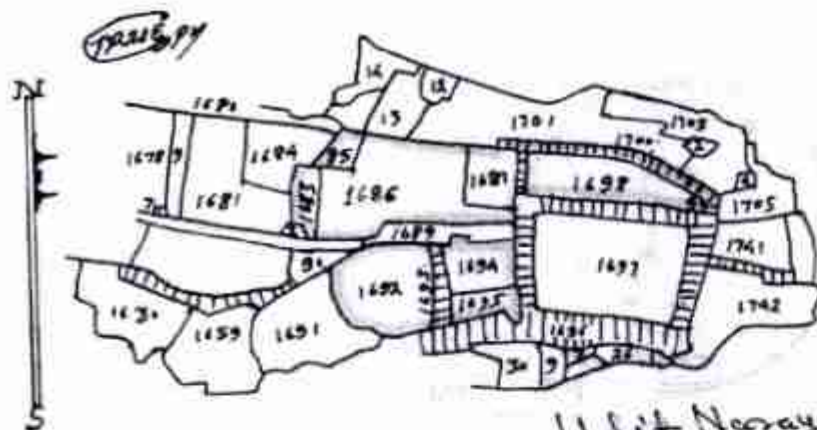
22/2/14
Advocate, Dhanbad.
A. NO. 1627/98

Seller:- Sri Govind Mazumdar s/o Late Kalidas Mazumdar
of J. c. Mallik Road, Hirapur, Dhanbad. P-8 &
Dist. Dhanbad.

Power of Attorney:- Md. Shabbir Alam. s/o Abdul Rajjak. of
& P. S. Katras. Dist. Dhanbad. & others.

Purchaser:- Md. Rashid, s/o Nabi Bux. of Bhuli Road, Shamsar
Hagar, Wasseypur. P. S. Bank More. Dist. Dhanbad.

Schedule:- Mouza Hirapur No. 7. P. S. Dhanbad. under Khata
No. B, Plot No. 1683, 1685, 1686, 1687, 1692, 1693,
1694, 1695, 1698, 1700, 1699. Total 11 Plots. Area 3.44
Ares. shown in colour red. out of which vendors
own share only 13.875-Decimals. of Land. Shd -
herewith.



Udit Narayan Mishra -

Md Shabbir Alam

22/10/14

[Handwritten signature]



निबंधन विभाग, झारखंड
धनबाद

Token No.1 Token Date: 22/02/2014 12:10:28

Serial/Deed No./Year :1604/1392/2014

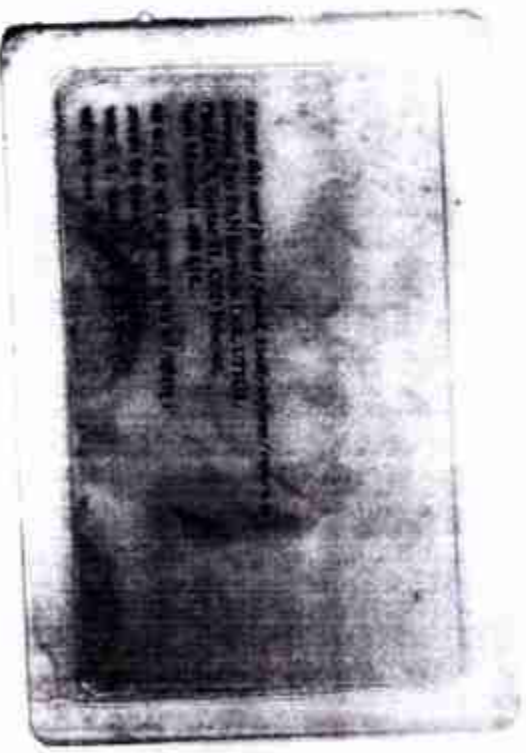
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Power Holder) Sugadih, Ps- Saraidhela, Dhanbad		
2	Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras Ps- Katras, Dhanbad		
3	Md Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar Bhuli Road , Ps- Bank More, Dhanbad		
4	Md Sabir Ansari Father/Husband Name:Md Aziz Ansari (Identifier) Police Line Hirapur, Dhanbad		
5	Md Sabir Ansari Father/Husband Name:Md Aziz Ansari (Witness1) Police Line Hirapur, Dhanbad		
6	Hiralal Pandey Father/Husband Name:Balram Pandey (Witness2) Hirapur, Dhanbad		

Book No. 1
Volume 67
Page 293 To 336
Deed No 1604/1392
Year 2014
Date 22/02/2014 15:20:32


Registering Officer


Signature of Operator



I am not receiving my Adhar card till today
for that reason I am giving my Pan card as
Identity Proof.

Udit Narayan Mishra

24/02/14

[Handwritten mark]

22/02/19

MD SAKIB AHMAD

Aadhkaar-Aam Admi ka Adhikar
3063 2708 2028

पत्ता: S/O मंगल राम, ग्रा. सिकंदर रोड, गुरदासपुर, पंजाब, भारत - 142103
संख्या: 828113
आधार कार्ड नंबर: 3063 2708 2028
आधार कार्ड जारी करने का तिथि: 22/02/19

आधार कार्ड जारी करने का तिथि: 22/02/19

आधार कार्ड जारी करने का तिथि: 22/02/19

3063 2708 2028



पंजाब / MALE
आधार कार्ड नंबर: 3063 2708 2028
आधार कार्ड जारी करने का तिथि: 22/02/19

आधार कार्ड जारी करने का तिथि: 22/02/19



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O नबी बक्श, मयमे-
नगर धाणदर पाना, तेन्ने वेट
के पास न, बी. पॉलिटेक्नीक,
विभुनपुर, छनबाद,
झारखण्ड - 828130

Address:
S/O NABI BAKSH, SAMSER BAGIAN
PANDAR PAHA, NEAR RAILWAY
GATE N-1, B. POLYTECHNIC,
Bhubaneswar, Orissa
Jharkhand - 828130

3331 7233 5259



भारत सरकार

GOVERNMENT OF INDIA



श्री. रशीद
Mr. Rashid
जन्म तिथि/ DOB: 05/01/1953
पुरुष / MALE



3331 7233 5259

M.D. Rashid

Handwritten signature/initials

22/02/14

विद्युत विभाग, झारखंड



आयुक्त वृत्त-सुरे वीद्युत वृत्त (विद्युत 114)

Token No. 1
Token Date/Time: 22/02/2014 12:10:28

Document Type Sale Deed
Presenter Udit Narayan Mishra
Presenter Name & Address Sugadh, Ps- Saraidheta, Dhanbad
Document Value 4350000
Stamp Value 174000
Serial No. 0
Old Serial No. / /
App ID /
Special Type /
Remarks / Other Details /
Date of Entry 22/02/2014
Total Pages 44
Book /
CNO/PNO /
e-Stamp Cert. No. /

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	H No.	Category	Area	Min. Value
DHANBAD	7	26	HIRAPUR	8	1692, 1693			U RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1683, 1685			U RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1666, 1687			U RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1694, 1695			U RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1698, 1700			U RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1699			U RES	13.87 Decimal	4348245

Other Property Details:
Property Type: /
Th. No. Wrd Mauza: /
Location: /
Area: /
Rate: /
Amount: /

Party Details:

SN	P Type	Party Name	Occup.	Caste	PAN#	UID	Address
1	Power	Udit Narayan Mishra	Business	General	Ampm1370p		Sugadh, Ps- Saraidheta, Dhanbad
2	Holder	Shabdr Alam	Business	General	Form 50	306327062028	Karas Ps- Karas, Dhanbad
3	VENDEE	Md Rashid	Business	General	Acpm1400f	333172335259	Shamsher Nagar Bhuli Road, Ps- Bank More, Dhanbad
4	Identifer	Md Sabir Ansan	Business	General		374482583421	Police Line Hirapur, Dhanbad
5	Witness 1	Md Aziz Ansan	Business	General		374482583421	Police Line Hirapur, Dhanbad
6	Witness 2	Hiralal Pandey	Business	General			Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	130,500.00
4	SP	650.00
	Total	131,153.44

Udit Narayan Mishra

सुरक्षा उत्तरदायी करण्डा अर्थात करण्डा के मालक है।
 सुरक्षा एवं मालिक के मालक करण्डा के मालक है।
 सुरक्षा एवं मालिक के मालक करण्डा के मालक है।
 सुरक्षा एवं मालिक के मालक करण्डा के मालक है।
 सुरक्षा एवं मालिक के मालक करण्डा के मालक है।
 सुरक्षा एवं मालिक के मालक करण्डा के मालक है।

2004

22/01/14

Md. Sabir Ansari



— आर्य आदि का अधिकार

3744 8258 3421



सरकार
GOVERNMENT OF INDIA
श्री साहू, जयपुर
M/s. Sahu Ansari
जयपुर, राजस्थान
जयपुर, राजस्थान - 302001

पता
पुलिस लाइन बावरी पारु
हिरापूर, धनबाद
जयपुर, राजस्थान - 325001

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
सिद्धि पहचान प्रणाली



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 2. The onus of securing the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please return the Certificate to the Competent Authority.

Stamp Duty Alert:



XPM 0002781191



Shri. Kumar Roy

12-5-15
 12-5-15
 46
 83

Please write or type below this line.



Stamp Duty Amount (Rs.)	: 1,16,050
Stamp Duty Paid By	: MD RASHID
Second Party	: MD RASHID
First Party	: ASIT KUMAR ROY Attorney
Consideration Price (Rs.)	: 29,01,000
Property Description	: LAND
Description of Document	: Article 23 Conveyance
Purchased by	: MD RASHID
Unique Doc. Reference	: SUBIN-JHJHCANBK0201805427470921N
Account Reference	: NONACC (BK)/incanbk02/HRAPUR/JH-DB
Certificate Issued Date	: 12-May-2015 02:31 PM
Certificate No.	: IN-JH01462796157704N

Government of Jharkhand
e-Stamp



INDIA NON JUDICIAL

3711

4325

Rajyat Sale Amount 29,01,000/-
ST- 1,16,050/-

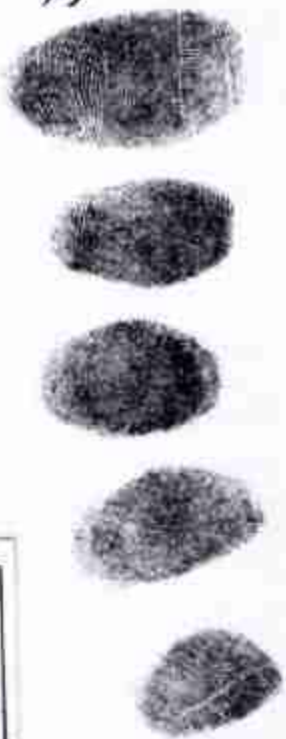
32

[Handwritten signature]

अचल अधिकारी...
अनुसार दस्तावेज में दर्जित पीछा...
नम्बर... के खाला नं०...
विषयक शांति से अहर है/सुची बंद नहीं है

12/5/15

Asit Kumar Roy
12/05/15



Fee paid

Am 87030=0
Sal 230
Pfee 094
Qfee 870=30

87903=74

तपस्वील कर्माणि जन्मो का जन्म प्राण...
के अनुसार निर्वाचित के लिए...
PAN- ARZPR4894F

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 12th day of May Two Thousand Fifteen,

BY & BETWEEN

SRI SUJIT MAZUMDAR son of Late Gouripati Mazumdar by faith Hindu, by caste Baidya, by occupation service/landlord, resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) at present residing at 34 Piedmont Drive, Old Bridge, New Jersey, USA, hereinafter called and referred to as the VENDOR which expressions 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 ONE PART. [Indian Citizen] [Above vendor is represented by his constituted Attorney SRI ASIT KUMAR ROY son of Late Kusadhvaj Roy by faith Hindu, by caste Baidya, by occupation service, resident of Baghmara Bazar, P.S. Baghmara District Dhanbad by virtue of registered General Power of Attorney being No.IV-107 dated 11/02/2015 registered at Govindpur Sub Registry Office]

[Handwritten initials]

Asir Kumar Ray.
12/10/15

AND: IN FAVOUR OF

MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pan No. ACXPM 1400F]

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for approx. 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of approx. 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas

3.
Sabit Kumar Roy,
12/10/15

Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Majumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Gupta Kabiraj & Pratima Sen as his legal heirs and successors who jointly inherited the share of lands left by their deceased father Ramapati Mazumdar. Aforesaid Anima Gupta Kabiraj died leaving behind her only daughter Titila Mukherjee and Pratima Sen also died leaving behind her only daughter Susmita Sen as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with his other co-sharers inherited approximately 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

AND WHEREAS further while in peaceful possession over his share of the said lands the vendor along with her other co-sharers mutated their names in

Air. Kumar Bg.
12/05/15

- 4 -

the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of his share of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell portion of his share of the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.29,01,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

AND WHEREAS the purchaser has inspected all the documents regarding the right, title, possession and measurement of the property and has fully satisfied himself about the title of the vendor and measurement of the lands and being fully satisfied with the same has therefore agreed to purchase the said lands morefully described in the schedule below. The vendor sold the said lands to the purchaser on "as is where is" basis. The purchaser further agree that once the transfer of title of such lands parcel is completed the purchaser shall have no claims/remedies, including but not limited to claims arising out of discrepancy in relation to the description, size, area of the land parcel mentioned in the schedule below, whatsoever in relation to the land parcel against the vendor.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.29,01,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

Air. Kumar Bg.

Air. Luvu Ray
12/07/15

- 5 -

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of her share of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him 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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser.

That the purchaser shall here after pay an annual rent of Rs.0.50 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

Asic. lund Ray.

12/01/15

- 6 -

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

That as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.29,01,000/- only.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **HIRAPUR P.S.** Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato, out of which only 3 Decimals
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.

Asit Kumar Ray.
12/04/15

- 7 -

- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.33 Acres i.e. 201.81 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 18.50 Decimals i.e. 11.21 Kathas and out of that only Area 5.08 Kathas i.e. 8.41 Decimals (Eight Point Four One Decimals) of lands sold herewith.[Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Asit Kumar Ray.

(Signature of the vendor)

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

Memo of consideration:-

Rs.23,80,000/- vide RTGS (Online Fund Transfer) on different dates and Rs.5,21,000/- in cash, Total Rs.29,01,000/- paid by the purchaser to the vendor.

Asit Kumar Ray.

(SIGNATURE OF THE VENDOR)

WITNESSES

1. Mr. Sobir Anwar
S/O Mr. Aziz Anwar
Hirapur Police Station
Dhanbad.

Udit Narayan Mishra
Son of Late - Manohar Mishra
Page 7 of 8
Sugia dit Saraidhela
Dhanbad.

Asit Kumar Ray.

Abis. Lunde R.
12/05/12

- 8 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

M.D. Raskid.

(SIGNATURE) 12/05/12



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

[Handwritten signature]
Advocate, Dhanbad
A. NO. 1620/93

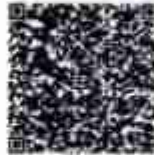


भारत सरकार

Authentication Authority of India

समांकन क्रम / Enrollment No. 1218/10099/07605

To
अमित कुमार राय
Amit Kumar Roy
S/O Kusadwaj Roy
BANGALI PARA VILL-BAGHMARA
POST/PS-BAGHMARA Lutpahari
Baghmara Bazar, Dhanbad
Jharkhand 828306



आपका आदhaar क्रमांक / Your Aadhaar No. :

6742 9101 6645

— आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अमित कुमार राय
Amit Kumar Roy
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



6742 9101 6645

आपका आदhaar क्रमांक / Your Aadhaar No. :
— आम आदमी का अधिकार



सूचना

- आदhaar पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आदhaar देश भर में मान्य है।
- आदhaar पहचान में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में सहायता होगी।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15407151



भारतीय विचार प्रदान प्राधिकरण
INDIAN THINKING PROVIDENCE AUTHORITY

पता:
S/O कुसद्वज राय, बंगाली
पारा, राम-बाघमारा
पोस्ट/पोस्ट-बाघमारा, लुत्पहारी,
बाघमारा बाजार, धनबाद,
झारखण्ड, 828306

Address:
S/O Kusadwaj Roy,
BANGALI PARA,
VILL-BAGHMARA,
POST/PS-BAGHMARA,
Lutpahari, Baghmara Bazar,
Dhanbad, Jharkhand,
828306



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947
Sengupta SAC 201

Amit Kumar Roy

CRP

MOHAMMAD RASHID
MOHAMMAD NAVIBERKS
1961
Participant Account Number
AC3PM1400F

MOHAMMAD RASHID
Signature

NEW YORK
COUNTY OF NEW YORK



MD. Rashid

MD



श्री. राधिका शर्मा
Mtd. Social Account
Date of / Year of Birth : 1970
Sex / Marital

3744 8288 3421

आधार - आप आधार का आधार

G. D. Sabir Ansari

ms



भारत सरकार
भारत सरकार

श्री.
श्रीमत् राज कर्षण सिंह
सुमन, गुरुवा, 826001

Address:
POLICE LINE SAUJI PARA
HARUJARI, Chaurahat,
Muzaffarpur, 826001



Issue Token

Presenter/Executant's Name:

Token for:

Counter No.:

Online Application ID (If Any): Verify On-line Payment

e-Stamp Certificate No. (If Any): Verify

Stamp Details For Verification. Please click issue after verification
IN-JH01452795157704N

Certificate No: IN-JH01452795157704N
 Certificate Issued Date: 12-May-2015 02:31 PM
 Account Reference: NONACC (BKJ jhcanbk02/ HIRAPUR/ JH-DB
 Unique Document Reference: SUBIN-JHJHCANBK0201805427470921N
 Purchased by: MD RASHID
 Description of Document: Article 23 Conveyance
 Property Description: LAND
 Consideration Prices: 29,01,000
 First Party: ASIT KUMAR ROY Attorney
 Second Party: MD RASHID
 Stamp Duty Paid by: MD RASHID
 Stamp Duty Amount Rs: 1,16,050

34
12/05

Asst Kumar Roy



Document Type	Sale Deed	Presenter	Asit Kumar Roy
Presenter Name & Address	Baghmara Bazar, Ps- Baghmara, Dhanbad	DOE	
Stampable Doc. Value	2901000	Stamp Value	116050
Document/Transaction Value	2901000	Serial No.	0
Special Type		Old Serial No.	1
Remarks / Other Details		App. ID	
Property Details:		e-Stamp Cert. No.	JH014527961577044

Anchor	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot No.	Plot Type	H No	Category	Area	Min. Value
DHANBAD	7	HIRAPUR	8	1698	1698		U_RES		U_RES	8.41 Decmal	2900188.5
DHANBAD	7	HIRAPUR	8	1698	1700		U_RES		U_RES	Decmal	
DHANBAD	7	HIRAPUR	8	1694	1695		U_RES		U_RES	Decmal	
DHANBAD	7	HIRAPUR	8	1692	1693		U_RES		U_RES	Decmal	
DHANBAD	7	HIRAPUR	8	1686	1687		U_RES		U_RES	Decmal	
DHANBAD	7	HIRAPUR	8	1683	1685		U_RES		U_RES	Decmal	

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F	UID	Address
1	VENDOR	Suit Mazumdar	Late Gounpat Mazumdar	Service	General			J.C. Mallick Road Hirapur, Dhanbad A/P- 34, Piedmont Drive, Old Bridge, New Jersey, USA
2	Power Holder	Asit Kumar Roy	Late Kusadhwaj Roy	Service	General	Azpm1400		Baghmara Bazar, Ps- Baghmara, Dhanbad
3	VENDEE	Md Rashid	Late Navi Bhus	Business	General			Shamsher Nagar Bhuli Road, ps- Bank More, Dhanbad
4	Identifier	Md Sabir Ansan	Md Aziz Ansan	Business	General			Police Line, Hirapur, Dhanbad
5	Witness1	Md Sabir Ansan	Md Aziz Ansan	Business	General			Police Line, Hirapur, Dhanbad
6	Witness2	Udit Narayan Mishra	Late Manohar Mishra	Business	General			Sugadih, Ps- Sarachela, Dhanbad

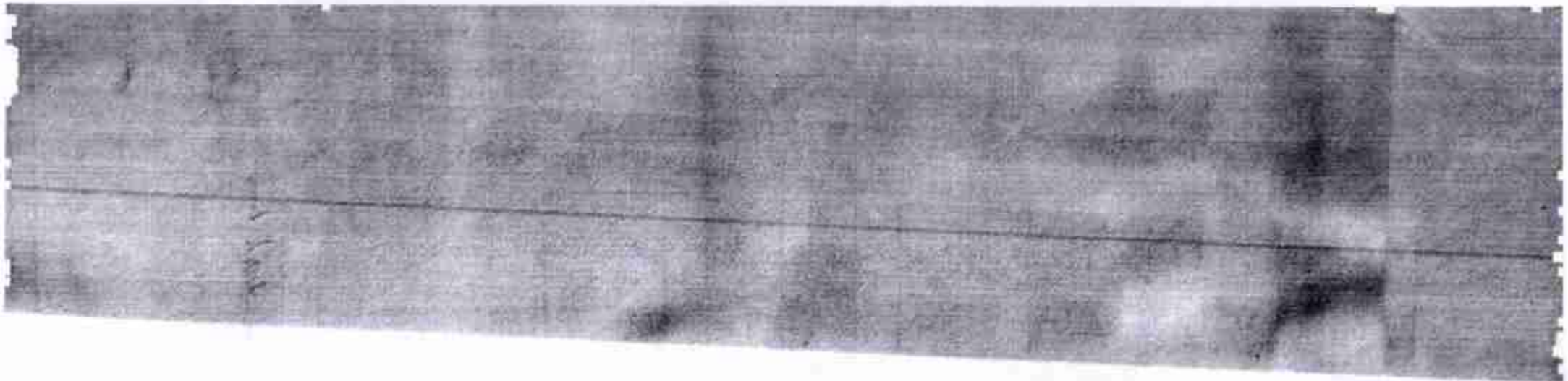
Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	PR	0.94	0.00	0.94
3	A1	87,030.00	870.30	87,900.30
4	SP	480.00	0.00	480.00
Total		87,513.44	870.30	88,383.74

Asit Kumar Roy

सूचना यह है कि यह कर्ज के अंतर्गत है।
 सूचना यह है कि यह कर्ज के अंतर्गत है।
 सूचना यह है कि यह कर्ज के अंतर्गत है।

सूचना यह है कि यह कर्ज के अंतर्गत है।
 सूचना यह है कि यह कर्ज के अंतर्गत है।
 सूचना यह है कि यह कर्ज के अंतर्गत है।





निबंधन विभाग, झारखंड
धनबाद

Token No.34 Token Date: 12/05/2015 14:49:58
Serial/Deed No./Year :4325/3711/2015
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sujit Mazumdar Through Father/Husband Name:Late Gouripati Mazumdar (VENDOR) J.C. Mallick Road Hirapur, Dhanbad. A/P- 34, Piedmont Drive, Old Bridge, New Jersey, USA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Asit Kumar Roy Father/Husband Name:Late Kusudhwaj Roy (Power Holder) Baghmara Bazar, Ps- Baghmara, Dhanbad		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar Bhuli Road, ps- Bank More, Dhanbad		
4	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Identifier) Police Line, Hirapur, Dhanbad		
5	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Witness1) Police Line, Hirapur, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Witness2) Sugiadih, Ps- Saraidhela, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. 1
Volume 185
Page 89 To 120
Deed No 4325/3711
Year 2015
Date 12/05/2015 15:25:26

Registering Officer

नि० प०
धनबाद

Signature of Operator

5802

4998

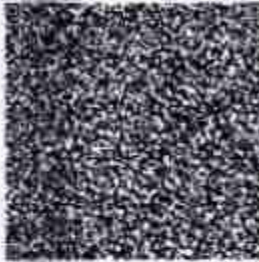


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH01595636200643N
 Certificate Issued Date : 18-Jun-2015 11:35 AM
 Account Reference : NONACC (BK)/jhcanbk02/ HIRAPUR/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHCANBK0201997081737895N
 Purchased by : MD RASHID
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 47,87,000
 (Forty Seven Lakh Eighty Seven Thousand only)
 First Party : MD SHABBIR ALAM Attorney
 Second Party : MD RASHID
 Stamp Duty Paid By : MD RASHID
 Stamp Duty Amount(Rs.) : 1,91,500
 (One Lakh Ninety One Thousand Five Hundred only)



Please write or type below this line.....

180615
 46
 20
 18-06-15

MD Shabbir Alam

XM 0002788845

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shobestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Royalty Sale 47,87,000/- of 191500/- of 2/1000000

5
20

महाराष्ट्र अधीनस्थ न्यायालय
के अंतर्गत न्यायाधीश महोदय

महाराष्ट्र अधीनस्थ न्यायालय... से प्राप्त मुद्रा 5
अनुसार दस्तावेज के प्रमाण पत्र...
संख्या 07... के अंतर्गत नं०...
विशेष धारण से शक है/पुस्तक बंद नहीं है

18/6



ADVOCATE
No-1827/1000

MD. Shabbir Alam
18.6.15

Rs. 143610.00
Sal. 2.50
P.L. 0.94
Total 143610
145049.54

DEED OF ABSOLUTE SALE

18.06.15

THIS DEED OF ABSOLUTE SALE made this the 18th day of June Two Thousand Fifteen,

BY & BETWEEN

SMT. CHHANDA SEN daughter of Late Kalidas Mazumdar and wife of Late Tomal Kishor Sen by faith Hindu, by caste Baidya, by occupation property owner, permanent resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand), at present residing at 5, Bakultala Lane, Kasba, Kolkata-700042, (W.B.), hereinafter called and referred to as the V E N D O R which expressions 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 ONE PART. [Indian Citizen] [Above vendor is represented by her constituted Attorney MD. SHABBIR ALAM son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney being No.IV-02766 dated 25/05/2015 registered in the office of Additional Registrar of Assurances-III, Kolkata (W.B.)].

CID 8244x Alam
18.6.15

AND: IN FAVOUR OF

MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pan No. ACXPM 1400F]

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khangendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khangendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khangendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for approx. 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of approx. 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Sururuchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Sururuchi Bala Devi.

Ctd Shakti's Mom
18.6.15

- 3 -

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Majumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Gupta Kabiraj & Pratima Sen as his legal heirs and successors who jointly inherited the share of lands left by their deceased father Ramapati Mazumdar. Aforesaid Anima Gupta Kabiraj died leaving behind her only daughter Titila Mukherjee and Pratima Sen also died leaving behind her only daughter Susmita Sen as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with his other co-sharers inherited approximately 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

AND WHEREAS further while in peaceful possession over his share of the said lands the vendor along with her other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

Cid Sabir Alam
18.6.15

- 4 -

AND WHEREAS thus the vendor became the sole, exclusive and only owner of his share of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell portion of his share of the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.47,87,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.47,87,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of her share of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do

CID Shabbir Khan
18-6-15

- 5 -

and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser in any way or manner.

That the purchaser shall here after pay an annual rent of Rs.0.50 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

That as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.47,87,000/- only.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **HIRAPUR P.S.** Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato. out of which only 3 Decimals

CID Sakshi Alam
18.6.15

- 6 -

- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.
- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.33 Acres i.e. 201.81 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 27.75 Decimals and out of that only Area 13.88 Decimals (Thirteen Point Eight Eight Decimals) of lands sold herewith. [Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

Cid Shabbir Alam
18.6.15

-7-

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Cid Shabbir Alam

(Signature of the vendor) 18.6.15

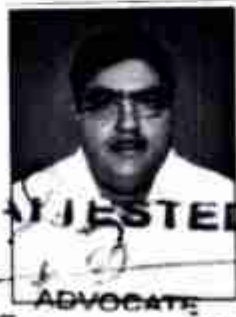
IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. Cid Sabir Anwar
S/O Cid. Aziz Anwar
Himmat P. L. S. S. M.

2. Shauqir Akhbar
S/O Cid. Anwar
Kalali Bogar
Dhanbad. 18.6.15
M.D. Rashid

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



(SIGNATURE) 18.6.15

Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

Signature of Advocate
18/6/15
Advocate, Dhanbad.
K. NO. 1627/AB

13
022

भारत सरकार
GOVERNMENT OF INDIA



मो शब्बीर अलम
Md Shabbir Alam
जन्म तिथि/ DOB: 09/01/1981
पुरुष / MALE



3063 2708 2028

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: अब्दुल रजक, जामा
मस्जिद के सामने, मस्जिद
पट्टी कतरास,
आकासकनानी, धनबाद,
भारखण्ड - 828113

Address:

S/O: Abdul Rajak, opposite jama
masjid, masjid pati kataras,
Akashnani, Dhanbad,
Jharkhand - 828113

3063 2708 2028

Aadhaar-Aam Admi ka Adhikar

Md Shabbir Alam

18.6.15

JK



श्री. रशीद
Mr. Rashid
जन्म तिथि/DOB: 05/01/1953
पुंलिंग / MALE



3331 7233 5259



भारतीय विनिर्देशन प्रणाली प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

व्यक्ति:

S/O: नवी बक्श, रामपुर

नगर पंचायत धामा, देवले गेट

के पास न. सी. पॉलिटेक्नीक,

विशुनपुर, बनारस,

पिनकोड - 828130

Address:

S/O: नवी बख्श, रामपुर नगर

पंचायत धामा, देवले गेट

के पास न. सी. पॉलिटेक्नीक,

विशुनपुर, बनारस,


पिनकोड - 828130

3331 7233 5259


MR. RASHID.

18.6.15

SR



 Mr. Sabir Anwar
 Mr. Sabir Anwar
 Date of Birth: 1970
 Year / Month



3744 8258 3421

जम्मू - जम्मू शासकीय का कार्ड



भारतीय डाक - INDIA POST
INDIAN POST - INDIA POST OFFICE OF INDIA

Address:
 POLICE LINE, BALUR PARA
 HIRAPUR, Dharam, Jharkhand, 826001



 www.india.gov.in

Mr. Sabir Anwar
 18.6.15

18

Issue Token

Presenter/Executant's Name

Md. Shabbir Alam

Token/for

Registry

Counter No

1

Online Application ID (if Any)

Verify On-line Payment

e-Stamp Certificate No (if Any)

IN-JH01595636200643N

Issue Token

IN-JH01595636200643N
Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH01595636200643N

CertificateIssuedDate: 18-Jun-2015 11:35 AM

AccountReference: NONACC (BK) HIRAPUR/ JH-DB

UniqueDocReference: SUBIN-JHHCANBK0201987081737895N

PurchasedBy: MD RASHID

Description/Document: Article 23 Conveyance

PropertyDescription: LAND

ConsiderationPrices: 47,87,000

FirstParty: MD SHABBIR ALAM Attorney

SecondParty: MD RASHID

StampDutyPaidBy: MD RASHID

StampDutyAmountRs: 1,91,500

Old Shabbir Alam

T-5

राजधानी, धारवाड़
राजधानी, धारवाड़
 राजधानी, धारवाड़ (पृष्ठ 114)



Token No 5
 Token Date/Time: 18/06/2015 12:27:12

Sale Deed **Presenter** Md. Shabbir Alam
Document Type **Presenter Name & Address** Panchgani Bazar, Ps- Katras, Dhanbad
Stampable Doc Value **Stamp Value** 191500
Document/Transaction Value **Stamp No.** 0
Special Type **Remarks / Other Details**
Property Details:
 e-Stamp Cert No. JH0159565200643N
 Date of Entry 18/06/2015
 Total Pages 30
 Book CNO/PNO 1

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	H No	Category	Area	Min. Value
DHANBAD	7		HIRAPUR	8	1683,1685	RES		U RES	Decimal	
DHANBAD	7		HIRAPUR	8	1696,1687	RES		U RES	Decimal	
DHANBAD	7		HIRAPUR	8	1692,1693	RES		U RES	Decimal	
DHANBAD	7		HIRAPUR	8	1694,1695	RES		U RES	Decimal	
DHANBAD	7		HIRAPUR	8	1698,1700	RES		U RES	Decimal	
DHANBAD	7		HIRAPUR	8	1699	RES		U RES	Decimal	4786518

Other Property Details:	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F	UID	Address
1	VENDOR	Chanda Sen	Late Kaidas	House	Wife			J C Malik Road Hiraipur, Ps- And Dist- Dhanbad A/P- 5, Bakunala Lane, Kasbe, Kokata
2	Holder	Md. Shabbir Alam	Abdul Rajak	Business	General	Form 50	306327082028	Panchgani Bazar, Ps- Katras, Dhanbad
3	VENDEE	Md. Rashid	Late Navi Buks	Business	General	Acqpm 1400F	333172335259	Shanisher Nagar, Bhul Road, Ps- Bank More, Dhanbad
4	Identifier	Md. Sabir Ansan	Md. Aziz Ansan	Business	General		374482583421	Police Line, Dhanbad
5	Witness1	Md. Sabir Ansan	Md. Aziz Ansan	Business	General		374482583421	Police Line, Dhanbad
6	Witness2	Shamim Akhtar	Mouuddin	Business	General			Katali Bagan, Dhanbad

SN	Description	Amount	CHC	Net Amount
1	LL	2.50		2.50
2	PR	0.94		0.94
3	A1	143,610.00	1,436.10	145,046.10
4	SP	450.00	0.00	450.00
Total		144,063.44	1,436.10	145,499.54

सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।
 सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।
 सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।
 सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।

सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।
 सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।
 सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।
 सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।

सूचना पंजीयन/रजिस्ट्रार के कार्यालय में प्रेषित की गई है।



निबंधन विभाग, झारखंड
धनबाद

Token No.5 Token Date: 18/06/2015 12:27:12
Serial/Deed No./Year :5802/4998/2015
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Chhanda Sen Through Father/Husband Name:Late Kalidas Mazumdar (VENDOR) J.C. Mallick Road, Hirapur, Ps- And Dist- Dhanbad A/P- 5, Bakultala Lane, Kasba, Kolkata		
2	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Panchgari Bazar, Ps- Katras, Dhanbad		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar, Bhuli Road, Ps- Bank More, Dhanbad		
4	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Identifier) Police Line, Dhanbad		
5	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Witness1) Police Line, Dhanbad		
6	Shamim Akhtar Father/Husband Name:Moinuddin (Witness2) Kalali Bagan, Dhanbad		

Book No. 1
Volume 245
Page 345 To 374
Deed No 5802/4998
Year 2015
Date 18/06/2015 14:45:59

Registering Officer

नि. ५०
धनबाद

Signature of Operator

11 g Rasyatr sale Dhanbad 34,15,000/-
 RD ST- 1,36,610/-

अवकाश अतिरिक्त... 07... 31/8
 1/7



Udit Narayan Mishra
 CID Shabbir Alam 01/07/15



तपस्वील व... के अनुसार निर्धारित...

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 1st day of July Two Thousand Fifteen,

BY & BETWEEN

freepaid
 AD 1,02,450/-
 sal 2500
 Pfee 0594
 Pfee 102450
 103477=94
 No 01.7

SRI SATINATH MAZUMDAR son of Late Ramapati Mazumdar by faith Hindu, by caste Baidya, by occupation retired, permanent resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand), at present residing at Flat No.401, Anand Ratanam Apartment, Dr. Mukti Saran Lane, Lalpur, Ranchi, G.P.O. Ranchi (Jharkhand) hereinafter called and referred to as the VENDOR which expressions 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 ONE PART. [Indian Citizen] [Above vendor is represented by his constituted Attorney 1. SRI UDIT NARAYAN MISHRA son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) & 2. MD. SHABBIR ALAM son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney being No.IV-1081 dated 22/07/2014 registered at Ranchi Sub Registry Office].



REGISTRY OFFICE
DHANBAD

- 2 -

AND: IN FAVOUR OF

Udief Narayan Mishra

01/07/15

Chd Shabbir Alam



MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pan No. ACXPM 1400F]

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for approx. 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of approx. 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.

Udit Narayan Mishra

01/07/15

Mr Shubh's Mem

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Majumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Gupta Kabiraj & Pratima Sen as his legal heirs and successors who jointly inherited the share of lands left by their deceased father Ramapati Mazumdar. Aforesaid Anima Gupta Kabiraj died leaving behind her only daughter Titila Mukherjee and Pratima Sen also died leaving behind her only daughter Susmita Sen as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with his other co-sharers inherited approximately 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

AND WHEREAS further while in peaceful possession over his share of the said lands the vendor along with her other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

- 4 -

Udeef Narayan Mishra

01/02/15

cid shubhi Ham

AND WHEREAS thus the vendor became the sole, exclusive and only owner of his share of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell portion of his share of the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.34,15,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.34,15,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of her share of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do

- 5 -

Udief Narayan Mishra
01/07/15

MD Shabbir Alam

and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser in any way or manner.

That the purchaser shall here after pay an annual rent of Rs.0.80 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

That as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.34,15,000/- only.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S. Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato. out of which only 3 Decimals

- 6 -

Udit Narayan Mishra

01/07/15

Chd Shekhar Alam

- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.
- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.33 Acres i.e. 201.81 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 18.50 Decimals and out of that only Area 9.90 Decimals (Nine Point Nine Zero Decimals) or to say 6 Kathas of lands sold herewith. [Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

Udit Narayan Mishra

01/07/15

CTD Staffir Alam

-7-

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Udit Narayan Mishra

(Signature of the vendor) 01/07/15

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

1. Ctd. Sabir Ansari
Yo Ctd. Aziz Ansari
Hirapur Dhy.
01/07/15

2. Ram Prakash Singh
of 100, Ram Kripa
Basti

MD. Rasid

(SIGNATURE) 01/07/15

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

Advocate, Dhanbad
No. 1627/978

U.S. Navy M. S. 12



3063 2708 2028
Aadhhaar-Aam Admi ka Adhikar

Chd Shabbir Alam



पति:
S/O मन्सुख राम, भाग
ऑफिस से भागने, ऑफिस
पति का पता,
पता: 02113
आधुनिक, दिल्ली
आधुनिक, दिल्ली
आधुनिक, दिल्ली
आधुनिक, दिल्ली
आधुनिक, दिल्ली

भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक
भारतीय रिजर्व बैंक

आधार-आम आदमी का अधिकार

3063 2708 2028

शुद्ध आदमी
MR Shabbir Alam
आम पति/DOB: 09/01/1981
पुरुष / MALE



भारत सरकार
GOVERNMENT OF INDIA



M.D. Rasliid.





भारत सरकार
GOVERNMENT OF INDIA

मौ० साबिर अंसारी
Md. Sabir Ansari
आम आदमी का पहला पहचान (AAM)

पुरुष / Male



3744 8258 3421

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
पुलिस लाइन बाइपास रोड
धनबाद, झारखण्ड, 826001

Address:
POLICE LINE BAIPAS ROAD
HIRAPUR, Dhanbad,
Jharkhand, 826001



Md. Sabir Ansari

Issue Token

Presenter/Excitant's Name

Udit Narayan Mishra

Token For

Registry

Counter No.

1

Online Application ID (If Any)

Verify On-line Payment

e-Stamp Certificate No. (If Any)

IN-JH01642632144037N

Stamp Details For Verification. Please click issue after verification
IN-JH01642632144037N
CertificateNo: IN-JH01642632144037N
CertificateIssuedDate: 01-Jul-2015 11:15 AM
AccountReference: SHCL (FIJ) Jhshcl01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJSHCIL010206166454544N
PurchasedBy: MD RASHID
Description/Document: Article 23 Conveyance
PropertyDescription: LAND
Consideration/PriceRs: 24,15,000
FirstParty: UDIT NARAYAN MISHRA ATTORNEY
SecondParty: MD RASHID
StampDutyPaidBy: MD RASHID
StampDutyAmountRs: 1,36,610

T-21

Udit Narayan Mishra.



निबंधन विभाग, झारखंड
धनबाद

Token No.21 Token Date: 01/07/2015 13:29:12

Serial/Deed No./Year :6309/5431/2015

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Satinath Mazumdar Through Father/Husband Name:Late Ramapati Mazumdar (VENDOR) J.C. Mallick Road Hirapur, Ps And Dist- Dhanbad		
2	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Power Holder) Sugiadih, Saraidhela, Ps- Saraidhela, Dhanbad		
3	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras, Ps- Katras, Dhanbad		
4	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar, Bhuli Road, Ps- Bank More, Dhanbad		
5	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansri (Identifier) Hirapur, Dhanbad		
6	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansri (Witness1) Hirapur, Dhanbad		

Book No. 1
Volume 264
Page 535 To 568
Deed No 6309/5431
Year 2015
Date 01/07/2015 14:50:52

Registering Officer

नि० ५०

धनबाद

Signature of Operator



निबंधन विभाग, झारखंड
धनबाद

Token No.21 Token Date: 01/07/2015 13:29:12

Deed No./Year :6309/5431/2015

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Ram Buchan Singh Father/Husband Name:Ram Kripal Singh (Witness?) Hirapur, Dhanbad	<input type="checkbox"/>	<input type="checkbox"/>

Book No. 1
Volume 264
Page 535 To 568
Deed No 6309/5431
Year 2015
Date 01/07/2015 14:50:52

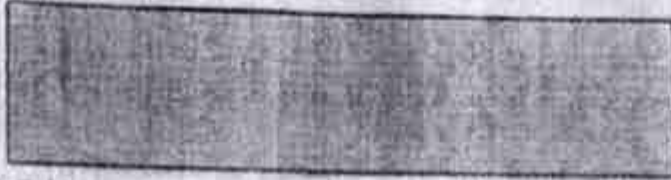

Registering Officer
नि. व.
धनबाद

Signature of Operator 



1. The authenticity of the Stamp Certificate should be verified at 'www.stampsamp.com'. Any discrepancy in the details on the Certificate and as available on the website renders it invalid.
 2. The onus of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

Statutory Alert



0001998345

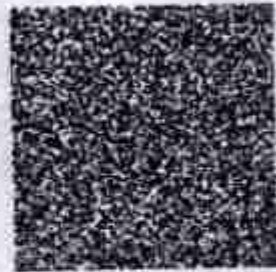
WNA

Udit Narayan Mishra
 and Subir Chandra

[Handwritten signature]

[Handwritten notes and signatures in Hindi]
 30.7.15
 30.7.15

Please write or type below this line



Stamp Duty Amount(Rs.)	: 1,18,650
Stamp Duty Paid By	: MD RASHID
Second Party	: MD RASHID
First Party	: UDIT NARAYAN MISHRA ATTORNEY
Consideration Price (Rs.)	: 29,66,000 (Twenty Nine Lakh Sixty Six Thousand only)
Property Description	: LAND
Description of Document	: Article 23 Conveyance
Purchased by	: MD RASHID
Unique Doc. Reference	: SUBIN-JHSHCHIL0102206352759321N
Account Reference	: SHCL (FY) hshcl01/ DHANBAD/ JH-DB
Certificate Issued Date	: 30-Jul-2015 10:27 AM
Certificate No.	: IN-JH01745796878003N

1,000
 30/7/15

INDIA NON JUDICIAL
 Government of Jharkhand
 e-Stamp



13442

6621

7648



Raiyati sale amount 29,6600
ST - 1, 18, 6501,

69

8

जवन जसो... रायपाली... से माया... 6
अगस्त 2015... रायपाली...
मध्य 07... रायपाली...
अपराध घात से बाहर है/रुकी कद नहीं है
30/7



Udit Narayan Mishra

Ud Shabbir Alam
30/07/15



Repaid
AN 8898020
Sal 250
Afee 0.94
Afee 88980

सपत्नील वधुल जसो... का कद बाग टसिका...
के उपस्तर किरोरि... से कद नहीं है

DEED OF ABSOLUTE SALE

89873-24

THIS DEED OF ABSOLUTE SALE made this the 30th day of July Two Thousand Fifteen,

BY & BETWEEN

SRI SATINATH MAZUMDAR son of Late Ramapati Mazumdar by faith Hindu, by caste Baidya, by occupation retired, permanent resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand), at present residing at Flat No.401, Anand Ratanam Apartment, Dr. Mukti Saran Lane, Lalpur, Ranchi, G.P.O. Ranchi (Jharkhand) hereinafter called and referred to as the VENDOR which expressions 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 ONE PART [Indian Citizen] [Above vendor is represented by his constituted Attorney 1. SRI UDIT NARAYAN MISHRA son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadih, Saraidhela, P.S. Saraidhela District Dhanbad (Jharkhand) & 2. MD. SHABBIR ALAM son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney being No.IV-1081 dated 22/07/2014 registered at Ranchi Sub Registry Office].

M 30/7

Udit Narayan Mishra

Cid Shabbir Alam
20/02/15

- 3 -

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Majumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Gupta Kabiraj & Pratima Sen as his legal heirs and successors who jointly inherited the share of lands left by their deceased father Ramapati Mazumdar. Aforesaid Anima Gupta Kabiraj died leaving behind her only daughter Titila Mukherjee and Pratima Sen also died leaving behind her only daughter Susmita Sen as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with his other co-sharers inherited approximately 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

AND WHEREAS further while in peaceful possession over his share of the said lands the vendor along with her other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

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- 4 -

Udit Narayan Mishra

Cid Stubbix Alam

30/07/15

AND WHEREAS thus the vendor became the sole, exclusive and only owner of his share of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell portion of his share of the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.29,66,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.29,66,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of her share of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do

- 5 -

Udit Narayan Mishra

CTD Shubir Chakraborty

30/07/15

and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser in any way or manner.

That the purchaser shall here after pay an annual rent of Rs.0.80 paises only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

That as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.29,66,000/- only.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **HIRAPUR P.S.** Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato. out of which only 3 Decimals

- 6 -

- Udit Narayan Mishra
- cid 34418/15
30/07/15
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
 - 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
 - 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
 - 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
 - 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
 - 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
 - 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
 - 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.
 - 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
 - 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.33 Acres i.e. 201.81 Kathas (map annexed herewith and shown in colour red) out of which the vendor's exclusive own share only 18.50 Decimals and out of that only Area 8.60 Decimals (Eight Point Six Zero Decimals) or to say 5.21 Kathas of lands sold herewith.[Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

Udit Narayan Mishra

CID Shabbir Alam

30/07/15

-7-

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhodan land, Forest land, govt. acquired land & B.C.C.L land.

Udit Narayan Mishra.
(Signature of the vendor) 30/07/15

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

- 1. Md. Sabir Hussain
S/o Md. Aziz Hussain
Inspector Police Station
Dhanu. 30/07/15
- 2. Ghazan Ali Khan
Lat. Moinuddin
Kalabi Bagan,
Dhanu. 30/07/15
- MD. Rasid
20/07/15

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



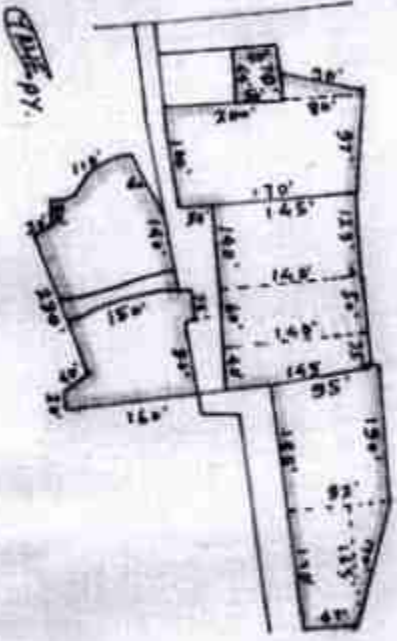
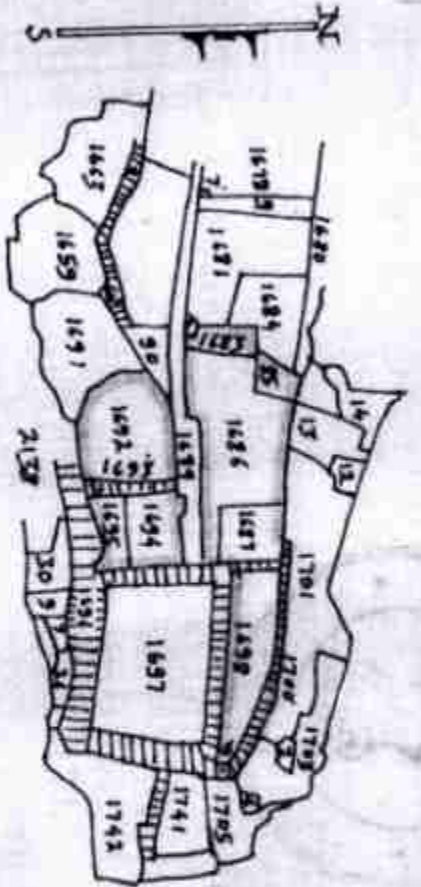
✓

(SIGNATURE)

Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

[Signature]
Advocate, Dhanu. 15
N. No. 1627/98

Seller:- Sri Sati Nath Majumdar, s/o late Ramapati Majumdar
 of J. e. Mallick Road, Hiraipur, Dhanbad.
 Power of Attorney:- Sri Udit Narayan Mishra, s/o late Manohar
 Mishra, of Sugiaidih, Saraidihela, Dhanbad. (a) Md.
 Sabbir Alam, s/o Abdul Rajjak, of Panchgarhi
 Bagar, Katras. P.S. Katras, Dist. Dhanbad.
 Purchaser:- Md. Rashid, s/o late Md. Nabi Bux, of Ghuli
 Road, Dhanbad.
 Schedule:- Mouza Hiraipur No. 7. P.S. Dhanbad, under Khata
 No. B. Plot No. 1683, 1685, 1686, 1687, 1692, 1693,
 1694, 1695, 1698, 1700, 1699. (Part) Area 8.60 -
 Decimals of Land.
 Shown in colour red



Udit Narayan Mishra
 and Shabbir Alam

[Signature]


ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग

IDENTITY CARD
पहचान पत्र

BZQ0452451



Elector's Name **Udit Narayan Mishra**
संसादाता का नाम उदित नारायण मिश्रा
Father's Name **Manohar Mishra**
पिता का नाम मनोहर मिश्रा
Sex **Male**
लिंग पुरुष
Age as on 1.1.2003 **34**
1.1.2003 को आयु ३४

Udit Narayan Mishra

Address
37 SUGIYADH, SARAIHEL
P.O. SARAIHEL, DIST- DHANBAD
PIN- 828127

BZQ0452451

पता
३७ सुगियादीह, सरायहेला
पो- सरायहेला, जिला- धनबाद
पिन- ८२८१२७

Facsimile Signature
Electoral Registration Officer
निर्वाचक नियमन अधिकारी

For **40 - Dhanbad**
Ye - धनबाद

Assembly Constituency

Place **Dhanbad**

स्थान धनबाद

Date **08.05.2003**

दिनांक ०८.०५.२००३

BZQ0452451

Udit Narayan Mishra

(Signature)



MD. Rashid.
MD. Rashid.



②



cid shabib's Alam

cid shabib's Alam

① →

Issue Token

Presenter/Executant's Name

UDIT Narayan Mishra

Token For

1

Counter No.

Online Application ID (If Any)

Verify On-line Payment

e-Stamp Certificate No. (If Any)

IN-JH01745796878003N

Issue Token

Stamp Details For Verification, Please click Issue after verification
IN-JH01745796878003N
Certificate No:
Certificate Issue Date: 30-Jul-2015 10:27 AM
Account Reference: SHCIL (FY) Jhanchi01/ DHANBAD/ JH-08
Unique Doc Reference: SUBIN-JHJHSHCIL0102206352759321N
Purchased By: MD RASHID
Description/Document: Article 23 Conveyance
Property Description: LAND
Consideration Price Rs: 29,66,000
First Party: Udit NARAYAN MISHRA ATTORNEY
Second Party: MD RASHID
Stamp Duty Paid By: MD RASHID
Stamp Duty Amount Rs: 1,18,650

Udit Narayan Mishra



निबंधन विभाग, झारखंड
धनबाद

Token No.100 Token Date: 30/07/2015 13:35:56
Serial/Deed No./Year :7648/6621/2015
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sati Nath Mazumdar Through Father/Husband Name:Late Ramapati Mazumdar (VENDOR) J.C.Mallick Road, Hirapur, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Power Holder) Saraidhela, Ps-Saraidhela, Dhanbad		
3	Md.Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras, Ps-Katras, Dhanbad		
4	Md.Rashid Father/Husband Name:Late Navi Buks (VENDEE) Shamsher Nagar, Bhuli Road, Ps-Bank More, Dhanbad		
5	Md.Sabir Ansari Father/Husband Name:Md.Aziz Ansari (Identifier) Hirapur, Dhanbad		
6	Md.Sabir Ansari Father/Husband Name:Md.Aziz Ansari (Witness1) Hirapur, Dhanbad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. 1
Volume 325
Page 291 To 324
Deed No 7648/6621
Year 2015
Date 30/07/2015 15:21:31

Registering Officer

Signature of Operator



निबंधन विभाग, झारखंड
धनबाद


Token No.100 Token Date: 30/07/2015 13:35:56

Serial/Deed No./Year : 7648/6621/2015
Deed Type: Sale Deed

SN	Party Details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Amim Akhtar Father/Husband Name: Late Moynuddin (Witness) Kalali Bagam, Dhanbad			

Book No. 1
Volume 325
Page 291 To 324
Deed No. 7648/6621
Year 2015
Date 30/07/2015 15:21:31


Registering Officer


Signature of Operator

10555

Kanpur sale Dhanbad 43, 90,000/- St 175600/- 8981



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6/12

झारखण्ड JHARKHAND

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06/12-13

06/12-13

संपत्तीय वस्तु जमीन का मूल्य प्रायः दशकाल पूर्व के अनुसार निर्धारित व्यवस्था से कम है।



Handwritten signature/initials

MR. SHABBI R. ALAM

06/12/13

अच्छ अधिकारी... से प्राप्त सूची के अनुसार दस्तावेज में उल्लिखित बीजा... के अन्तर्गत... के आकार में... से बाहर है/वास्तविक नहीं है।

E No - 1000/11/13

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 6th day of December Two Thousand Thirteen,

BY & BETWEEN

SMT. TARA GUPTA daughter of Late Rampati Majumdar and wife of Dr. Shiv Das Gupta by faith Hindu, by caste Baidya, by occupation house-wife, resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) at present residing at 243/Co-operative Colony, Bokaro Steel City, P.S. B.S. City, District Bokaro (Jharkhand) hereinafter called and referred to as the VENDOR which expressions shall unless excluded by or repugnant to the context be deemed to mean and

Repaired
A/c 1,31,700.00
Sal 2000
P/fee 0794
1,31,700 = 44

06/12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

झारखण्ड JHARKHAND

109976



E No -1627/1993

Hiralal Pandey

MD. SHABBIR ALAM

06/12/13

- 2 -

include her heirs, executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen] [Above vendor is represented by her constituted Attorneys 1. **SRI HIRALAL PANDEY** son of Sri Balram Pandey by faith Hindu, by caste Brahmin, by occupation business, residing at J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad District Dhanbad (Jharkhand) 2. **MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momín, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No. IV-741 dated 04/12/2013 registered Chas Sub Registry Office].

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रूपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

109977

Hira Lal Pandey
MD. SHABIB R. ALAM
06/12/15

- 3 -

AND: IN FAVOUR OF

MD. RASHID son of Late Md. Nabi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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. [Indian Citizen] [Pan No. ACXPM 1400F]



झारखण्ड JHARKHAND

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Hira Lal Pandey
Md. SHABIR. Alam
06/12/13

- 4 -

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khangendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

Page 4 of 12



झारखण्ड JHARKHAND

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Hire led bandy
Md. SHABIR. Alam.
06/12/13

- 5 -

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



झारखण्ड JHARKHAND

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Hira Lal Pandey
MD. SHABIR. Alam
06/12/13

- 6 -

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Mukherjee & Pratima Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father Ramapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind

Page 6 of 12



झारखण्ड JHARKHAND

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Hiree Ladd Pambay
MR. SHADDIR - Alam
06/12/15

- 7 -

her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-sharers inherited 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

Page 7 of 12



झारखण्ड JHARKHAND

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Hira Lal Pandey

Md. SHADDIR. Alam

06/12/13

- 8 -

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.43,90,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

AND WHEREAS the vendor being in urgent need of money expressed her desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.43,90,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

- 9 -

Hira Lal Pandey
M.D. SHARABIR. ALUM
06/12/13

भारत गणराज्य JHARKHAND



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- 10 -

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MB. SHABBIR. Alam
06/12/13

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through her 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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all her heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.50 paises only to the present landlord the state of Jharkhand form this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give her full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S. Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

Hira Lal Pandey
MD. SHABBIR ALAM
06/12/13

- 11 -

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by*:- North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato.
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by*:- North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by*:- North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by*:- North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by*:- North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by*:- North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by*:- North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by*:- North, South, East & West:- Vendor's own.
- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas out of which the vendor's exclusive own share only 11.20 Kathas i.e. 18.48 Decimals and out of that only 8.48 Kathas i.e. 14 Decimals (Fourteen Decimals) of lands sold herewith. [Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.I. land.

Hira Lal Pandey
(Signature of the vendor)
06/12/13

Hire Lal Pandey
MD. SHABIB R. ALAM
06/12/13

- 12 -

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe her hand out of her own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

- 3. Amit Kr Sultania
S/o S.K. Sultania
Hirapur, Dhanbad.
06/12/13
- 4. Nishant Kumar
S/o B.K. Swasthava
Hirapur, Dhanbad
06/12/13

- 1. Md. Sabir Ansari
S/o Cpl. Aziz Ansari
Hirapur Police line
Dhan. 06/12/13
- 2. Udit Narayan Mishra
S/o Late - Monohar Mishra
Sugia del Surudhela
Dhanbad.
06/12/13

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

MD. Rasid.
(SIGNATURE) 06/12/13



ATTESTED
ADVOCATE
E No - 1627/1993



Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

[Handwritten Signature]
06/12/13
Advocate, Dhanbad
A. No. 1627/13

06/12/13

Hira Lal Pandey

In case this card is lost / found, kindly inform / return to :
Income Tax PA's Section 144L, LT/NS,
Plot No. 1, Sector 11, CHD Badli,
New Mumbai - 400 014.
For card de math/vid or pour refer ul/wher :
Income Tax PA's Section 144L, LT/NS,
Plot No. 1, Sector 11, CHD Badli,
New Mumbai - 400 014.



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

HIRA LAL PANDEY
BALRAM PANDEY
12/06/1968
AEBPP9726R
Hira Lal Pandey

Mr. SHABIR ALAM

06/12/13

Income Tax Department
Karnataka State
Bangalore
Income Tax No. 123/4567
Date: 06/12/13



भारत सरकार
GOVT OF INDIA

AHUPA5902A


09/01/1981

ABOUL RAJAK

MO SHABIR ALAM

INCOME TAX DEPARTMENT

ಆರಾಧನಾ ವಿಭಾಗ

भारत सरकार
GOVT. OF INDIA

भारतीय राजस्व विभाग
INCOME TAX DEPARTMENT
MOHAMMAD RASHID
MOHAMMAD HAYBURA
 Permanent Account Number
2008071961
ACXP/M1400F
 Signature: *MD. Rashid*

For cases also covered in last / present, kindly inform / return as :
 - Income Tax PAN Services Unit, UTTAR,
 Plot No. 3, Sector 11, CBD Bahadur,
 New Mumbai - 400 614.
 We and all work in your right of return :
 amount for the year, UTTAR,
 work to, A, Bharti, *MD. Rashid*
 with you - Yes

MD. Rashid
6/12/13


प्राचलिक, गोरखपुर
उत्तर प्रदेश



अधिकांश कागजातों का प्रमाण (फॉर्म 114)

Token No. 47

Token Date/Time: 06/12/2013 13:32:30

Document Type Sale Deed
Presenter Hira Lal Pandey
Presenter Name & Address J.C. Malik Road Hiraapur, P.S. & Dist- Dhanbad
Stampable Doc. Value 4390000
Document Value 4390000
Special Type /
Remarks / Other Details /
Serial No. 0
Stamp Value 175600
Old Serial No. / /
Date of Entry 06/12/2013
Total Pages 36
Book /
CNO/PNO /

Property Details:

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot No.	H No.	Category	Area	Min. Value
DHANBAD	7	HIRAPUR	HIRAPUR	8	1653, 1655			U RES	Decmal	
DHANBAD	7	HIRAPUR	HIRAPUR	8	1666, 1667			U RES	Decmal	
DHANBAD	7	HIRAPUR	HIRAPUR	8	1692, 1693			U RES	Decmal	
DHANBAD	7	HIRAPUR	HIRAPUR	8	1694, 1695			U RES	Decmal	
DHANBAD	7	HIRAPUR	HIRAPUR	8	1698, 1700			U RES	Decmal	
DHANBAD	7	HIRAPUR	HIRAPUR	8	1699			U RES	14 Decmal	439000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/R	UID	Address
1	Power Holder	Hira Lal Pandey	Baram Pandey	Business	General	Aepp8726r		J.C. Malik Road Hiraapur, P.S. & Dist- Dhanbad
2	Power Holder	Md. Snabir Alam	Abdul Raqak	Business	General	Ahupa5932a		Katra, P.S. Katra, Dist- Dhanbad
3	VENDEE	Md. Rashid	Late Nav Bux	Business	General	Acopm1400r		Brui Road, P.S. Bank More, Dist- Dhanbad
4	Identifier	Md. Sabir Ansan	Md. Aziz Ansan	Business	General			Hirapur Police Line, Dhanbad
5	Witness 1	Md. Sabir Ansan	Md. Aziz Ansan	Business	General			Hirapur Police Line, Dhanbad
6	Witness 2	Udit Narayan Mishra	Manohar Mishra	Business	General			Sugadih, P.S. Saradaha, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	AT	131,700.00
4	SP	540.00
	Total	132,243.44

Hira Lal Pandey

सूचना अतिरिक्त अर्थात् अतिरिक्त अर्थ में प्रयुक्त है।
 सूचना के अन्तर्गत अर्थात् अतिरिक्त अर्थ में प्रयुक्त है।
 सूचना के अन्तर्गत अर्थात् अतिरिक्त अर्थ में प्रयुक्त है।
 सूचना के अन्तर्गत अर्थात् अतिरिक्त अर्थ में प्रयुक्त है।



निबंधन विभाग, झारखंड
धनबाद

Token No.47 Token Date: 06/12/2013 13:32:30

Serial/Deed No./Year :10555/8981/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Hira Lal Pandey Father/Husband Name:Balram Pandey (Power Holder) J.C. Mallick Road Hirapur, P.S & Dist- Dhanbad		
2	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras, P.S- Katras, Dist- Dhanbad		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Bhuli Road , P.S- Bank More, Dist- Dhanbad		
4	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Identifier) Hirapur Police Line , Dhanbad		
5	Md. Sabir Ansari Father/Husband Name:Md. Aziz Ansari (Witness1) Hirapur Police Line , Dhanbad		
6	Udit Narayan Mishra Father/Husband Name:Manohar Mishra (Witness2) Sugiadih, P.S- Saraidhela, Dhanbad		

Book No. 1
Volume 336
Page 259 To 294
Deed No 10555/8981
Year 2013
Date 06/12/2013 14:58:54

Registering Officer

Signature of Operator

10620

Receipt Sale Dhanbad 14,12,000/- of 56500/-

9039

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

109974

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23

तपस्वील व्यक्ति जयन्त कल मुण्ड मोग दरिका मर के अनुत्तर निधारी



Hire del family
M.D. SHABBAR Alam
07/12/13



J-1627/1993

DEED OF ABSOLUTE SALE

अथवा अधिकारी... से प्राप्त सुद...
अनुसार दस्तावेज में वर्णित मीजा...
...के खाला नं०...
गण्ड खाते से बाहर है/सुची दख नही है
07.12.13
7/12/13
112

THIS DEED OF ABSOLUTE SALE made this the 7th day of December Two Thousand Thirteen,

BY & BETWEEN

SMT. TARA GUPTA daughter of Late Rampati Majumdar and wife of Dr. Shiv Das Gupta by faith Hindu, by caste Baidya, by occupation house-wife, resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) at present residing at 243/Co-operative Colony, Bokaro Steel City, P.S. B.S. City, District Bokaro (Jharkhand) hereinafter called and referred to as the VENDOR which expressions shall unless excluded by or repugnant to the context be deemed to mean and

Page 1 of 12

Fee paid

AD 42360=20
Sel 2=50
Pfee 0=94

42362=44

07.12



झारखण्ड JHARKHAND



Him Vaid Pandey
Md. SHABBIR ALAM
04/12/13



-2-

include her heirs, executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen] [Above vendor is represented by her constituted Attorneys 1. **SRI HIRALAL PANDEY** son of Sri Balram Pandey by faith Hindu, by caste Brahmin, by occupation business, residing at J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad District Dhanbad (Jharkhand) 2. **MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No. IV-741 dated 04/12/2013 registered Chas Sub Registry Office].



झारखण्ड JHARKHAND

A 276388

Hina kish purdy

MD. SHABDIR-ALAM

07/12/13

- 3 -

AND: IN FAVOUR OF

MD. RASHID son of Late Md. Navi Buks by faith Muslim, by caste Momin, by occupation fish merchant, resident of Shamsher Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after 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, [Indian Citizen] [Pan No. ACXPM 1400F]



झारखण्ड JHARKHAND

A 276389

Hira Lal Pandey
MD. SHABIR ALAM
07/12/13

- 4 -

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

Page 4 of 12



झारखण्ड JHARKHAND

A 276390

Hira Lal Pandey
MD. SHABIR ALAM
02/12/13

- 5 -

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



झारखण्ड JHARKHAND

A 276391

For legal Purdy
Md. SHABBIR ALAM
07/12/13

- 6 -

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Mukherjee & Pratima Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father Ramapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind

Page 6 of 12



झारखण्ड JHARKHAND

A 941544

Handwritten signature
MD SHABBIR ALAM
07/11/12

- 7 -

her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-sharers inherited 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.



झारखण्ड JHARKHAND

A 275572

Mrs. Lal Pandey
MD. SHABIR. Alam
07/12/13

- 8 -

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.



झारखण्ड JHARKHAND

A 275573

Md. Shabbir Alam
Md. SHABBIR ALAM
07/12/13

- 9 -

AND WHEREAS the vendor being in urgent need of money expressed her desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.14,03,480/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.14,12,000/- only.

Hina Khatun

Md. SHABBI R. Alam

07/12/13

- 10 -

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.14,03,480/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through her 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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all her heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.30 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give her full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

- 11 -
SCHEDULE

Suje Lal Pandey
Md. SHAIK BIR. Alam
09/12/13

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S. Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato.
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.
- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by:-* North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by:-* North, South, East & West:- Vendor's own.
- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by:-* North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas out of which the vendor's exclusive own share only 11.20 Kathas i.e. 18.48 Decimals and out of that only 2.72 Kathas i.e. 4.48 Decimals (Four Point Four Eight Decimals) of lands sold herewith. [Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

Hon. Lal Prasad
MD. SHABBIR ALAM
07/12/13

- 12 -

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Hon. Lal Prasad
(Signature of the vendor) 07/12/13

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe her hand out of her own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

3. Datt Kr Sultan
S/o S.K. Sultan
Hirapur, Dhanbad.
07/12/13

4. Nishant Kumar
S/o B.K. Srivastava
Hirapur, Dhanbad
07/12/13

WITNESSES

1. Shamim Akhtar
C/o. Dr. Siddiq
Kalali Bagan
Bhuli Road.
Dhanbad
07/12/13

2. Udit Manojan Prish
S/o Late Manohar Prish
Sugauli
Dhanbad
07/12/13

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



ATTESTED
ADVOCATE
E No. 1027/1993



(SIGNATURE) 07/12/13

Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

[Signature]
07/12/13
Advocate, Dhanbad.
A. No. 1027/93

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HIRA-LAL PANDEY
BALRAM PANDEY

12/06/1968

Permanent Account Number

AEBPP9726R

Hira Lal Pandey

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTESL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTTESL
प्लॉट नं. 3, सेक्टर 11, सीडी बेलापुर,
नवी मुंबई-400 614.

Hira-Lal Pandey

07/12/13

[Handwritten mark]

(Handwritten mark)

07/12/13

MR. SHABIR ALAM

For and to the order of / order for and from of
 your office and / office
 under the seal, in the
 first office, to and / by, with their
 in the, at the, with, with - 400 013
 Please refer / refer to
 Income Tax PAN Services Unit, NSIC
 1st Floor, Trade Build, A Wing,
 Kanada Mills Compound
 5, B. Nagar, Lower Park, Mumbai - 400 013
 Tel: 91-22-2499-4000, Fax: 91-22-2495-0664,
 email: taxindia@pan.itsm.in



भारत सरकार
GOVT OF INDIA

Income Tax Department
 Income Tax Department
 NO S/148/R ALAM
 ABUL RAJAK
 09/01/1981
 Permanent Account Number
 AHUPAS02A
 Signature
 (Handwritten signature)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUMIM AKHTAR
MOINUDDIN AHMAD

01/01/1963

Permanent Account Number
AJWPA3207E



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.
यदि कार्ड खो जाये/प्राप्त हो जाए तो कृपया सूचित करें/वापस करें :
आयकर सेवा केंद्र, ए.टी.एस.एल.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नया मुंबई - 400 614.

Shumim Akhtar

07/12/13



निबंधन विभाग, झारखंड
धनबाद

Token No.11 Token Date: 07/12/2013 13:09:38

Serial/Deed No./Year :10620/9039/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Hiralal Pandey Father/Husband Name:Balram Pandey (Power Holder) J.C.Mallick Road, Hirapur, Ps. Dhanbad. Dist. Dhanbad.		
2	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras, Ps. Katras, Dist. Dhanbad.		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Bhuli Road, Ps. Bank More, Dhanbad.		
4	Shamim Akhtar Father/Husband Name:Moinuddin Ahmad (Identifier) Kalali Bagan, Bhuli Road, Ps. Bank More, Dhanbad.		
5	Shamim Akhtar Father/Husband Name:Moinuddin Ahmad (Witness1) Kalali Bagan, Bhuli Road, Ps. Bank More, Dhanbad.		
6	Udit Narayan Mishra Father/Husband Name:Manohar Mishra (Witness2) Sugiadih, Saraidhela, Dhanbad.		

Book No. I
Volume 339
Page 89 To 124
Deed No 10620/9039
Year 2013
Date 07/12/2013 15:49:07

Registering Officer

Signature of Operator

30621 K. Ranyfi Deale Dhanbad Value-1937000/- 77500/- 9040

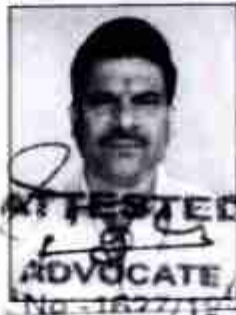


झारखण्ड JHARKHAND

150140

तत्परील वर्णित जमीन का मूल्य मांग दरिद्रता का अनुसार निम्नलिखित न्यूनतम मूल्य से कम नहीं

46
23
07/12-13



Udit Narayan Mishra
Md. SHABBI R. Alam
07/12/13

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 7th day of December Two Thousand Thirteen,

BY & BETWEEN

SRI SANDIP MAZUMDAR son of Late Nikhil Mazumdar by faith Hindu, by caste Baidya, by occupation Business, resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) at present residing at 27/2C, Bakultala Lane, P.S. Kasba, Kolkata-700042 (W.B.) hereinafter called and referred to as the VENDOR which expressions 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 ONE PART. [Indian Citizen]

07/12/13
07/12-13
58110=0
2250
0=94
58113=64

07/12



झारखण्ड JHARKHAND



Udit Narayan Mishra
MD. SHABBIR ALAM
07/12/13

- 2 -

[Above vendor is represented by his constituted Attorneys 1. **SRI UDIT NARAYAN MISHRA** son of Late Manohar Mishra by faith Hindu, by caste Brahmin, by occupation business, residing at Sugiadh, Saraidhela Dhanbad P.S. Saraidhela District Dhanbad (Jharkhand) 2. **MD. SHABBIR ALAM** son of Abdul Rajjak by faith Muslim, by caste Momin, by occupation business resident of Maszid Patti, Panchgari Bazar, Katras P.S. Katras Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-08185 dated 25/11/2013 registered in the office of the Registrar of Assurances, Kolkata (W.B.).]



झारखण्ड JHARKHAND

A 275574

Udit Narayan Mishra
M.D. SHABD/R Alam
07/12/13

- 4 -

WHEREAS the lands of Khatian No.8 of Mouza Hirapur Mouza No.7 P.S. Dhanbad has been originally recorded in the name of Khagendra Nath Majumdar in the last cadastral survey settlement records of rights.

AND WHEREAS aforesaid Khagendra Nath Majumdar during his lifetime by virtue of a registered Deed of Gift being Deed No.4283 dated 11/09/1936 (registered at Dhanbad Sub Registry Office and entered in Book No.1 Vol. No.42 pages 80 to 81 being Gift Deed No.4283 for the year 1936) made a gift to Smt. Suruchi Bala Devi daughter of Late Jatindra Nath Mallick and wife of Late Khagendra Nath Majumdar resident of J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad for 6 Acres of lands in Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and delivered possession of the said lands to Smt. Suruchi Bala Devi.

Page 4 of 10



झारखण्ड JHARKHAND

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- 5 -

Udit Neerajam Mishra
Md. SHABIB R. Alam
07/12/13

AND WHEREAS thus Smt. Suruchi Bala Devi became the sole, exclusive and only owner of 6 Acres of lands under Khatian No.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad and was all along possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS aforesaid Suruchi Bala Devi died leaving behind her three sons namely, Gouripati Mazumdar, Ramapati Mazumdar & Kalidas Mazumdar as her legal heirs and successors who jointly inherited the said lands left by their deceased mother Suruchi Bala Devi.



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Udit Narayan Mishra

MD. SHABDIB. ALAM

07/12/10

-6-

AND WHEREAS Gouripati Mazumdar died leaving behind his four sons namely, Subrata Mazumdar, Supriya Mazumdar, Sunanda Mazumdar & Sujit Mazumdar and two daughters namely Namita Roy and Sabita Sengupta as his legal heirs and successors. Aforesaid Namita Roy also died leaving behind her only son Soumen Roy and two daughters namely, Sumita Kabiraj and Sharmistha Roy as her legal heirs and successors.

AND WHEREAS aforesaid Ramapati Mazumdar died leaving behind his three sons namely Satinath Mazumdar, Debabrata Mazumdar and Nikhil Mazumdar and three daughters namely, Tara Gupta, Anima Mukherjee & Pratima Mazumdar as his legal heirs and successors who jointly inherited the share of lands left by their deceased father

Udit Narayan Mishra

MD. SHABIR ALAM

07/12/13

Ramapati Mazumdar. Aforesaid Anima Mukherjee died leaving behind her only daughter Titila Mukherjee and Pratima Mazumdar also died leaving behind her only daughter Susmita Mazumdar as her only legal heir and successor. Nikhil Mazumdar also died leaving behind his son Sandip Mazumdar, daughter Ria Mazumdar and widow Renu Mazumdar as his legal heirs and successors.

AND WHEREAS Kalidas Mazumdar died leaving behind his widow Reba Mazumdar, two sons namely, Dipankar Mazumdar, Gautam Mazumdar and one daughter Chhanda Sen who jointly inherited the share of lands left by deceased Kalidas Mazumdar.

AND WHEREAS thus the vendor above named along with her/his/their other co-sharers inherited 6 Acres of lands under Khatian Nos.8 & 9 of Mouza Hirapur Mouza No.7 P.S. & District Dhanbad along with other lands morefully described in the schedule below according to their proportionate own share.

AND WHEREAS further while in peaceful possession over the said lands the vendor along with her/his/their other co-sharers mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case No.840 (ii) 2013-14 and have been paying the rents in Thoka No.5138 thereto regularly.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.19,31,160/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration fees is paid for Rs.19,37,000/- only.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.19,31,160/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

Udit Narayan Mishra
Md. SHARBI R. Alam
02/12/15

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him 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 lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands 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 lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify him in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.45 paisas only to the present landlord the state of Jharkhand from this Day. The purchaser shall get his name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- HIRAPUR P.S. Dhanbad Sub division and District Sub Registry office and District Dhanbad Mouza No.07 Khatian No.8 (Eight)

- 1) Plot No.1683 Area 14 Decimals, *Butted and Bounded by:-* North:- Muchiram Mahato, South:- Rasta, East:- vendor's own, West:- Muchiram Mahato.
- 2) Plot No.1685 Area 11 Decimals, *Butted and Bounded by:-* North:- Puratan Patit, South:- Vendor's own, East:- Vendor's own, West:- Vendor's own.
- 3) Plot No.1686 Area 98 Decimals, *Butted and Bounded by:-* North:- Narayan Chatterjee, South:- Rasta, East:- vendor's own, West:- Vendor's own.

Udit Narayan Mishra
Md. SHABIB R. Alam
07/12/13

- 4) Plot No.1687 Area 24 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South, East & West:- Vendor's own.
- 5) Plot No.1692 Area 66 Decimals, *Butted and Bounded by*:- North:- Puratan Patit, South:- Muchiram Mahato, East:- Vendor's own, West:- Shankar Saw.
- 6) Plot No.1693 Area 8 Decimals, *Butted and Bounded by*:- North:- Puratan Patit, South:- Bandh (Talao), East & West:- Vendor's own.
- 7) Plot No.1694 Area 30 Decimals, *Butted and Bounded by*:- North:- Puratan Patit, South, East & West:- Vendor's own.
- 8) Plot No.1695 Area 14 Decimals, *Butted and Bounded by*:- North:- Patit Vendor's own, South, East & West:- Vendor's own.
- 9) Plot No.1698 Area 56 Decimals, *Butted and Bounded by*:- North, South, East & West:- Vendor's own.
- 10) Plot No.1700 Area 21 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Sujan Lal Chatterjee, West:- Vendor's own.
- 11) Plot No.1699 Area 2 Decimals, *Butted and Bounded by*:- North:- Sujan Lal Chatterjee, South:- Vendor's own, East:- Puratan Patit, West:- Vendor's own.

Grand Total Area of the aforesaid 11 Plots is 3.44 Acres i.e. 208.48 Kathas out of which the vendor's exclusive own share only 3.733 Kathas i.e. 6.16 Decimals (Six Point One Six Decimals) of lands sold herewith.[Dhanbad Municipal Corporation Ward No.26].

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land, govt. acquired land & B.C.C.L land.

Udit Narayan Mishra

(Signature of the vendor)

07/12/13

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe his hand out of his own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

- 3. Anit Kr Sultanis
S/o S.K. Sultanis
Hirapur, Dhanbad.
07/12/13
- 4. Nishant Kumar
S/o D.K. Srivastava
Hirapur, Dhanbad
07/12/13

- 1. Shamim Akhbar
S/o Moinuddin
Kalali Bagan
Bhuli Road
Dhanbad
07/12/13
- 2. Hira K...
Hira K...
S/o ...
Hira K...
Dhanbad
07/12/13

Udit Narayan Mishra
MD. SHABIR ALAM
07/12/13

- 10 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



MD. Rashid

(SIGNATURE) 07/12/13

ATTESTED
ADVOCATE
E No -162//1993



Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

[Handwritten signature]
07/12/13
Advocate, Bhanbad
N. NO. 1620/93

-1/12/13

Udit Narayan Mishra



Handwritten signature

07/12/13

Ms. SHABBI R. HAN

The card is for...
 Income Tax PAN Services Ltd. NSDL,
 The Floor, Trade World, A Wing,
 Kharade Mills Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 011.
 Tel: 91-22-2499 4000, Fax: 91-22-2493 0044.
 Email: rnsdl@nsdl.com



भारत सरकार
 GOVT. OF INDIA

09/01/1981
 PAN: AHUPA5932A
 ABUL RAJAK
 MD SHABBI ALAM
 INCOME TAX DEPARTMENT
 भारत सरकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAMIM AKHTAR
MOINUDDIN AHMAD

01/01/1963

Permanent Account Number

AJWPA3207E

Signature

If you find this card lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISA
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.
यदि यह कार्ड खोया / पाया जाय तो कृपया सूचना दें / लौटाएं :
आयकर सेवा केंद्र, यूसीटीएस
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,
नई मुंबई - 400 614.

Shamim Akhtar

02/12/13

MAM



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token No: 10

Token Date/Time: 07/12/2013 13:09:36

Document Type	Sale Deed	Presenter	Udit Narayan Mishra
Presenter Name & Address	Sugaidih, Saraidhela, P.S- Saraidhela, Dist- Dhanbad	Date of Entry	07/12/2013
Stampable Doc. Value	1937000	DOE	Total Pages 32
Document Value	1937000	Stamp Value	77500
Special Type		Serial No.	0
Remarks / Other Details		Old Serial No.	/
			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	7	26	HIRAPUR	8	1683,1685			U_RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1686,1687			U_RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1692,1693			U_RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1694,1695			U_RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1698,1700			U_RES	Decimal	
DHANBAD	7	26	HIRAPUR	8	1699			U_RES	6.16 Decimal	1931160

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	Power Holder	Udit Narayan Mishra	Late Manohar Mishra	Business	General	Aimpm1370p		Sugaidih, Saraidhela, P.S- Saraidhela, Dist- Dhanbad
2	Power Holder	Md. Shabbir Alam	Abdul Rajak	Business	General	Ahupa5932a		Katras, P.S- Katras, Dist- Dhanbad
3	VENDEE	Md. Rashid	Late Navi Buks	Business	General	Aocpm1400f		Bhuli Road, P.S- Bank More, Dist- Dhanbad
4	Identifier	Shamim Akhtar	Late Moinuddin	Business	General			Kalali Bagan, Bhuli Road, Dhanbad
5	Witness1	Shamim Akhtar	Late Moinuddin	Business	General			Kalali Bagan, Bhuli Road, Dhanbad
6	Witness2	Hiralal Pandey	Balram Pandey	Business	General			Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	SP	480.00
2	LL	2.50
3	PR	0.94
4	AT	58,110.00
Total		58,593.44

Udit Narayan Mishra

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन एवं सारांश में इंप्रूट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया

जिसकी

पहचान

निवासी

उदित नारायण मिश्रा के अर्ज पर
मौजुदा
कलाली बगान, भुली रोड, धनबाद

पिता स्व. जोई उड़ीसा
पेशा व्यवसाय

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.10 Token Date: 07/12/2013 13:09:36
Serial/Deed No./Year :10621/9040/2013
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Udit Narayan Mishra Father/Husband Name:Late Manohar Mishra (Power Holder) Sugiadih, Saraidhela, P.S- Saraidhela, Dist- Dhanbad		
2	Md. Shabbir Alam Father/Husband Name:Abdul Rajjak (Power Holder) Katras , P.S- Katras, Dist- Dhanbad		
3	Md. Rashid Father/Husband Name:Late Navi Buks (VENDEE) Bhuli Road, P.S- Bank More, Dist- Dhanbad		
4	Shamim Akhtar Father/Husband Name:Late Moinuddin (Identifier) Kalali Bagan, Bhuli Road, Dhanbad		
5	Shamim Akhtar Father/Husband Name:Late Moinuddin (Witness1) Kalali Bagan, Bhuli Road, Dhanbad		
6	Hiralal Pandey Father/Husband Name:Balram Pandey (Witness2) Hirapur, Dhanbad		

Book No. 1
Volume 339
Page 125 To 156
Deed No 10621/9040
Year 2013
Date 07/12/2013 15:50:28

Registering Officer

Signature of Operator