

24/33. Sale Value 7,50,000/- Stamp 5/- A.C. by paper

2319



झारखण्ड JHARKHAND

03AA 109551



Johar Lal Deo
31.07.2018



मम (पुत्र) यमका अशिश कुमार देव 500 रु 19/06/2017 के अडिस्ट
के अमामक के अडिस्ट (पुत्र) ममक है

SALE DEED

VALUE AT RS.7,50,000/- ONLY.

Rupees:- Seven Lakhs Fifty Thousand Only.

This **DEED OF SALE** made this the "**31ST DAY OF JULY 2018**" here at Seraikella by and **between:-**

- (1) **MR. JOHAR LAL DEY (Pan No.-BYQPD8992R and Aadhaar No.-3927 6737 4951),**
- (2) **MR. ASHISH KUMAR DEY (Pan No.-AKGPD7162C and Aadhaar No.-6860 8121 7630)** both sons of late **Kanhai Lal Deo**, both by faith-Hindu, by Caste-Teli, Nationality-Indian, by Occupation-Business,

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46/4
31/07/18
Faisal
A.C. 0.10
Stamp 2.50
Paper 0.50
3.10

Johar Lal Deo
31.07.2018
Ashish Deo



Aswini Dey

31.07.2018.

:- 2 :-

both resident of House No.-9, Bara Gamharia, Near Gopal Mandir, Namu Para, P.O.-Gamharia, P.S.-Adityapur, District-Seraikella-Kharsawan, in the state of Jharkhand, Pin Code-832108, hereinafter called the **FIRST PARTY/VENDORS/SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART.**

IN FAVOUR OF

MRS. KANCHAN SHARMA (Pan No.-**CUVPS1881A** and Aadhaar No.-**4461 4980 6598**) wife of **Mr. Shiv Sharma @ Shiv Kumar Sharma**, by Faith-Hindu, by Caste-Brahmin, Nationality-Indian, by Occupation-House wife, resident of Bara Gamharia, Station Road, P.O.-Gamharia, P.S.-Adityapur, District-Seraikella-Kharsawan, in the state of Jharkhand, Pin Code-832108, hereinafter called the **SECOND PARTY/VENDEE/PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART.**

NATURE OF DEED : Deed of transfer by way of Sale.

CONSIDERATION AMOUNT:- Rs. 7,50,000/- (Rupees:- Seven Lakhs Fifty Thousand) only.

WHEREAS, the **VENDORS** are the sole, absolute, lawful and bona fide owner of all that land measuring an Area-**2.75** Decimals i.e. **1200** sq. ft., recorded under Old Khata No.-**456**, Old Plot No.-**2719/Andar**, Corresponding to New Khata No.-**717**, New Plot No.-**2422/Andar**, of Mouza-**BARA GAMHARIA**, Thana-**Adityapur**, Thana No.-**66**, within A.N.A.C. Old ward No.-**11**, Corresponding to New ward No.-**7**, District-**Seraikella-Kharsawan**, more fully described in schedule below;

AND WHEREAS, that the land mentioned in the Old Khatian No.-**456** of Mouza-**BARA GAMHARIA**, Thana-**Adityapur**, Thana No.-**66**, have been recorded in the name of "**BHIKARI DEY, KANHAI LAL DEY, BOLAI LAL DEY, BASANT LAL DEY, JAGANNATH DEY, KEDAR LAL DEY, KESTO LAL DEY, PAANCH KORI LAL DEY**" in the survey Khatian which was finally published in the year **1964** and they hold and possessed the same as absolute owner thereof without any interruption from any body till their life time and paying rent etc. for the same in their own names and as such their names have been noted in Volume No.-**II**, Page No.-**456** in Register-**II**;

Contd..3..

Johar Lal Dey
31.07.2018
Ashish Dey
31.07.2018

-: 3 :-

AND WHEREAS, the said recorded tenant namely "**KANHAI LAL DEY**" died leaving behind the present **VENDORS** ((1) **Mr. Johar Lal Dey**, (2) **Mr. Ashish Kumar Dey**,) and one other son namely **Mr Dilip Dey**, as his sons legal heirs and successors and accordingly they inherited the share of their deceased father "**KANHAI LAL DEY**" and came in physical possessions over the same and a oral partitioned established between the above named **VENDORS** with his co-share brother namely **Mr Dilip Dey**, the land mentioned in schedule below along with other lands has fallen exclusive share of the present **VENDORS** and the present **VENDORS** hold and possesses the same without any interruption from anybody and having every right to transfer the same in any manner whatsoever they likes;

AND WHEREAS, now being in urgent need of money the **VENDORS** have agreed with the **VANDEE** for **ABSOLUTE SALE** of the said landed property measuring an area-**2.75** Decimals i.e. **1200** sq. ft. fully mentioned in the schedule below for a total consideration amount of **Rs.7,50,000/- (Rupees:- Seven Lakhs Fifty Thousand)** only and the **VENDEE** has also agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. THAT, in pursuance of the above agreement and in consideration amount of **Rs.7,50,000/- (Rupees:-Seven Lakhs Fifty Thousand)** only, paid through vide Cheque/Cash by the **VENDEE** to the **VENDORS**, the receipt where of the said sum here by acknowledges as full and final and highest consideration amount having received against absolute and outright sale of the said immovable property more particularly describe in the schedule here under written to the **VENDEE**, the **VENDORS** by these presents does hereby sale, convey, transfer, deliver and assign unto the **VENDEE** all that immovable property more fully describe in the schedule here under written together all right, title, interest, privileges, advantages, **TO HAVE AND TO HOLD** the same without any interruption or disturbance from or by the **VENDORS**, their heirs and/or any person or persons claiming under or in trust of them, with all right, title, interest and possession hereto which the **VENDOR** here before enjoyed in respect of the said property.

2. THAT, the **VENDORS** are completely divested of all their interest and right in the schedule property and shall cease to has any right or title in the property hereby sold to the **VENDEE** by these presents.

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Gohard Dey
31.07.2018

Aswini Dey
31.07.2018

-: 4 :-

3. THAT, the **VENDORS** on receipt of full and final highest consideration amount of **Rs.7,50,000/- (Rupees:- Seven Lakhs Fifty Thousand)** only, paid through vide Cheque, from the **VENDEE** has delivered possession of the schedule property in favour of the **VENDEE** and all relevant papers and documents of the said property to him.

4. THAT, the **VENDEE** out of her own funds or through any financial sources shall or may construct any further structures, buildings and renovate the same or part thereof and will enjoy and possess the same or part thereof with full powers of sale, convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner she like.

5. THAT, the **VENDEE** shall be at liberty to get her name mutated in the superior landlord through the office of **C.O.** at **GAMHARIA**, and shall pay the ground rent and other taxes in her own name in respect of the said property.

THAT THE VENDORS HEREBY ASSURES THE VENDEE AND COVENANTS.

1. THAT, the **VENDORS** are the lawful owner of the said property and there is no other co-owner or co-sharers or co-partner if the said property, except them.

2. THAT, prior to execution of this **SALE DEED**, the **VENDORS** have not sold conveyed or delivers or transferred or mortgaged the said property of part thereof to any other party and it is free from all encumbrances, charges and liens.

3. THAT, the **VENDORS** hereby assures the **VENDEE** to execute any further papers and documents, at the cost of the **VENDORS** as may be required in future for recording and mutating **VENDEE'S** name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.

4. THAT, the **VENDORS** hereby assures the **VENDEE** that schedule land is not fall under the **SEC. 46 (1-B) OF THE C.N.T. ACT, 1908**. And the schedule property is not belongs to **ST, SC** or **BC** (the list of caste which is annexed into **CNT Act. 1908**). And there is no violation of the **SECTION 22 (A) OF INDIAN REGISTRATION ACT 1908**).

5. THAT, the **VENDORS** hereby assures the **VENDEE** that land hereby sold to the **VENDEE** is free from land ceiling Act. The land is not belongs to Temple, Mosque, Church, Gurudwara, Sarna, Masna, Hargadi, Graveyard, School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mahal.

Contd..5..

Gopashol Dey
31.07.2018

Asish Dey
31.07.2018

31.07.2018

-: 5 :-

6. **THAT**, in case the **VENDEE** sustain any losses or damage and/or deprive from the schedule property due to defect title of the **VENDORS** over the schedule mentioned property, in that event the **VENDORS** will be liable to compensate the **VENDEE** for such losses and damages.

SCHEDULE

SUB-PLOT NO.-"5" AT BARA GAMHARIA, STATION ROAD

District-**Seraikella-Kharsawan**, District sub registry office at **Seraikella**, Mouza-**BARA GAMHARIA**, Thana-**Adityapur**, Thana No.-**66**, within A.N.A.C. old Ward No.-**11**, corresponding to New Ward No.-**7**, Khata No.-**456**, Plot No.-**2719/Andar**, Kisim-**Don-II** (Present **U-Res.**), Area-**2.75** Decimals i.e. **1200** sq. ft.,

BOUNDED AS:-

NORTH - PART OF SURVEY PLOT NO.-2719.

SOUTH - PART OF SURVEY PLOT NO.-2719.

EAST - SURVEY PLOT NO.-2717.

WEST - 12 FEET RASTA.

MEMO OF CONSIDERATION

The **VENDEE**, within named, paid the total consideration amount of **Rs.7,50,000/-** (**Rupees:-** Seven Lakhs Fifty Thousand) only to the **VENDORS**, within named, in the manner herein below mentioned as follows:-

Sl.No.	Cheque No./DD/RTGS/Cash	Drawn at	Dated	Amount (Rs.)
1.	Cash	-----	13.07.2018.	2,00,000.00
2.	009838	Bank of India, Gamharia	01.08.2018.	1,52,000.00
3.	009839	Bank of India, Gamharia	01.08.2018.	1,52,000.00
4.	009840	Bank of India, Gamharia	02.08.2018.	1,52,000.00
5.	009841	Bank of India, Gamharia	02.08.2018.	94,000.00
			Total-	7,50,000.00

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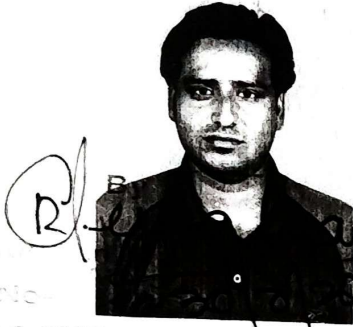
ANNUAL RENT:- Rs.2.00 payable to the state through circle officer, **GAMHARIA.**

HOLDING NO:- 0220000546000M0.

Read over and explained the contents of this **SALE DEED** to the executants who admit the same to be true and correct.

WITNESSES:-

1.



(R) [Signature]

K. Sharma
31.07.2018.

Ram Dhan Mahata
30/7/2018
Shiv Kumar Sharma s/o Chandan
bhawan Sharma. Bara Gamhari
station. Road
P/o Gamhari
P/s Adityapur
Dist SeoniKella-Kharsawan, Jharkhand
31.07.2018.

Gopal Das
31.07.2018

Aswini Das
31.07.2018

PHOTO & SIGNATURE OF IDENTIFIER AS WELL AS WITNESS NO.1.

2. Vidya Pradhay Local M. Pradhay
Sabalchalla
31.07.2018.

TYPED BY:

[Signature]
31.07.2018.

PURCHASER



(R) [Signature]

K. Sharma (Konech Sharma)
31.07.2018.

Ram Dhan Mahata
30/7/2018.
DRAFTED BY:
Ram Dhan Mahata
ADVOCATE 30/7/2018.



Certified that the fingers print of the left hand of each person whose photographs are affixed on the document have been taken by/obtained by/before me.

TYPED BY.

[Signature]
31.07.2018.

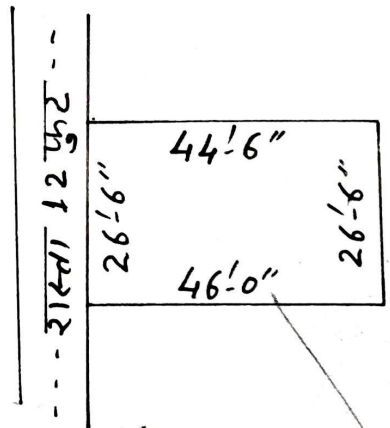
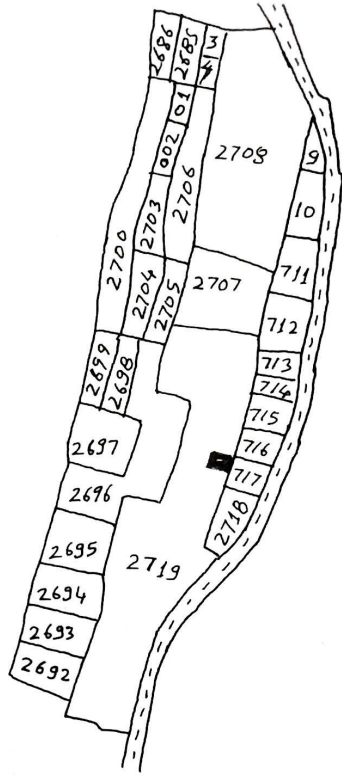
Ram Dhan Mahata
CEN. 13412.
30/7/2018.
ADVOCATE.

NOTE:- Under The Notification No.-499, Dated-19.06.2017. The Stamp Duty Should Be Given As **Rs. 1/-** Only. But I Am Paying **Rs. 5/-** Only. As My On Wish As Stamp Duty.

SIGNATURE:-

K. Sharma
31.07.2018.

नाम ग्राम बड़ागम्हरिआ
 थाना सरायकेला
 थानानं. 66
 जिला सिंहभूम
 पैमाना 16" = 1 मील
 सन् 1958-59 ई०



बिक्री भूमि लाल रंग से अंकित है

खता नं.	खेसरा नं.	किस्म जमीन	रक्बा	चौहद्दी
456	2719 अन्दर	दोन दो	2.75 डिसेमिल	उत्तर - अंश प्लॉट नं 2719 दक्षिण - अंश प्लॉट नं 2719 पूर्व - प्लॉट नं 2717 पश्चिम - रास्ता 12 फुट

J. Mahab
 No. 1868/2004

31.07.2018.
 31.07.2018.

Bara Ganharia

नाम ग्राम बड़ा गम्हरिया चादर नम्बर

थाना सरायकेला

थाना नं ६६

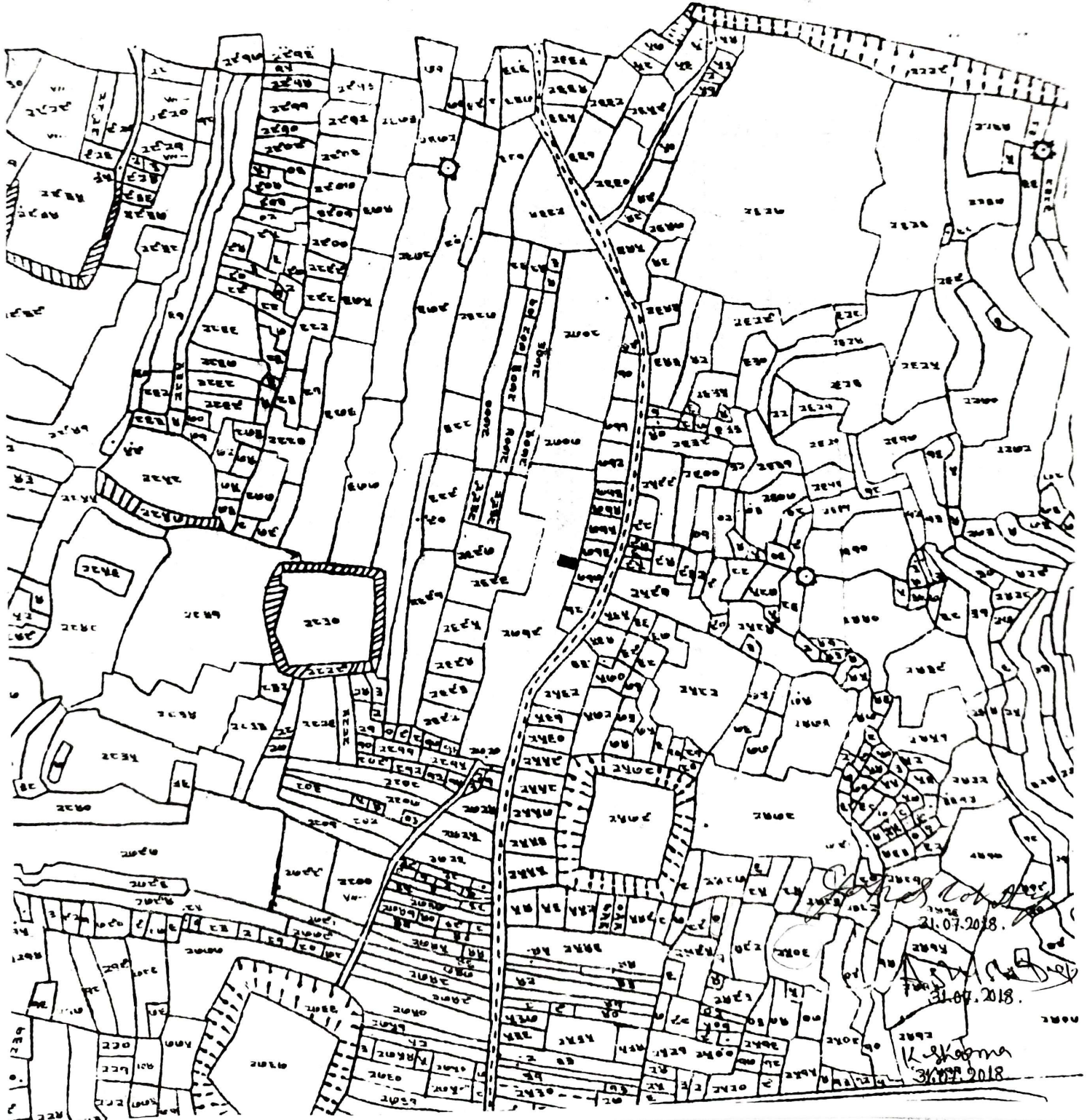
जिला सिंहभूम

पैमाना १६" = १ मील

प्र. भि. (R. F.) १:३६६० (मेट्रिक)

मन १६५८-५६ ईस्वी

मिलान चादर नम्बर १



[Handwritten Signature]
 21.07.2018.
[Handwritten Signature]
 31.07.2018.
[Handwritten Signature]
 31.07.2018.



क्रमांक १४६
 फिन रिज

क्रमांक	विवरण	दिनांक	प्रमाण	अवधि	विवरण	दिनांक	प्रमाण	अवधि
६९५	—	—	मार्ग २ रिज	००२२०३२	—	—	—	—
६३३	१. फिन रिज २. फिन रिज	—	मार्ग २ रिज	६-४-२-०१५	—	—	—	—
१०४६	३. फिन रिज ४. रिज	—	मार्ग २ रिज	०४६०६३	—	—	—	—
१०४२	—	—	मार्ग २ रिज	०१-०६३	—	—	—	—
१०२०	३. फिन रिज ४. रिज	—	मार्ग २ रिज	००६०६६	—	—	—	—
१४०६	—	—	मार्ग २ रिज	००२-००४	—	—	—	—
१४६०	—	—	मार्ग २ रिज	०-१०-०६६	—	—	—	—

फोलियो की आपूर्ति नहीं



प्रतिलिपि के लिए
आवदन की तारीख
रटाम्य और फोलियो की
आपूर्ति के लिए
आवधिक को प्रतिलिपि
देने की तारीख
आवधिक को प्रतिलिपि
देने की तारीख

माता **बड़ा रामदरिया** महल परगना ताली नं० **६६**
शाना **भरप्रकिया** पत्नी शाना नं० **६६**
मालिक का नाम यो नम्बर यवट
दरमियानी हकदार का नाम यो नम्बर यो नं०

क्र.सं.	असली का नाम बलिदियत सखुनत और जात	खसरा नम्बर	खेत	किसम जमीन	रकबा		कैफियत	लगान देना नगरी खेतों के निरवत शर्त कब्जा लिखो		१ नवयान गेर उखिलकार शयत के कजे मुट्टन। २ नवयान शर्त कजे मुट्टन। ३ खास शर्त अगर कोई हो।
					१०	१० हेक्टर और		हकियत तहकियत मोताबिक	१ लगान २ सेस	
१	Kushama 31.07.2018. 31.07.2018. 31.07.2018.	३	चाहदी	५	६	७	८	९	१०	
६५६	मियादी है पिता महेश है सो अंका कसई बाल है जेनाइलादे वंश लाख है अजनाम है वेदर काल है तमा मिरो लाल है पिता तीन कोड़ी है रुक कोश छोटा अजनाम पैस भेदा काल है पिता मरवा लाल है रुक भेदा आसि डा उवतिली लिखी	६११	३-रास्ता २-जिग	गोखर १	६	७-३-०३३	८	९	१०	
		६१२		अकाल खेरा १	७	७-६-०२२				
		६५५	३-जिग २-कातांग चौधरी	गोखर १	७	७-६-१०४				

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825

3/11/15

समजाती-२-३मासि

2	3	4	5	6	7	8	9	10
	8969	3. मजदारी टाका 2. फिस	दोन टाका ५	0-२२-०३५६				
	2968	3. मजदारी टाका 4. मजदारी टाका	दोन टाका ५	1-१६-५५४				
	2979	3. फिस 4. मजदारी टाका	दोन टाका ३	0-१४-०५६				
	2972	3. मजदारी टाका 4. फिस	दोन टाका ५	१-५२-१०२०				
	2697	3. फिस 4. गुजान	दोन टाका ६	२-३२-५३५				
	2625	3. मजदारी टाका 4. मजदारी टाका	दोन टाका २	0-१५-०६६				
	281	3. मजदारी टाका 4. मजदारी टाका	दोन टाका ५	0-६१-२६५				
	820	3. मजदारी टाका 4. मजदारी टाका	दोन टाका ५	0-०५-०३६				



फोटोलियां की आपूर्ति नहीं

प्रतिलिपि के लिए आवेदन की तारीख

स्टाम्प और फोटोलियों की आपूर्ति सख्या सूचित करने की निश्चित तारीख

आपेक्षित स्टाम्प और फोटो देने की तारीख

तारीख जबकि देने के लिए प्रतिलिपि तैयार थी

आवेदक को प्रतिलिपि देने की तारीख

1	2	3	4	5	6	7	8	9	10
रा. प्रि. 8843	मि. प्रि. 2. 5. 2018	1820	गैर और आनाद	00 2.092					
		2980	बॉय	- 6.2.2019					
		2940	तालाब	9.3.2.9 22					
		2949	नॉय	0.16.0 22					
		2966	दस्ता	9.9.0-550					
		2962	दस्ता	0.12.0 22					
		2965	गैर	1.2.6.420					
		2960	दस्ता	2.04.230					

Johal Lal Dey

31.07.2018.

Ashwini Dey

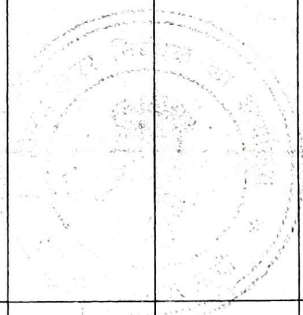
31.07.2018.

K. Sherna

31.07.2018.

3/3/15

1 2 3 4 5 6 7 8 9 10



1. आवकिया
शुद्धि के लिए
 500/-
1. कारखाने की 100/-
 2. तलाशी की 100/-
 3. अतिरिक्त की 100/-
 2. वर्क 200/-
 2. वर्क 100/-
 3. की 100/-
- 92.96
- (IV) एन. ए. ए. ए.
 नरसिंह जी

3/3/15

फोलियों की आपूर्ति नहीं

प्रतिलिपि के लिए आवेदन की तारीख	स्टाम्प और फोलियों की आपूर्ति संख्या सूचित करने की निश्चित तारीख	आपेक्षित स्टाम्प और फोलियो देने की तारीख	तारीख जबकि देने के लिए प्रतिलिपि तैयार थी	आवेदक को प्रतिलिपि देने की तारीख
26/3/15	28/3/15	31/3/15	31/3/15	31/3/15

क्र.सं.	नाम	पता	आवेदन संख्या	आवेदन तिथि	प्रतिलिपि संख्या	प्रतिलिपि तिथि	आवेदक का पता	आवेदक का नाम	आवेदक का पता	आवेदक का नाम
1	श्री. अशोक चंद्रशेखर	...	...	...	...	...	...	...	...	...
2	श्री. अशोक चंद्रशेखर	...	...	...	...	...	...	...	...	...
3	श्री. अशोक चंद्रशेखर	...	...	...	...	...	...	...	...	...
4	श्री. अशोक चंद्रशेखर	...	...	...	...	...	...	...	...	...
5	श्री. अशोक चंद्रशेखर	...	...	...	...	...	...	...	...	...

31.07.2018.

Kishorema

31.07.2018.

31.07.2018.

Sch. XIV- F.No. 180v

रसीद मातगजारी
नाम सफल नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रयती Page No. 455
नाम रयत मय वसिदयत जनाबन्दी Vol. No. 2
वो सकुनत नम्बर। Receipt No. 1491238873

गन्हरिया | पुरना बड़ा गन्हरिया | 66 | मिछारी दे, कन्हाई लाल दे, वोलाई लाल दे वसंत लाल दे जगन्नाथ दे कन्दार लाल दे तथा किफ्टो लाल दे, पाद कोड़ी लाल दे

छाता संख्या

खेसरा संख्या

455 1042, 1047, 1052, 1060, 1407, 1479, 1480, 2149, 2150, 2151, 2157, 2168, 2169, 2170, 2171, 2179, 2191, 2192, 2719, 2734, 611, 612, 615, 616, 633, 641, 680, 681

अराजी नकदी अराजी भावती तफसील हिसाब लगान भावती

जौत का सालाना मांग मय तफसील (बकाया वो इतल) मौजदा साब का।

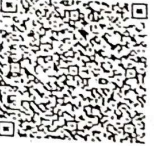
मांग बावत	तामाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा (2006-2007) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)	
मात गजारी (नकदी) (भावती)	115.02	920.16	115.02	115.02	115.02	115.02
सैस	28.76	230.08	28.76	28.76	28.76	28.76
सूद	57.51	460.08	57.51	57.51	57.51	57.51
मूतफरकात मौजान	57.51	460.08	57.51	57.51	57.51	57.51
	23.00	184.00	23.00	23.00	23.00	23.00
	281.80	2254.40	281.80	281.80	281.80	281.80

तफसील अदायकारी

अदायकारी बावत	तामाना	बकाया				मौतलया हाल (2017-2018)	फाजित
		तीन वर्ष से ज्यादा (2006-2007) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)		
मात गजारी (नकदी) (भावती)	115.02	920.16	115.02	115.02	115.02		
सैस	28.76	230.08	28.76	28.76	28.76		
सूद	57.51	460.08	57.51	57.51	57.51		
मूतफरकात मौजान	57.51	460.08	57.51	57.51	57.51		
	23.00	184.00	23.00	23.00	23.00		
	281.80	2254.40	281.80	281.80	281.80		

(1) मौजान कुल (तफजो मे) : Three Thousand Three Hundred Eighty One Rupees and Sixty Paise
(2) नाम देहिन्दा -
(3) कुल बकाया - 3381.60

तारीख अमला तहसील बनिन्दा : 03-04-2017
घास महाल का बकाया मातगजारी पर (निवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।
यह पत्र केवल पार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से संपर्क करें।

Arjun Dey
31.07.2018.

Arjun Dey
31.07.2018.

K. Sharma
31.07.2018.

ADITYAPUR MUNICIPAL CORPORATION, ADITYAPUR

HOLDING TAX RECEIPT

Receipt No. 177043230109007812

Date : 12-07-2018

Department / Section : Revenue Section
Account Description : Holding Tax & Others

Ward No : 6

Holding No. 1022000054600M0

Received From Shri / Smt. **Johar Lal Dey S/O Late Kanhai Lal Dey,**

Address : **Vill. Bara Gamharia, P.S. Gamharia, Dist. Seraikella Kharsawan**

A Sum of Rs. 560.00 (in words) **Five Hundred and Sixty Only**

towards **Holding Tax & Others** vide **Cash** Cheque/DD No

Dated Drawn on ,

Place Of The Bank.

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

Description	Period				Total Amount
	From		To		
	Qtr	FY	Qtr	FY	
Holding Tax	1	2017-2018	4	2017-2018	560.00



Signature of Tax Collector

Johar Lal Dey
31.07.2018.

Agnish Dey
31.07.2018.

K. Shama
31.07.2018.

Note:-This is a Computer generated receipt. This receipt does not require physical signature.

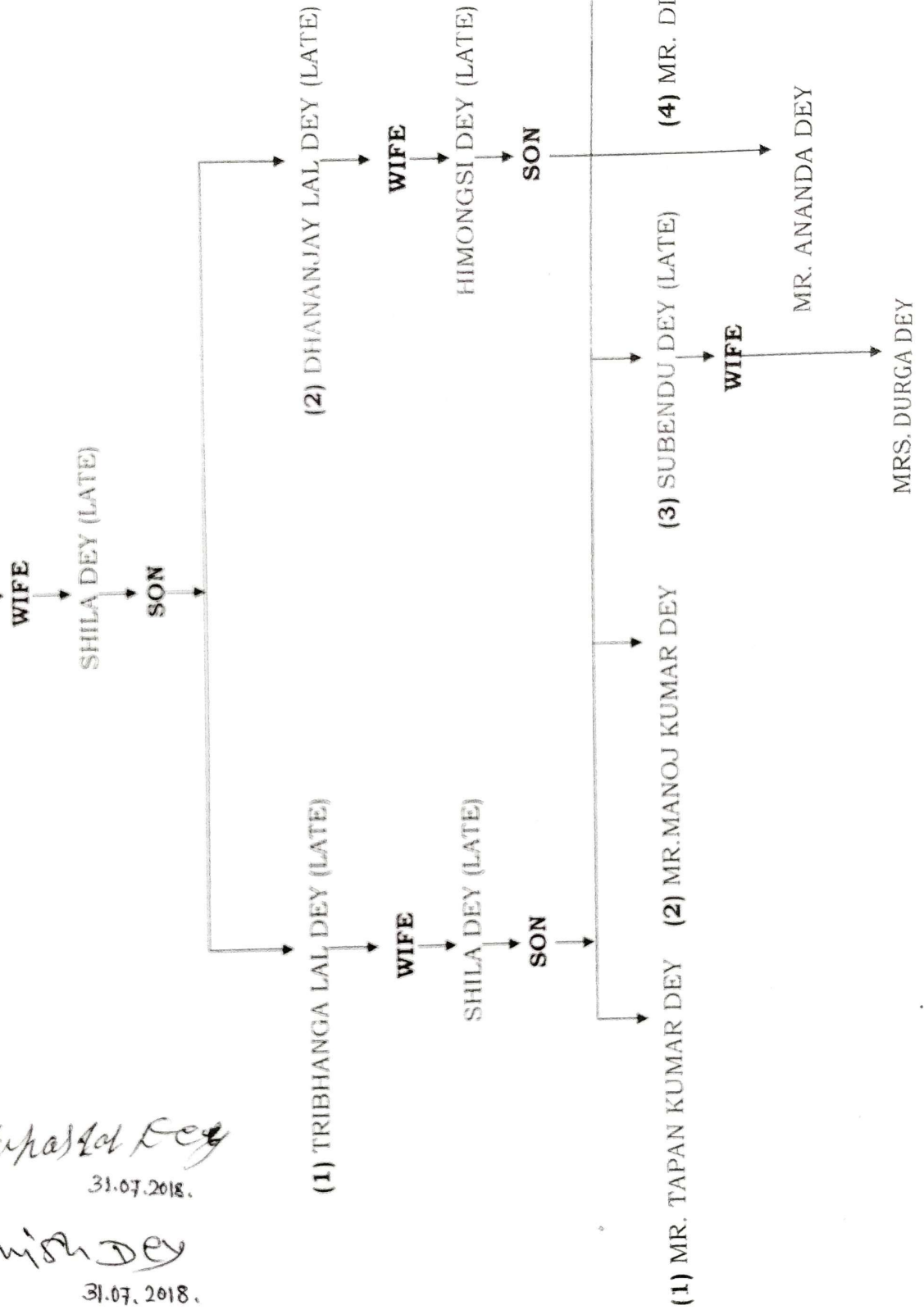
For Details Please Visit : www.udhd.jharkhand.gov.in
or Call us at 18001212241 or 0651-7145511

In Collaboration With
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony, Sajanand
Chowk, Ranchi

BANSAWALI CHART

BHIKARI DEY (LATE) - KHATIAN RAIYAT

Jupastal Dey
31.07.2018.
Aswini Dey
31.07.2018.
K. Sharma
31.07.2018.



Contd..2..