3189 2964

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	:	IN-JH10251395365549Q
Certificate Issued Date	:	28-Jun-2018 05:04 PM
Account Reference	:	SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0114156638658117Q
Purchased by	:	AAKASH INDIA PROJECTS AND BUILDERS PVT LTD
Description of Document	:	Article 23 Conveyance
Property Description	:	SALE DEED
Consideration Price (Rs.)	:	2,57,00,000 (Two Crore Fifty Seven Lakh only)
First Party	:	MRS KUSUM KUMARI
Second Party	:	AAKASH INDIA PROJECTS AND BUILDERS PVT LTD
Stamp Duty Paid By	:	AAKASH INDIA PROJECTS AND BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	10,28,500 (Ten Lakh Twenty Eight Thousand Five Hundred only)

Please write or type below this line

T17

जिला अवर निबंधक का कार्यालय पूर्वी सिंहभूम, जमशेदपुर

16/7/18

16/7/18

कुसुम कुमारी
14/7/2018

TQ 0003823950

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Sale 257,00,000/- S.S. mango Stamp 10,285000/-

15

1617

कुसुम कुमारी

Angauman Chowdhury
Advocate

नियम 21 के अधीन ग्राह्य: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट),1899 की अनुसूची 1 या 1क, स०..... के अधीन यथावत् स्टाम्प-शुल्क या स्टाम्प-शुल्क से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं।

16/7/18

निबंधन-पदाधिकारी

खाता नंबर 87 व लाट नंबर 683 दोनों किस्तों में दर्ज नहीं है

16/7/18

जिला अवर निबन्धक

अस्थापित दस्तावेज में लेखापित प्रिंसपल जाति के ... अंकित की गई है। छोटानागपुर काश्तकारी अधिनियम 1908 की धारा 46(B) के अन्तर्गत नहीं है।

16/7/18

16/7/18

न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 14th DAY OF JULY 2018 AT JAMSHEDPUR

BY

Exchangeable
Am 77,000/-
Sal 2.50
Ofem 0.74

16/7/18

MRS. KUSUM KUMARI, W/O Shri Suresh Kumar, by faith Hindu, By Caste Kurmi of Bihar, by Nationality Indian, by occupation Business, permanent resident of Village Chaudhrain Chak, P.S. Belchhi, Block and Sub Division Barh, Dist: Patna, Bihar, Presetly resident of Bye pass Road, Chas, P.S. Chas, Dist- Bokaro, Jharkhand, hereinafter called the VENDOR (Which expression shall unless repugnant to the context mean and include her legal heirs, successors, assign and administrators) of ONE PART ; **PAN No- AUOPK9530H** **AADHAR No- 6070 0467 7444**

Angsuman Chowdhury
Advocate

AAKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

16/7/18 Director.

विशाल सावा पिता श्री हरिप्रसाद सावा
निवास स्थान मोतीगंज जौनपुर मोतीगंज
संख्या 20 के अधीन बेनामी लेनदेन के रूप में 06 से
16/7/18 10 बजे पूर्वाह्न (या
अपराह्न) में
के लिए

निबंधन अधिकारी के हस्ताक्षर
16/7/18

जिला अवर निबंधक का कार्यालय
पूर्वी सिंहपुर, जौनपुर

IN FAVOUR OF

AAKASH (INDIA) PROJECTS & BUILDERS PVT. LTD., a company incorporated under The Companies Act 1956,having its office at Payal Cinema Complex, Mango, P.S. Mango, Town- Jamshedpur, District- East Singhbhum, being represented by one of the Directors namely Shri VISHAL SAWA, S/O Late Hari Prasad Sawa, by faith Hindu, by occupation Business, by nationality Indian, resident of Aakash Ganga Apartment, Main Road, Mango, P.S. Mango, Town- Jamshedpur, Dist.- East Singhbhum, hereinafter called the PURCHASER (Which expression shall unless repugnant to the context mean and include its successor in office, legal representatives, administrators) of OTHER PART;

PAN No- AAHCA5328D **AADHAR No-3618 7298 9402**

Nature of Deed: - SALE DEED.

Consideration Amount: - Rs. 2,57,00,000/- (Rupees Two Crores fifty seven lakhs Only).

WHEREAS, the Vendors are the sole, absolute and lawful owners of land measuring an area of 11550 square feet equivalent to 26.49 decimals, recorded under present Khata No. 87, portion of present Plot No. 683, of Mouza- PARDIH, P.S.- Mango, Town- Jamshedpur, Thana No. 1641, Ward No.- 9, M.N.A.C., Dist.- East Singhbhum , more fully described in Schedule below;

AND WHEREAS, all that piece and parcel of raiyati land mentioned in Khata No. 87, present Plot No.683, of Mouza- PARDIH, Ward No. 9, M.N.A.C., Town- Jamshedpur, Dist.- East Singhbhum more fully described in schedule below stands recorded in the name of Krishna Lal Chatrath, S/O Bishwambhar Das Chatrath and he was in peaceful possession over the same without any interference from any corner;

AND WHEREAS said Krishna lal Chatrath while in possession over the said land sold the said land to M/S Supreme Roadways Limited by registered deed of sale being Deed No-4704, Book No-I, Volume No-37, Pages 347 to 350 dated 7.8.1981 registered at Sub Registry office at Jamshedpur;

AND WHEREAS the VENDOR purchased the aforesaid land measuring an area of 26.49 Decimals from M/S Supreme Roadways Limited by registered Deed of Sale vide Sale Deed No- 7401, Serial No.- 8415, Volume No.- 288, page no. 39 to 58 Dated 28.09.2007 registered at District Sub Registry office at Jamshedpur for valuable consideration and paying the requisite rent to the State of Jharkhand after mutated the said land in their names vide Mutation Case no.- 647 dated 08.7.2011;

AND WHREREAS accordingly the PURCHASER approached the VENDOR to purchase the property mentioned in Schedule below for valuable consideration of Rs. 2,57,00,000/- (Rupees Two Crores fifty seven lakhs Only) and the VENDOR agreed to sell the same to the PURCHASER;

AND WHEREAS the Vendor for their bonafide needs and requirements, in their sound disposing mind without any pressure and compulsion have agreed to sell and transfer the Schedule Property unto the Purchaser for a sum of Rs. 2,57,00,000/- (Rupees Two Crores fifty seven lakhs Only) for which Purchaser after scrutinizing the status of the land also having satisfied regarding the title of the Vendors has agreed to purchase the same for the said Consideration Amount.

अनुराग कुमार
14/7/2018

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS

1) That the total consideration amount of the Schedule Below Land together with structure and boundary has been settled at Rs. 2,57,00,000/- (Rupees Two Crores fifty seven lakhs Only).

2) That on receipt of consideration of a sum of Rs. 2,57,00,000/- (Rupees Two Crores fifty seven lakhs Only) including TDS for Land measuring 11550 sqft or 26.49 Decimals together with old RCC constructed structure and pucca boundary wall standing thereon more fully described in Schedule below paid by the PURCHASER to the VENDOR, as per terms receipt mentioned in memorandum of payment schedule, whereof the VENDOR hereby admits and acknowledges, the VENDOR hereby grant, sale, convey, transfer, assign and assure unto the PURCHASER her right, title and interest in the said property described in Schedule below together with all interest and the VENDOR has actually delivered peaceful and vacant possession to the PURCHASER of the Schedule below land together with old RCC constructed structure and pucca boundary wall standing thereon and the PURCHASER shall enjoy the same in its own right, title and interest hence forth.

3) That immediately on the registration of this deed of sale the PURCHASER shall be entitled to enjoy the said Land described in Schedule below hereby transferred by this deed in any manner the PURCHASER likes.

14/7/2018

4) That on and from this date all right, title and interest and possession of the VENDOR in respect of the aforesaid Schedule below land hereby sold has vested absolutely in the PURCHASER and the PURCHASER shall be entitled to enjoy the said property hereby sold as absolute owner thereof in his own right, title and interest.

5) That the VENDOR hereby declared that the property hereby transferred as mentioned in Schedule below is marketable and free from all encumbrances, charges and liens.

6) That the PURCHASER shall be liable to pay rent, municipal charges and other taxes in respect of the Schedule property to Govt. of Jharkhand or to any other competent authority entitled to receive the same.

7) That the PURCHASER immediately after execution and registration of this Deed of Sale shall apply to the State Govt. for getting their name mutated in respect of the land mentioned in Schedule below and the VENDOR undertake to render all possible assistance to the PURCHASER for getting its name transferred by executing documents/letters/petition etc.

8) That the VENDOR has not transferred or encumbered the said property or any part thereof.

9) That VENDOR has no other co sharers in the said property. If in the future it transpires that the third Party has interest in the said property, as a result

of which the PURCHASER suffer any loss of whatsoever nature, the VENDOR shall remain bound to compensate the PURCHASER and indemnify them in every respect thereof.

SCHEDULE

(Description of land with structure hereby sold)

ALL THAT PIECE AND PARCEL of Raiyati land in Mouza- Pardih, P.S. Mango, Town- Jamshedpur, Dist.- East Singhbhum, Thana No. 1641, in ward No.-9, M.N.A.C., Holding No-0090002922000A1 Recorded under present Survey Khatian No.-87, comprised in portion of present Plot No.- 683, finally published in 1979 ,which has been curved out from R.S. Plot No-1284,1285 & 1283(P), under R.S. Khata No-652 of 1964 finally published record of rights, measuring an area of 26.49 Decimals or 11550 sq feet of land with built up area of 1100 square feet of old RCC constructed structure and pucca boundary wall standing thereon. (Location of the land shown in plan/ map attached in this Sale Deed and shown in Red Colour which shall be treated as part of this document).

Measurements:

Northern side East to West: 66 ft

Southern side East to West : 66 ft

Eastern side North to South : 175 ft

Western side North to South: 175ft

Butted and bounded by:

North : Plot No. 673(R.S.Plot No.1273)

South : Main Road

East : Plot No.683 (Part of R.S. Plot No.1284)

West: Plot No. 681(Part of R.S. Plot No. 1286).

अनुपम कुमार
रांची | 7 | 2018

Typed by:
14/7/18
Jamshedpur

Drafted by
14/7/18
Advocate, Jamshedpur

PURCHASER

Anoopman Chowdhury
Advocate

AAKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED
14/7/18
Director.

Certificate:-Certified that the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me.

Advocate 14/7/18

m/R/Pucca

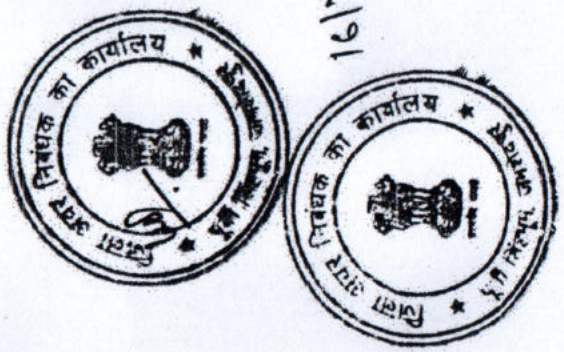
@ 3240+ 1150 sq ft - 35,64,000/-

@ 3268800 26.49 dec - 8659051=20

1,22,23051=20

16/7/18

16/7/18



Date of application for the copy	Date fixed for notifying the requisite number stamps and folios	Date on which the requisite stamp & folios were deposited	Date on which the copy was ready for delivery	Date of making over the copy to the applicant
18/8/06	18/8/06	18/8/06	18/8/06	18/8/06

FOLIO NOT AVAILABLE

नकल प्रतिलिपि अधिनियम अधिनियम के अधीन नकल संख्या 683

थाना सं० 87 वर्ष सं० 9 जनपद मुजफ्फरपुर अधिसूचना क्षेत्र, जिला मुजफ्फरपुर।

ग्राम: अधिसूचित क्षेत्र मुजफ्फरपुर

अधिनियम की धारा सं०	अधिकारी का नाम पिता का नाम जाति और निवास	क्षेत्र: संख्या	क्षेत्र: सीमाएं	भूमि का प्रकार	रकबा ए० आर० सं०	वस्तुस्थिति	केवल नकदी लगान वाले प्रत्येक प्लाट के सामने बताइए कि क्या पर लगाया गया है: राजस्व पदाधिकारी द्वारा अधिनियम लगाया। 1 लगाया 2 नहीं	सम्बन्धित अधिकारी लगाने की 1 लगाया 2 नहीं	(1) अधिकारी द्वारा कर निर्धारण और वसूली की कार्यवाही। (2) लगान जिस प्रकार निर्धारित किया गया, कार्यवाही (सीमांकित की की निर्धारित) (3) कोई निर्धारण कार्य और अनुपस्थित कारण कोई हो।
1	2	3	4	5	6	7	8	9	10
87	कृष्णा लाल चतरा पिता बिसनदेव चतरा	683	अधिसूचित क्षेत्र मुजफ्फरपुर	परती	0.23 80	K	1.32		अपठी

कुसुम कुमारी

सत्यापित प्रतिलिपि
प्रभात कुमार
अभिलेख पदाधिकारी
मुजफ्फरपुर

Certified to be True Copy
सत्येन्द्र साहु
Lt. Cler[illegible] is authorized under the Indian Evidence Act, 1872

यह स्थल अधिसूचित क्षेत्र मुजफ्फरपुर नगरपालिका अधिनियम 1922 की धारा 12 (2) तथा बिहार एवं उड़ीसा नगरपालिका कर्मचारी अधिनियम 1954 की धारा 10 (1) के अन्तर्गत [illegible] संख्या [illegible] दिनांक 18.4.1977 द्वारा अधिसूचित किया गया। प्रकाशन दिनांक 18.8.1979 [illegible] प्रकाशित हुआ।

अपठ
कार्यपालक पदाधिकारी
मुजफ्फरपुर

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-JH08268074559976Q
Certificate Issued Date	:	25-Jan-2018 01:11 PM
Account Reference	:	NONACC (FI)/ jhdopjc07/ CHAIBASA/ JH-WS
Unique Doc. Reference	:	SUBIN-JHJHDOPJC0711787431171656Q
Purchased by	:	TILAK GOPE
Description of Document	:	Article 24 Copy or extract
Property Description	:	COPY
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	N A
Second Party	:	TILAK GOPE CHAIBASA
Stamp Duty Paid By	:	TILAK GOPE CHAIBASA
Stamp Duty Amount(Rs.)	:	10 (Ten only)

सत्यमेव जयते

Please write or type below this line

Date 05/3/18

Deed No 4704 Vol. 37/81.

Page No 347 to 350 JSR

सच्ची प्रति लिपि

नि० पी०

0006258823

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CERTIFIED COPY APPLIED ON
..... 08/03/18
Sri T. Gope
For copy
Fees Paid
F(I) (II) 100.00
F(II) (III) 100.00
G. 250.00
G(a) 450.00 (Four Hundred Fifty Only)
Total
Taxes Left

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16/7/18

(Sd/- Krishan lal chatrath 16. 6. 81) Sale Deed. - - - - - - -
For a consideration of Rs 30,000.00 (Rupees thirty thousand) only. - - - -
Vendors:- 1. Krishan lal chatrath, 2. Manohar lal chatrath sons of late B. D. chatrath
the Vendor No. 2. through his General Attorney and Brother Vendor No. 1. (empowered
to sign and execute deeds and documents, present the same for registration
before the Registrar or sub registrar and admit execution thereof and also to receive
the consideration money of the same vide registered General Power of Attorney No.
IV- 321, dated 11. 4. 81 of Jamshedpur sub registry office) both by faith
Hindu Indian Nationals, by occupation No. 1. a businessman, and No. 2. an Engineer,
No. 1. resident of Purana Basti Jugsalai, P. S. Jugsalai, District singhbhum, and No.
2 now residing at 7B/564, sector-7, Faridabad, Hariyana hereinafter known as
Vendors. (Page 2. Sd/- Krishan lal chatrath 16 6. 81.) -2- - - - -
Purchaser:- M/S. Supreme Roadways Ltd., having its Head office at 315, Asaf Ali Road
New Delhi and Branch office at Kalimati Road Kasidih, P. S. Sakchi, Town Jamshedpur,
District singhbhum, through its Branch Manager Mr. J. Doshi son of sir S.
C. Doshi, by faith Hindu Indian National, by occupation service, resident of 107,
New Baradwari, P. S. Sakchi, Town Jamshedpur, District singhbhum, hereinafter known
as Vendee. - - - - - - - - - - - - - -
Schedule:- In mouja Pardih Thana No. 1641 P. S. Mango, District singhbhum, raiyati right
land situated within Ward No. 9. Holding No. 61, Mango (Jamshedpur) N. A. C.

P. Rs. 1000.00
P. Rs. 500.00
P. Rs. 200.00
Total 1700.00
S. 1100
As. 600
1700
62
Sd/- S. P. Prabhakar 16.6.81
दीपावली
रु 634.24
रु 90.80
684.64
Sd/- H. L. Kar 16/6
Sd/- Krishan lal chatrath 16.6.81
Sd/- S. P. Prabhakar 16.6.

Sd/- S. P. Prabhakar 24-11-81

318/-
51-2-1981

347

जिला अवर निबन्धक
To सिंहभूम, चाईबासा

कुसुम कुमार

recorded under current Survey Khatian No 87, bearing Plot No. 683 area 0.23.80 Hectares, which has been curved out from R. S. Plot No. 1283 and 1284. under Khatian No 652 of 1964 Finally Published record of rights along with the house Property standing thereon bounded on North:- The land of Dharam chandra, south:- Pucca Sarak, East: Kamala Devi, West:- Biswanath singh — — — — — — Annual rent is Rs. 1.32 Paise Payable to state of Bihar through C. O. Jamshedpur Know all men by these Presents that the Property described (Page 3. sd/- Krishan lal chatrath 16. 6. 81.) -3- in the above schedule is. the self acquired Property of Vendor No. 2. and he Purchased the same from one Santa Ram Chowdhury of New Sitaramdera, Jamshedpur, by registered sale deed No. 2744, dated. 18-4-67 and since the date of Purchase he is in Peaceful Physical Possession and enjoyment of the same as an absolute owner thereof But as the Khatian of the land has wrongly been recorded in the name of Vendor No. 1, both the Vendors have been made Parties in this sale deed. The Vendor being in urgent need of money for construction of their residential house and finding no other source to get the required amount, they wanted to sell the Property described in the above Schedule and for this they approached the Purchaser M/S Supreme Roadways Ltd. Who agreed to Purchase the Same for a just and adequate sum of Rs. 30,000.00 (Rupees thirty thousand) only. Now this deed of Sale Witnesseth that in consideration of the sum of Rupees thirty thousand only Paid by the Purchaser to the

उपर्युक्त श्री कृष्ण लाल चतरथ ने जिन्हें पहचान उपस्थित श्री छगन लाल नहटा पिता चंपा लाल नहटा जाति नौकरी निवासी जमशेदपुर दस्तावेज निष्पादन किया है।

9848
दि. 29/7.
sd/- Krishan lal chatrath.
16.6.81

9849
दि. 29/7.
sd/- Chhagan lall Nahata
16.6.81.

Sd/- S. P. Prabhakar
16.6.
R.O. JSR

कुसुम कुमारी
जिला अवर निबंधक
पू. सिंहभूम, चाईबासा

Vendor No. 1. the receipt of which sum the Vendor No. 1. for himself and
for and on behalf of Vendor No. 2. does hereby (Page 4. self- Krishan lal
chatrath 16. 6. 81) -4- acknowledge and admit the Vendor No. 1. by executing
this sale deed on his own behalf and on behalf of Vendor No. 2. does
hereby sell the above Property fully described in the above schedule to the Vendee
today and has delivered Physical Possession of the same to the Vendee today.
All the right, title interest and Possession of the Vendors and their heirs and
successors-in interest over the said Property will cease to exist from today and
the same will vest in the Vendee from today. From this date the Vendee will
be the absolute owner of the above Property with power to dispose of the same
by gift sale or otherwise and in any manner as the Vendee likes shall peacefully.
Possess and enjoy the same in any way the Vendee likes throughout the Vendees
successors in office for ever. The Vendee shall have its name mutated in the office of
the landlord in respect of the above Property and shall henceforward go on paying the
annual rents for the same to the landlord and shall obtain rent receipts for
such payments in its own name. The Vendors state that they have not transferred
alienated or charged the said Property in any way to any body Previously and
the Property is free from all encumbrances. If it transpires later on that
the Property hereby transferred is not free from any encumbrances lien or
charge or if the Vendee is dispossessed from the Property due to any defect

कुसुम कुमारी

जिला अवर निबन्धक
पो० सिंहभूम, चाईबासा

१। पृष्ठांकन और प्रमाणपत्रों (सर्टिफिकेटों) की नकल के लिये बायीं ओर का हाशिया।

२। दस्तावेज की नकल के लिये विधारित स्थान (बीस पंक्तियां हर पंक्ति में पन्द्रह शब्दों के हिसाब से)

३। टिप्पणी के लिये दायीं ओर का हाशिया

of title of the Vendors then the Vendors and their heirs and successors will be civilly and criminally liable to the Vendee and its successors in office and will make good any loss incidental thereto. In witness whereof the Vendor No. 1 for himself and as General Attorney for and on behalf of his brother Vendor No. 2 does hereunto set his hand today the 16th day of June 1981. The Vendor No. 1 himself has gone through the contents (Page 5 sd/- Krishan lal Chatrath 16. 6. 81.) -5- of this sale deed and he admits the contents to be true. Typed by:- sd/- Jojneswar seth of Jamshedpur. 16. 6. 81. witnesses:- sd/- Chhagan lall Nahata 16. 6. 81. — — — — — — sold to sri M/s Supereme Roadways Ltd J.Sr. for sale deed for Rs. 1700:00 From the Dhalbhum sub try on 3. 6. 81 sd/- G. Barik. 3. 6. 81. 5. T Dhalbhum sub try. — — — — — — — — — — sold to sri M/S Supereme Roadways Ltd. J.Sr. for sale deed for Rs. 1700:00 From the Dhalbhum sub try on 3. 6. 81 sd/- G. Barik. 3. 6. 81. 5. T. Dhalbhum sub try. — — — — — — — — — — Sold to sri M/S Supereme Roadways ltd J.Sr for sale for Rs. 1700:00 From the Dhalbhum sub try on 3. 6. 81 sd/- G. Barik. 3. 6. 81. 5. T Dhalbhum sub try. — — — — — — — — — — प्रतिलिपि स्वं पंडित. मो. दास. 6/7/81. तुलना किया. प्रतिलिपि स्वं पंडित. योगेन्द्र दास. 6/7/81 अभिप्रमाणित सच्ची प्रतिलिपि तुलना किया सच्ची प्रतिलिपि. जिला-अवर-निबंधक पूर्वी सिंहभूम, जमशेदपुर 7. 6. 81

60
7-99

(81)

कुसुम कुमारी

एक नकल

Marg Sale value Rs. 15,00,000 Stamp Rs. 60,000

INDIA NON JUDICIAL

RUPEES 25000

02DD 734593

ATTESTED

J. K. PANDEY
Advocate, JSR.

For Supreme Roadways Ltd.
Director 28/09/2007

Gyan Prakash Goyal

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE ON THIS THE 28TH DAY OF SEPTEMBER' 2007 AT JAMSHEDPUR; BETWEEN:

M/S. SUPREME ROADWAYS LIMITED, having its head office at 3/5, Asaf Ali Road,NewDelhi-110002(Permanent Account No.AAGCS3450 B), represented by its Director SHRI GYAN PRAKASH GOYAL, son of Late Chhubil Das Goyal, by faith Hindu, by occupation business, by Nationality Indian, resident of House No.252, "Goyals", 5th Cross, 2nd Main, Raj Mahal Vilas, 2nd Stage, Bangalore, at present residing at Pardih, P.S. Mango, Jamshedpur, District East Singhbhum, 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/its heirs, executors, successors, successor-in-office, administrators, legal representatives and assigns) of the ONE PART;

जिला अवर निबंधक का कार्यालय
पूर्वी सिंहभूम, जमशेदपुर

16/7/18

INDIA NON JUDICIAL

25000 RUPEES

02DD 734594

For Supreme Roadways Ltd.,
Director

-: 2 :-

IN FAVOUR OF

MRS. KUSUM KUMARI, wife of Shri Suresh Kumar, by faith Hindu, by Caste Kurmi, by occupation business, by Nationality Indian, resident of Bye Pass Road, Chas, P.S. Chas, District Bokaro, in the State of Jharkhand, at present residing at Mango, P.S. Mango, Jamshedpur, District East Singhbhum, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART.

NATURE OF DEED : ABSOLUTE SALE DEED

CONSIDERATION AMOUNT- ACTUAL PAYMENT: Rs.8,00,000/- (Rupees Eight lakhs) only.

STAMP DUTY PAID ON GOVERNMENT'S VALUE: Rs.15,00,000/- (Rupees Fifteen lakhs) only.

जिला अवर निबंधक का कार्यालय
पूर्वी सिंहभूम, जमशेदपुर

16/7/18

5000Rs.

INDIA NON JUDICIAL

५०००रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

For Supreme Roadways Ltd.

Director

WHEREAS, the property mentioned in the schedule below is the self acquired property of Manohar Lal Chatrath and he purchased the same from one Sonin Ram Chaudhary of New Sitaramdera, Jamshedpur, by registered Sale Deed No.2744 dated 12.04.1967 and since the date of purchase he had been in peaceful physical possession and enjoyment of the same as an absolute owner thereof but as the Khatian of the land has wrongly been recorded in the name of Krishna Lal Chatrath;

AND WHEREAS, Manohar Lal Chatrath being the absolute owner of the landed properties at Purulia more fully described in the schedule below, who had given Power to sign and execute deeds and documents, process the same in respect of landed properties at Purulia for registration before the Registrar & Sub-Registrar and admit execution thereof and also to receive consideration money of the same to his brother Krishna Lal Chatrath, by a Registered General Power of Attorney vide Deed No.IV- 321 dated 11.04.1981, registered at Sub-Registry office, Jamshedpur;

AND WHEREAS, said Krishna Lal Chatrath being the recorded Khatiani owner of the schedule below property and constituted attorney of his own brother Manohar Lal Chatrath, sold the property to M/s. Supreme

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

For Supreme Roadways Ltd.

Director

Roadways Limited, by a registered Sale deed vide Deed No.4704, registered in Book No.I, Volume No.37, Pages 347 to 350, dated 07.08.1981, registered at Sub-Registry office, Jamshedpur;

AND WHEREAS, after purchasing the schedule below property M/s. Supreme Roadways Ltd. has been possessing the house property standing thereon has constructed pucca compound walls and has been possessing the same by paying rent to the proper authorities now imposed on and above the said premises and without any hindrance or interruption from any corner in peaceful and undisturbed possession thereof;

AND WHEREAS, the vendor being in urgent need of money expressed his desire to sell the said property more fully described in the schedule below vide Resolution of the Board of Directors of M/s. Supreme Roadways Limited, passed at Board Meeting held on 12.05.2007 at 2.00 P.M. at the registered office of the Company and the Board authorised to Shri Om Prakash Goyal, Managing Director to delegate/appoint Shri Gyan Prakash Goyal (Director of M/s. Supreme Roadways Ltd.) and give power to negotiate/execute/admit execution for absolute sale of the property mentioned in the schedule below and to finalise the deal, execute necessary documents, admit execution thereof before registering authority and to do all such things as may be or be needed in this regard or incidental thereto;

For Supreme Properties Ltd
Director

AND WHEREAS, the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.8,00,000/- (Rupees Eight lakhs) only which is the highest prevailing market value.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in pursuance of the aforesaid consideration of sum of Rs.8,00,000/- (Rupees Eight lakhs) 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 property more fully 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 property more fully 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, possess and enjoy the same by constructing other and further 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

For Supreme Roadways Ltd.
Director

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 property 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 from this day all the right, title, interest and possession of the Vendor in the schedule below landed property will cease to exist and will vest unto the purchaser. The property hereby conveyed by this deed of absolute sale is free from all encumbrances, charges, liens, lispendens, attachments etc..

That the vendor has not transferred or encumbered the said property or any part thereof and if it is found later on that the vendor has in anyway or manner transferred or encumbered the said property or any part thereof or due to the defect of title of the vendor the purchaser suffers any loss of whatsoever nature, the vendor along with all his/its heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof and shall remain bound for all civil liability and criminal penalties.

That the vendor has not mortgage, transferred or encumbered the said property or any part thereof to any person or persons and the vendor has no other co-sharer or sharers in the said property. If in future it transpire that the vendor has encumbered the said property or has got other co-share and as a result of which the purchaser suffers any loss of whatsoever nature, the

For Supreme Roadways Ltd.

Director

vendor along with all its/his heirs and successors shall remain bound to compensate the purchaser and indemnify her in every respect thereof and shall remain bound for all civil liability and criminal penalties.

That the purchaser shall hereafter pay an annual rent of Rs. 88/-only to the present landlord the State of Jharkhand from this day. The purchaser shall get her 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 already been delivered possession of the schedule mentioned property to the purchaser on 25th August' 2007.

That the Vendor has handed over Xerox, Original deed, which of all relevant documents in respect of the demised premises to the purchaser.

SCHEDULE

ALL THAT piece and parcel of raiyati land in Mouza Pardih, Thana No.1641, P.S. Mango, District Singhbhum, now East Singhbhum, District Head Quater Jamshedpur, in Ward No.9, Mango (Jamshedpur), N.A.C., Holding No.61, recorded under current Survey Khatian No.87, bearing Plot No.683, which has been curved out from R.S. Plot No.1284, R.S. Plot No.1285 and R.S. Plot No.1283 (part), under Khatian No.652 of 1964 finally published record of rights, Grand total area 0.23.80 Hectares, along with the House property, pucca boundary standing thereon, out of which

For Supreme Roadways Ltd.
Director

total area 11550 (Eleven thousand Five hundred fifty) Sq.ft. (equivalent to 26.49 decimals) of lands sold herewith as per plan Map attached hereto and shown in Red Colour.

Measurement as follows:

Northern side East to West : 66 ft. (Sixty six feet);

Southern side East to West : 66 ft. (Sixty six feet);

Eastern side North to South : 175 ft. (One hundred Seventy five feet);

Western side North to South : 175 ft. (One hundred Seventy five feet);

Butted and bounded by:

North : Plot No.673 (R.S. Plot No.1273);

South : Pucca Main Road;

East : Part of Plot No.683 (part of R.S. Plot No.1284);

West : Plot No.681 (R.S. Plot No.1286).

Value as per Government Valuation:

Land Value	: Rs.13, 51,000/- only
Value of Old Construction etc.	: Rs. 1, 49,000/- only
Total value as per Govt. Valuation	: Rs.15, 00,000/- only (Rupees Fifteen lakhs only) on which Stamp duty has been paid

MODE OF PAYMENT

D.D. No.	date	Amount	Drawn on
995718	30.07.07	Rs.5,00, 000/-	I.O.B., Bokaro
360768	26.09.07	Rs. 48, 000/-	I.O.B., Bokaro
360769	26.09.07	Rs. 48, 000/-	I.O.B., Bokaro

For Supreme Roadways Ltd.

Director

D.D. No.	date	Amount	Drawn on
360772	26.09.07	Rs. 48,000/-	I.O.B., Bokaro
360773	26.09.07	Rs. 48,000/-	I.O.B., Bokaro
360774	26.09.07	Rs. 48,000/-	I.O.B., Bokaro
360775	26.09.07	Rs. 48,000/-	I.O.B., Bokaro
360797	26.09.07	Rs. 12,000/-	I.O.B., Bokaro

P.A.N. of Purchaser : AUOPK9530H.

IN WITNESS WHEREOF, the Vendor has hereunto set his hand on this deed on the day, month and year first above written.

Read over the contents of this deed and found the same to be true and correct.

28/09/2007

Executant

WITNESSES:

1. Suresh Kumar
S/o Late Rameshwar Prasad
28/9/07

2. Arun Kumar Sinha
S/o Shri Ishwar Pd. Sinha
28/09/07

Typed by:

28/9/07

B. Sarkar, Jr. Court.

Drafted by:

Advocate 28/9/07

For Supreme Roadways Ltd.,

Director

28/9/2007

कुसुम कुमारी

Certified that the original and duplicate are true and exact copy of each other and each contains 1799 words.

PURCHASER

कुसुम कुमारी
28.9.07

A. K. PANDEY
Advocate, JSR.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

Advocate
28/9/07

License No.
1333/02.

Certified that the original and duplicate are true and exact copy of each other and each contains 1229 words

PURCHASER

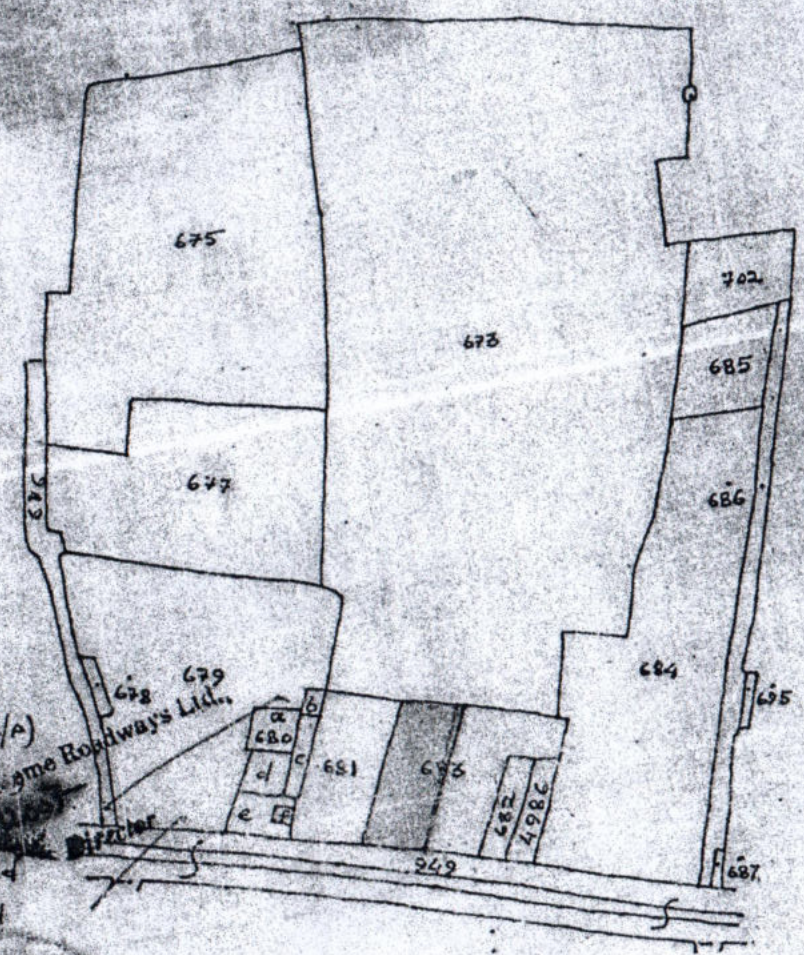
Certified that the fingerprints of the left hand of each person, whose photographs are affixed in the document, have been obtained by me or before me

Advocate

License No.

N. A. C. – Jamshedpur
Ward No – 9
Rev. Thana – Ghatshilla.
Distt – Singbhum.
Scale – 1 C.M. = 20 Meter
Survey-year – 1970-71

S



Boundary

North – Plot No-673 (R.S Plot 1273)
South – Pucca main Road
East – Plot No-683/Part (R.S Plot No-1284/P)
West – Plot No-681 (R.S Plot No-678 gmo Roadways Ltd.)

Seller:- M/s Supreme Road Ways Ltd
(VENDOR) Head office - 3/5, Asaf Ali Road
New Delhi.

Purchaser: – M/s. Kusum Kumari
w/o Sri Suresh Kumar.

Khata No	Plot No	Area
New-87 – RS-652 = (RS 1284/P, 1285)	683/P	11,550 S.F. (26.49 Decimal)

North	South	East	West
66'	66'	175'	175'

Traced by

Schedule Sp. N.S. Form No. V40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TRANSFERS IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum Sub Division : Dhalbhum Circle/Anchal : Jamshedpur Halka : E

Name of State : Jharkhand Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkra Register by the karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
	217 2011-12	गानगो अधिसूचित क्षेत्र	घाटशिला वार्ड नं0-9	87 1-87	अंचल अधिकारी जमशेदपुर 08.07.2011	निबंधित बिक्री केवाला संख्या 740 दिनांक 28.05.2007	खाता नं0 प्लॉट नं0 रकबा 87 C83 26.49 डी0 वार्षिक लगान 10.00 (दस) रुपये प्रति डिसमिल अलावे सेस के साथ MRS. KUSUM KUMARI, Wife of Shri Suresh Kumar, साकची-गानगो, जमशेदपुर के नाम पर नामांतरण स्वीकृत किया गया।		

MEMO No.
Forwarded to the karmachari, Halka No. E
श्री आनन्द मोहन मंडल

Date
For Information and necessary action

Circle Officer/Anchal Adhikhari, Jamshedpur.
Circle/Anchal : Jamshedpur.

कुसुम कुमारी

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

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

Page No. : 389
Vol. No. : 35
Receipt No. : 0116651467

जमशेदपुर | वार्ड नं.-9 अ.क्षे.मानगो | 16412 | Kusum Kumari

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
87	683	0 एकड़ 26.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत		सालाना	बकाया				हाल (2018-2019)
			तीन वर्ष से ज्यादा (2011-2012) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल	(नकदी)	265.00	1060.00	265.00	265.00	265.00	265.00
गुजारी	(भावली)	66.25	265.00	66.25	66.25	66.25	66.25
सेस	....	132.50	530.00	132.50	132.50	132.50	132.50
सूद	....	132.50	530.00	132.50	132.50	132.50	132.50
मुतफरकात	....	53.00	212.00	53.00	53.00	53.00	53.00
मीजान		**649.25**	**2597.00**	**649.25**	**649.25**	**649.25**	**649.25**

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2018-2019)	फाजिल
		तीन वर्ष से ज्यादा (2011-2012) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल	(नकदी)	1060.00	265.00	265.00	265.00	265.00	
गुजारी	(भावली)	265.00	66.25	66.25	66.25	66.25	
सेस	....	530.00	132.50	132.50	132.50	132.50	
सूद	....	530.00	132.50	132.50	132.50	132.50	
मुतफरकात	....	212.00	53.00	53.00	53.00	53.00	
मीजान अदायकारी		**2597.00**	**649.25**	**649.25**	**649.25**	**649.25**	

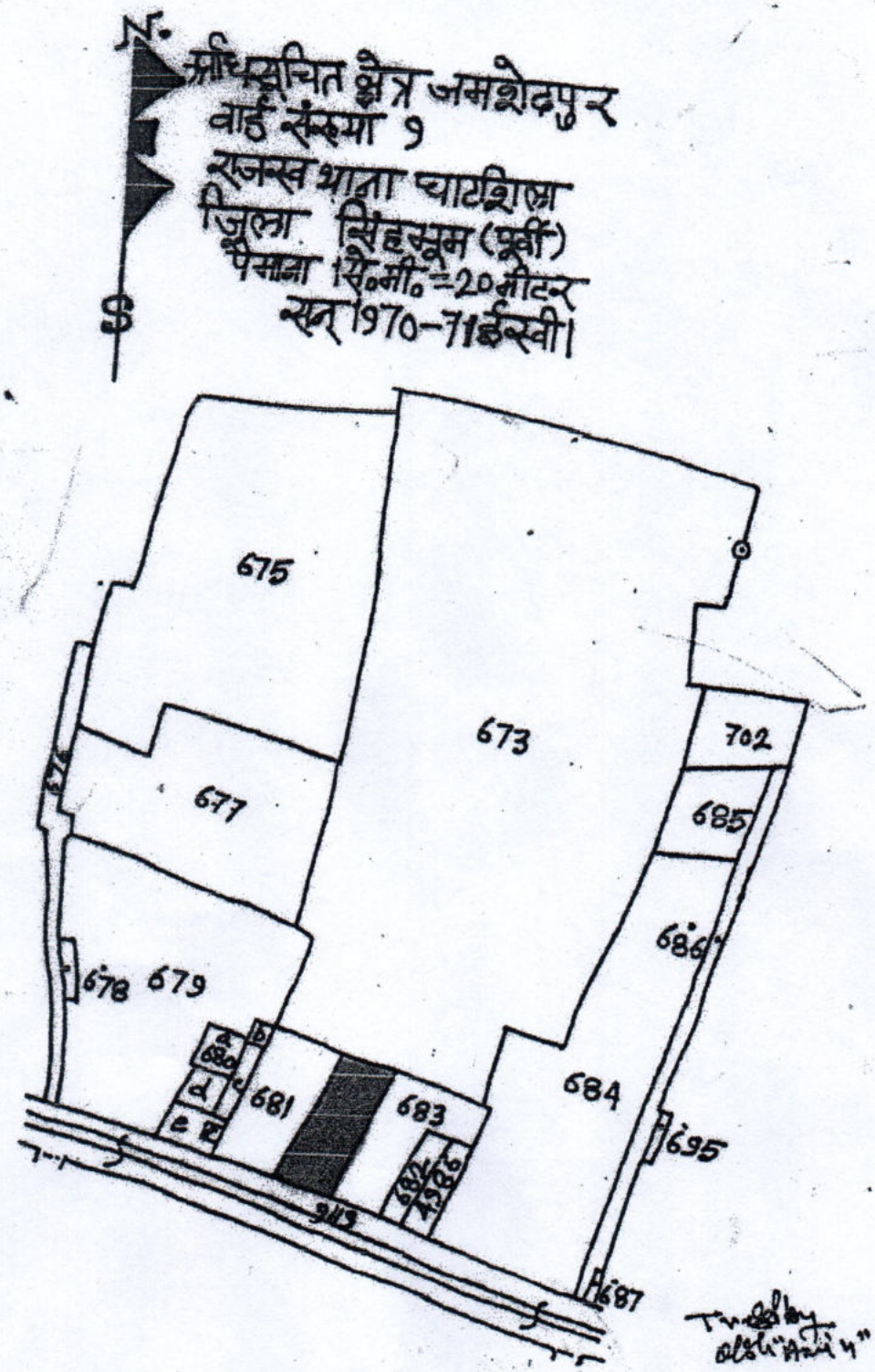
(१) मीजान कुल (लफ्जों में) : **Five Thousand One Hundred Ninety Four Rupees**
(२) नाम देहिन्दा -
(३) कुल बकाया- **5194.00**

तारीख अमला तहसील कुनिन्दा : **04-05-2018**

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

कुसुम कुमारी

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नही किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



कुसुम कुमारी

Not in Scale

MANGO NAC

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये संम्पती कर की सूचना।

Memo No. : 343032080518055503
Date : 08-05-2018
प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री : **MRS, KUSUM KUMARI W/O SHRISURESH KUMAR,**
मोहल्ला : **ROAD NO 17 NEW PURULIA ROAD MANGO JAMSHEDPUR MANGO**
East Singbhum , 832110
9798559257

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं॰ - **009000292200 0A1** वार्ड सं॰ **9** हुआ है, आपके स्व॰ निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य **55440/-** रू॰ निर्धारित किया गया है ।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं॰	Particulars	Amount (In Rs.)
1.	गृह कर	277.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		277.00

कुसुम कुमारी

To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, MANGO NAC Website, www.jharkhandsuda.net पर प्रदर्शित है।
2. नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पति कर का 50% होगा । हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें ।
3. प्रत्येक वित्तीय वर्ष में सम्पति कर का भुगतान त्रैमासिक देय होगा
4. यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियातय दी जाएगी।
5. किसी देय धृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. MANGO NAC द्वारा संग्रहित इस सम्पति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा ।

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

MANGO NAC

Property Tax

Water User Charge

Municipal License

- Home
- SAF Status
- Pay Property Tax
- Search Property
- View Dues Details
- View Payment Details
- View Property Details
- Ward Wise Holdings

Holding Details

Basic Details

Ward No	:	9	Holding No	:	0090002922000A1
Address	:	ROAD NO 17 NEW PURULIA ROAD MANGO JAMSHEDPUR	Entry Type	:	New Assessment
Memo No	:	343032080518055503	Order Date	:	08-05-2018
Old Holding No.	:		Property Type	:	Independent Building
Village/Mauja	:	Mango	Khata No.	:	87
Plot No.	:	683	Total Area(in Decimal)	:	26.49

Owner Details

Sl. No	Owner Name	R/W Guardian	Guardian's Name	Contact No.
1	MRS. KUSUM KUMARI	W/O	SHRISURESH KUMAR	xxxxxx9257

कुसुम कुमारी

Floor Details

Floor No	Use Type	Occupancy Type	Construction Type	Built Up Area (in Sq. Ft)	Carpet Area (in Sq. Ft)	Date of Completion (mm-yyyy)
Ground Floor	Residential	Self-Occupied	RCC	1100	770	06-2007

Tax Details

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Lighting Tax	Quarterly Tax
1	55440	1/2016-2017	277.00	0.00	0.00	0.00	0.00	0.00	277.00

Quarterly Payment Details

#	Year	Quarter	Demand Amt.	Paid Amt.	Payment Status
1	2016-2017	1	277.00	277.00	Done
2	2017-2018	1	277.00	277.00	Done
3	2018-2019	1	277.00	277.00	Done
4	2016-2017	2	277.00	277.00	Done
5	2017-2018	2	277.00	277.00	Done
6	2018-2019	2	277.00	277.00	Done
7	2016-2017	3	277.00	277.00	Done
8	2017-2018	3	277.00	277.00	Done
9	2018-2019	3	277.00	277.00	Done
10	2016-2017	4	277.00	277.00	Done
11	2017-2018	4	277.00	277.00	Done
12	2018-2019	4	277.00	277.00	Done

कुसुम कुमारी

Payment Details

Sl No.	Transaction No	Payment Mode	Date	From Quater	From Year	Upto Quarter	Upto Year	Penalty	Demand Amount	Total Amount	View
1	TRAN385868210418125211	Cash	21-04-2018	1	2016-2017	4	2018-2019	2,000.00	3,324.00	5,269.00	View

View Demand Details | View Payment Details

कुसुम कुमारी

बिहार सरकार

GOVERNMENT OF BIHAR

फॉर्म - XIII

कार्यालय का नाम

जिला : पटना, अनुमंडल : बाढ़, प्रखंड : बाढ़

निवास प्रमाण-पत्र

आवेदन संख्या : 040118285201802677 दिनांक : 19/04/2018

प्रमाण-पत्र संख्या : R/18/02631

प्रमाणित किया जाता है कि श्री/श्रीमती/सुश्री कुसुम कुमारी Sri/Smt./Kumari KUSUM KUMARI पिता/पति/श्री रामनंदन सिंह Father/Husband/Shri RAMNANDAN SINGH माता/श्रीमती चन्द्रिका देवी Mother/Smt. CHANDRIKA DEVI ग्राम/नगर चौधराईनचक Village/Town CHAUDHRAINCHAK पोस्ट मसत्थू थाना बेलछी थाना प्रखंड बाढ़ अनुमंडल बाढ़ जिला पटना राज्य बिहार के स्थायी निवासी हैं।

स्थान : बाढ़

दिनांक : 19.04.2018

हस्ताक्षर
चन्द्रकांत सिंह
अंचल अधिकारी
पदनाम

अंचल अधिकारी
बाढ़ (पटना)

कुसुम कुमारी

Form 26QB

Your E-tax Acknowledgement Number is **AF2763714**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2019-20
Minor Head Code	800	Financial Year	2018-19
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAHCA5328D	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AUOPK9530H
Full Name (Masked) of the Transferee	AAKXXX XINDIA) PROJECTS AND BUILDERS PRIVATE LIMITED	Full Name (Masked) of the Transferor	KUSXX XXMARI
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	PAYAL CINEMA COMPLEX
Flat/Door/Block No.	
Road/Street/Lane	NEW PURULIA ROAD, MANGO
City/District	JAMSHEDPUR
State	JHARKHAND
Pin Code	831012
Email ID	aakashindiaprojects@gmail.com
Mobile No.	9334800628

Complete Address of the Property Transferor

Name of premises/Building/ Village	
Flat/Door/Block No.	
Road/Street/Lane	BYE PASS ROAD
City/District	CHAS BOKARO
State	JHARKHAND
Pin Code	827013
Email ID	sureshbokaro259@gmail.com
Mobile No.	9430372233

Date of Agreement/Booking	03/05/2018	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	03/05/2018	Whether more than one Transferor/Seller	No
Date of Tax Deduction	03/05/2018	Payment Type	Installments

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	PAYAL CINEMA COMPLEX
Flat/Door/Block No.	
Road/Street/Lane	NEW PURULIA ROAD, MANGO
City/District	JAMSHEDPUR
State	JHARKHAND
Pin Code	831020

Tax Deposit Details

Rate of TDS (in %)	1
Total Amount Paid/Credited	7500000
TDS Amount to be paid	75000
Interest	0
Fee	0
Total payment	75000.00
Value in words	Seventy Five Thousand Rupees and paise

Total Value of Consideration (Property Value)	25700000
Mode of Payment	Online (Net-Banking)
Bank Name	State Bank of India

कुसुम कुमारी

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Form 26QB

Your E-tax Acknowledgement Number is **AF2764031**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2019-20
Minor Head Code	800	Financial Year	2018-19
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAHCA5328D	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AUOPK9530H
Full Name (Masked) of the Transferee	AAKXXX XINDIA) PROJECTS AND BUILDERS PRIVATE LIMITED	Full Name (Masked) of the Transferor	KUSXX XXMARI
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	PAYAL CINEMA COMPLEX
Flat/Door/Block No.	
Road/Street/Lane	NEW PURULIA ROAD, MANGO
City/District	JAMSHEDPUR
State	JHARKHAND
Pin Code	831012
Email ID	aakashindiaprojects@gmail.com
Mobile No.	9334800628

Complete Address of the Property Transferor

Name of premises/Building/ Village	
Flat/Door/Block No.	
Road/Street/Lane	BYE PASS ROAD
City/District	CHAS BOKARO
State	JHARKHAND
Pin Code	827013
Email ID	sureshbokaro259@gmail.com
Mobile No.	9430372233

Date of Agreement/Booking	03/05/2018	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	12/07/2018	Whether more than one Transferor/Seller	No
Date of Tax Deduction	12/07/2018	Payment Type	Installments

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	PAYAL CINEMA COMPLEX
Flat/Door/Block No.	
Road/Street/Lane	NEW PURULIA ROAD, MANGO
City/District	JAMSHEDPUR
State	JHARKHAND
Pin Code	831020

Tax Deposit Details

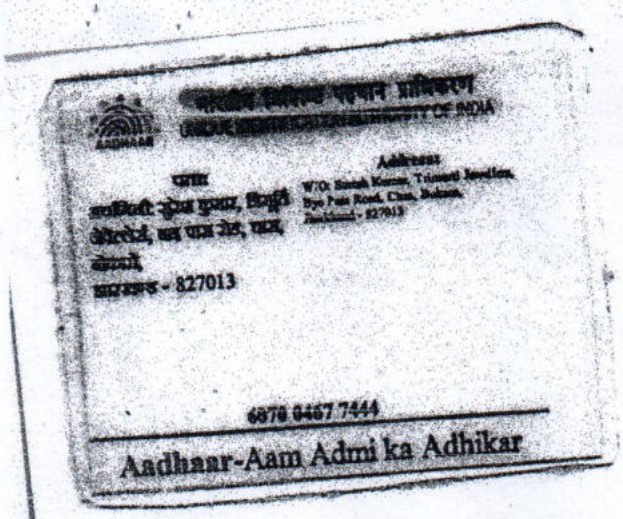
Rate of TDS (in %)	1
Total Amount Paid/Credited	18200000
TDS Amount to be paid	182000
Interest	0
Fee	0
Total payment	182000.00
Value in words	One Lakhs Eighty Two Thousand Rupees and paise

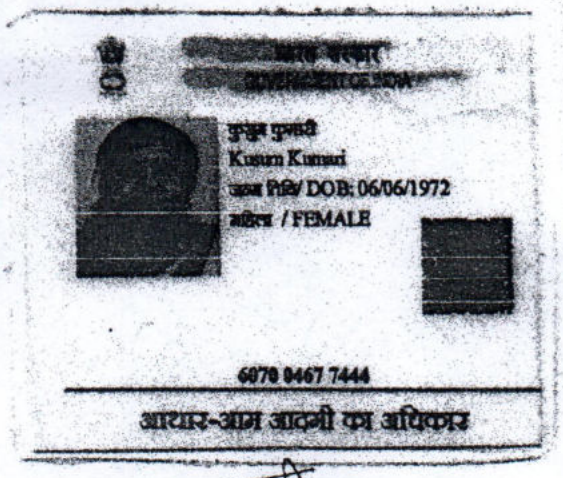
Total Value of Consideration (Property Value)	25700000
Mode of Payment	Online (Net-Banking)
Bank Name	State Bank of India

कुसुम कुमारी

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

छवि में प्रमाण


Aadhaar
Address:
W/O: Sarab Kumar, Tilmati Jewalion,
Dye Pain Road, Chas, Bokaro,
Jharkhand - 827013
पता:
झारखण्ड - 827013
6070 0467 7444
Aadhaar-Aam Admi ka Adhikar


कुसुम कुमारी
Kusum Kumari
जन्म तिथि/ DOB: 06/06/1972
महिला / FEMALE
6070 0467 7444
आधार-आम आदमी का अधिकार

कुसुम कुमारी

आधार

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1093/52004/00079

To,
विशाल सेवा
Vishal Sewa
S/O Hari Prasad Sewa
Aakash Ganga Apartment 3rd Floor Main Road Mango
Near Reliance Fresh Po-Mango Ps-Mango
Jamshedpur
Purbi Singhbhum
Jharkhand 831012

10-10/2011

Ref 635 / 14C / 595576 / 596460 / P

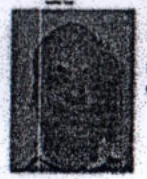
UE180824196IN

आपका आधार क्रमांक / Your Aadhaar No. :

3618 7298 9402

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



विशाल सेवा
Vishal Sewa
जन्म वर्ष / Year of Birth 1978
पुरुष / Male

3618 7298 9402

आधार – आम आदमी का अधिकार

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथन्टीकेशन द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर–सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O हरी प्रसाद सेवा आकाश गंगा अपार्टमेंट थर्ड फ्लोर मेन रोड मानगो रिलायंस फ्रेश के पास, पो-मानगो पोस्ट-मानगो, जमशेदपुर, पूर्वी सिंहभूम झारखण्ड 831012

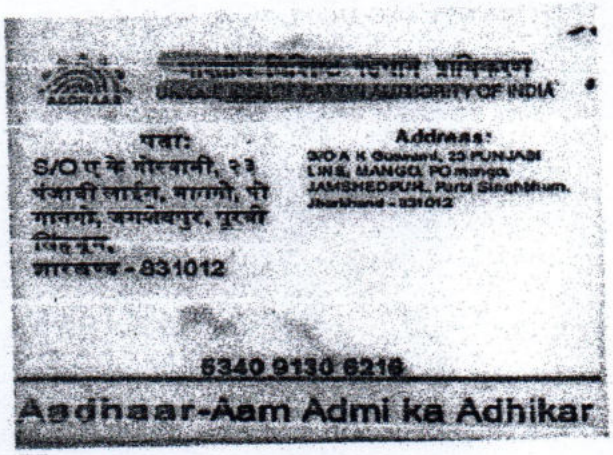
Address: S/O Hari Prasad Sewa Aakash Ganga Apartment 3rd Floor Main Road Mango, Near Reliance Fresh, Po-Mango Ps-Mango, Jamshedpur, Purbi Singhbhum, Jharkhand, 831012

भारत सरकार

संजीव कुमार गोस्वामी
Sanjit Kumar Goswami
जन्म तिथि/ DOB: 28/11/1968
पुरुष / MALE

5340 9130 6216

आधार-आम आदमी का अधिकार



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O ए के गोस्वामी, २३ पंजाबी लाईन, मानगो, पो मानगो, जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड - 831012

Address:
S/O A K Goswami, 23 PUNJABI LINE, MANGO, PO mango, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831012

5340 9130 6216

Aadhaar-Aam Admi ka Adhikar

निबंधन विभाग, झारखंड
Jamshedpur

Token No.17Token Date: 7/16/2018
Party Name: Mrs.kusum Kumari
Father/Husband Name:W/O Shri Suresh kumar
(VENDOR)
Bye Pass Road, Chas, PS Chas, Dist Bokaro

Deed Type: Sale Deed

Party Details	
Name :	Kusum Kumari
Gender :	F
DOB :	06-06-1972
C/o :	W/O: Suresh Kumar
District :	Bokaro
House/Building No. :	
Locality :	Bye Pass Road
Pincode :	827013
Post Office :	Chas
State :	Jharkhand
Village/Town/City :	Chas
Aadhaar No :	xxxxxxxx7444
Photo :	

Registering Officer

कुसुम कुमारी
Party Signature

Operator's Signature

निबंधन विभाग, झारखंड
Jamshedpur

Token No.17Token Date: 7/16/2018
Party Name: Aakash (India) Projects & Builders Pvt Ltd Rep By Vishal Sawa
Father/Husband Name:Late Hari Prasad Sawa
(VENDEE)
Office At Payal Cinema Complex, Ps Mango ,Jsr-831012

Deed Type: Sale Deed

Party Details	
Name :	Vishal Sawa
Gender :	M
DOB :	01-07-1978
C/o :	S/O Hari Prasad Sawa
District :	Purbi Singhbhum
House/Building No. :	Aakash Ganga Apartment 3rd Floor Main Road Mango
Locality :	Po-Mango Ps-Mango
Pincode :	831012
Post Office :	
State :	Jharkhand
Village/Town/City :	Jamshedpur
Aadhaar No :	xxxxxxxx9402
Photo :	

Registering Officer 16/7/18 Party Signature Operator's Signature

निबंधन विभाग, झारखंड
Jamshedpur

Token No.17Token Date: 7/16/2018
Party Name: Sanjit Kumar Goswami
Father/Husband Name:Late A K Goswami
(Identifier)
23 Pujabi Line, Mango Jsr

Deed Type: Sale Deed

Party Details	
Name :	Sanjit Kumar Goswami
Gender :	M
DOB :	26-01-1968
C/o :	S/O A K Goswami
District :	Purbi Singhbhum
House/Building No. :	23 PUNJABI LINE
Locality :	PO mango
Pincode :	831012
Post Office :	
State :	Jharkhand
Village/Town/City :	JAMSHEDPUR
Aadhaar No :	xxxxxxxx6216
Photo :	

Registering Officer 16/7/18 Party Signature Operator's Signature

निबंधन विभाग, झारखंड

IN-JH10251395365549Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo:	IN-JH10251395365549Q
CertificateIssuedDate:	28-Jun-2018 05:04 PM
AccountReference:	SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
UniqueDocReference:	SUBIN-JHJHSHCIL0114156638658117Q
Purchasedby:	AAKASH INDIA PROJECTS AND BUILDERS PVT LTD
DescriptionofDocument:	Article 23 Conveyance
PropertyDescription:	SALE DEED
ConsiderationPriceRs:	2,57,00,000
FirstParty:	MRS KUSUM KUMARI
SecondParty:	AAKASH INDIA PROJECTS AND BUILDERS PVT LTD
StampDutyPaidBy:	AAKASH INDIA PROJECTS AND BUILDERS PVT LTD
StampDutyAmountRs:	10,28,500

कुसुम कुमारी

निबंधन विभाग, झारखंड

Payment is done of Rs. 772503.44 on 14/07/2018 with CIN - 10002162018071403120 & GRN No. - 1802355978 & Status - SUCCESS

कुसुम कुमारी

झारखण्ड सरकार
निबंधन विभाग
इनपुट फॉर्म नियम 113 (II)

1	दस्तावेजों का प्रकार (कृपया (✓) लगायें)	विक्रय ✓ / दान / बंटवारा / एकरारनामा / पावर ऑफ एटॉर्नी / पट्टा / बंध पत्र / वसियत नामा / साझेदारी / अन्य विवरण दें। SALE DEED
2	यदि लीज हो तो	(क) लीज अवधि (ख) अग्रिम भुगतान (यदि है तो) (ग) अग्रिम भुगतान (यदि हैतो) सक (घ) मासिक / वार्शिक किराया
3	प्रस्तुतकर्त्ता (कृपया (✓) लगायें)	लेख्यकारी / लेख्याकारी प्रतिनिधि अन्य विवरण दें। VISHAL SAWA
4	प्रस्तुतकर्त्ता का नाम व पता	VISHAL SAWA, S/O Late Hari Prasad Sawa, resident of Aakash Ganga Apartment, Main Road, Mango, P.S. Mango, Town- Jamshedpur, Dist.- East Singhbhum
5	दस्तावेज लिखने की तारीख	12-07-2018
6	दस्तावेज प्रस्तुत करने की तारीख	16-07-2018
7	दस्तावेज में कुल पृश्ठ	
8	दस्तावेज में अंकित सम्पत्ति का मूल्य	1. देय मूल्य — Rs. 2,5700,000/- 2. बाजार मूल्य — Rs.
9	दस्तावेज में अंकित मुद्रांक का मूल्य (यदि आवश्यक हो) Rs. 10,28,500 /-	
10	सम्पत्ति का प्रकार (कृपया ✓ लगायें)	ग्रामीण भूमि–कृशि / औद्योगिक / आवासीय✓ / व्यवसायिक / शहरी भूमि / आवासीय–अन्य मार्ग / मुख्य मार्ग शहरी भूमि व्यवसायिक–अन्य मार्ग / मुख्य मार्ग फ्लैट

11 सम्पत्ति का विवरण

अंचल	थाना नं0	वार्ड / हल्का	मौजा	खाता नं0	प्लॉट नं0	प्लॉट प्रकार	होल्डिंग नं0	स्थिति कोड	क्षेत्रफल (डि0 में)	चौहदी
Jamshedpur	1841	9	Pardih	87 New	683 (P) New		00900 02922 000A1		26.49 Decimals	उ0- Plot No. 673(R.S.Plot No.1273) द0- Main Road
										पूर्व- Plot No.683 (Part of R.S. Plot No.1284)
										प0- Plot No.681(Part of R.S. Plot No. 1286).

जमीन की स्थिति कोड के लिए निम्न कोड का प्रयोग करें।

1 सहायक सड़क	2 मुख्य सड़क ✓	3 घरबाड़ी	4 अन्य

12 अन्य सम्पत्ति का विवरण

सम्पत्ति का प्रकार (कच्चा / पक्का मकान)	मौजा	पता	थाना नं0	वार्ड हल्का	क्षेत्रफल (वर्गफुट में)	अपार्टमेंट का नाम		
asbestos roof	Pardih	Pardih	1641	9	1100 Sqft.	फ्लोर संख्या	फ्लैट संख्या	

	जमीन की स्थिति कोड के लिए निम्न कोड का प्रयोग करें।											
	1.सहायक सड़क			2 मुख्य सड़क						3.अन्य		
13	पक्षकार एवं गवाह की विवरण :-											
	पक्षकार का प्रकार	पक्षकार का नाम	लिंग M/F/O	पिता– पति	संबंध	पेशा	जाति,	पैन नं0 एफ 60	पता वर्त्तमान पता	पता स्थायी पता	मोबाईल नं0	ईमेल
1	VENDOR	**KUSUM KUMARI**	Female	W/O Shri Suresh Kumar,		Business		**AUOPK9530H**	Bye pass Road, Chas, P.S. Chas, Dist- Bokaro, Jharkhand	Chaudhrain Chak, P.S. Belchhi, Block and Sub Division Barh, Dist: Patna, Bihar,	9430372233	**UDI 6070-0467-7444**
2	VENDEE	**AAKASH (INDIA) PROJECTS & BUILDERS PVT. LTD.,** being represented by ITS Directors namely Shri VISHAL SAWA	Male	Late Hari Prasad Sawa		Business	Bania	AAHCA5328D	Aakash Ganga Apartment, Main Road, Mango, P.S. Mango, Town- Jamshedpur, Dist.- East Singhbhum	Do	9334800628	3618 7298 9402
3	Identifier	Sanjit Kumar Goswami	Male	Late A.K. Goswami		Service	Brahmin		23, Punjabi Line, Mango, Jamshedpur	Do	9798559257	5340-9130-6216
4	Witness-I	Sanjit Kumar Goswami	Male	Late A.K. Goswami		Service	Brahmin		23, Punjabi Line, Mango, Jamshedpur	Do	9798559257	5340-9130-6216
5	Witness-II	Satish Kumar	Male	S/o Ramchandra Bhagat		Service			Jagata Path Sanroari, Birma Rd. Mango, JSR		7488056590	
14	हकियत (कृपया ✓लगाये) रैयती/छपरबंदी/अन्य,											
	नोट – पक्षकार का प्रकार जैसे – क्रेता–विक्रेता											
	मैं घोशणा करता/करती हूँ कि उपरोक्त जानकारी पूर्णतः सत्य है। मैं देय मुद्रांक शुल्क निबंधन शुल्क अन्य शुल्क जमा करने के लिए तैयार हूँ तथा उपरोक्त विवरण/दस्तावेज में अंकित तथ्यों के अनुरूप है।											
	केवल कार्यालय प्रयोग के लिए											
	निबंधन कार्यालय का नाम			जिला/अवर निबंधक कार्यालय							उपस्थापक का हस्ताक्षर	
				1) जाँचकर्त्ता –								
				2) टोकन संख्या –								

निबंधन विभाग, झारखंड

Jamshedpur

जांच पर्ची-सह घोषणा प्रपत्र (नियम 114)

Token No: 17

Token Date/Time: 16/07/2018 11:37:15.

Document Type	Sale Deed	Presenter	Vishal Sawa		
Presenter' Name & Address	Office At Payal Cinema Complex, Ps Mango, Jamshedpur-831012			Date of Entry	16/07/2018
Stampable Doc. Value	25700000	DOE		Total Pages	100
Document/Transaction Value	25700000	Stamp Value	1028500	Book	I
Special Type		Serial /Deed No.	/	CNO/PNO	Not Req
Remarks / Other Details		Old Serial No.	/		
Property Details:		App. ID	226639	e-Stamp Cert. No.	IN-JH10251395365549Q

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regll Vol	Regll Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	87	683 portion	35	389		Plot No 673	Main Road	Plot No 683	Plot No 681	0090002922000A1	MANGO NAC	U_RES_MR	26.49 Decimal	8659051.2

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_MR_PAKKA	1641	9	PARDIH	Main Road, Pardih, Mango, Jamshedpur	1100	3240.00 Sq. Ft.	3564000.00

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address
VENDOR	Mrs.kusum Kumari	W/O Shri Suresh kumar	BUSINESS	स्वयं		Female	AUOPK9530H	xxxxxxxx33	xxxxxxxx7444	Bye Pass Road, Chas, PS Chas, Dist Bokaro	Village Chaudhrain Chak, PS Belchhi, Block And Sub Division Barh, Dist Patna, Bihar
VENDEE	Aakash (India) Projects & Builders Pvt Ltd Rep By Vishal Sawa	Late Hari Prasad Sawa	BUSINESS	कोई संबंध नहीं है		Male	AAHCA5328D	xxxxxxxx28	xxxxxxxx9402	Office At Payal Cinema Complex, Ps Mango ,Jsr-831012	Aakash Ganga Apartment, Main Road, Mango, Jamshedpur-831012
Identifier	Sanjit Kumar Goswami	Late A K Goswami	Service	कोई संबंध नहीं है		Male			534091306216	23 Pujabi Line, Mango Jsr	23 Pujabi Line, Mango Jsr
Witness1	Sanjit Kumar Goswami	Late A K Goswami	Service	कोई संबंध नहीं है		Male			534091306216	23 Pujabi Line, Mango Jsr	23 Pujabi Line, Mango Jsr
Witness2	Satish Kumar	Ram Chandra Bhagat	Service	कोई संबंध नहीं है		Male				Janta Path, Sankosai, Dimna Road, Mango, Jamshedpur	Janta Path, Sankosai, Dimna Road, Mango, Jamshedpur

Fee Details:

SN.	Fee Name	Net Amount
1	SP	1500.00
2	PR	0.94
3	LL	2.50
4	A1	771000.00
	Total	772503.44

Holding Details provided by the user has been mutated in the name of -MRS, KUSUM KUMARI

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.
The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

कुसुम कुमारी

Signature's of Executant & Claimant

उपरयुक्तटियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर 16/7/18 प्रस्तुतकर्ता का हस्ताक्षर डाटा इंट्रि ऑपरेटर का हस्ताक्षर

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

उपरयुक्त कुसुम कुमारी ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान संजीत कुमार गोस्वामी पिता स्व० ए०के० गोस्वामी

निवासी मानगो पेशा नौकरी ने की।

निबंधन पदाधिकारी का हस्ताक्षर 16/7/18

निबंधन विभाग, झारखंड
Jamshedpur

Online Payment Receipt for Registration Fees

Payment ID	1407201804271613350	Payment Date	7/14/2018
Application ID	226639	Time	04:29:33 PM
Applicant Name	Vishal Sawa		
Fee Name	Registration Fees		
Fee Amount	772503.44		
GRN No.	1902355978	Reference No.	CH86059362
CIN No.	10002162018071403120		
Payment Status	SUCCESS; NA		
Payment Mode			

Rupees Seven Lac Seventy Two Thousand Five Hundred Three And Forty Four Paisa Only.

Pls. note Payment ID for future reference.
Pls. retain the copy of Receipt for future reference.

16/7/18

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.17 Token Date: 16/07/2018
Serial/Deed No./Year :3189/2964/2018
Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	**Mrs.kusum Kumari** Father/Husband Name:W/O Shri Suresh kumar (VENDOR) Bye Pass Road, Chas, PS Chas, Dist Bokaro		
2	**Aakash (India) Projects & Builders Pvt Ltd Rep By Vishal Sawa** Father/Husband Name:Late Hari Prasad Sawa (VENDEE) Office At Payal Cinema Complex, Ps Mango ,Jsr-831012		
3	**Sanjit Kumar Goswami** Father/Husband Name:Late A K Goswami (Identifier) 23 Pujabi Line, Mango Jsr		
4	**Sanjit Kumar Goswami** Father/Husband Name:Late A K Goswami (Witness1) 23 Pujabi Line, Mango Jsr		
5	**Satish Kumar** Father/Husband Name:Ram Chandra Bhagat (Witness2) Janta Path, Sankosai, Dimna Road, Mango, Jamshedpur		

Book No. I
Volume 480
Page 197 To 296
Deed No 3189 / 2964
Year 2018
Date 16/07/2018

Registering Officer 16/7/18

Signature of Operator