

28-96 Rentor Sale Rs. 710000 20/2 5000Rs.



1
5000
3000
1000

vide 12/5/97



28/10/95
14/5/97
1187/2

Sreeparna Ghosh
14.5.97

14.5.97. "SALE DEED"

For Sale
A D 28/8/97
N/A 4/2
S/S 3/5
D/F 0/9/4
3030.44
14/5

THIS SALE DEED is made on this the 14th day of May, 1997, at Jamshedpur : B Y : SHRIMATI SREEPARNA GHOSH, wife of Shri Tapan Kumar Ghosh, by faith Hindu, by Nationality Indian, by occupation service, previously residing at No: 6, Ravi Road, Golmuri, at present residing at 8, Golmuri Road, within P.O. and P.C. Golmuri, Town Jamshedpur, District Singhbhum East, hereinafter called the "VENDOR" (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 one Part;

IN FAVOUR OF :



Siopana Ghosh
14.5.97

: 2 :

SHRI PURUSHOTTAM LALL MUNDHRA, son of Shri Goverdhan Lall Mundhra, by faith Hindu, by Nationality Indian, by occupation business, resident of Naya Bazar, Jugsalai, within P.S. and P.O. Jugsalai, Town Jamshedpur, District Singhbhum East, hereinafter called the "PURCHASER "

(which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

Whereas the land recorded under R.S. Khata No: 26, in R.S. Plot No: 675 and other plots, in mouza Gamhariagora, thana no 1157, were recorded in the Revisional Survey Settlement operation of 1937, in the name of Judhithir Kumar and he was the recorded tenant of State of Bihar; and



Succpans Gank
14.5.97

: 3 :

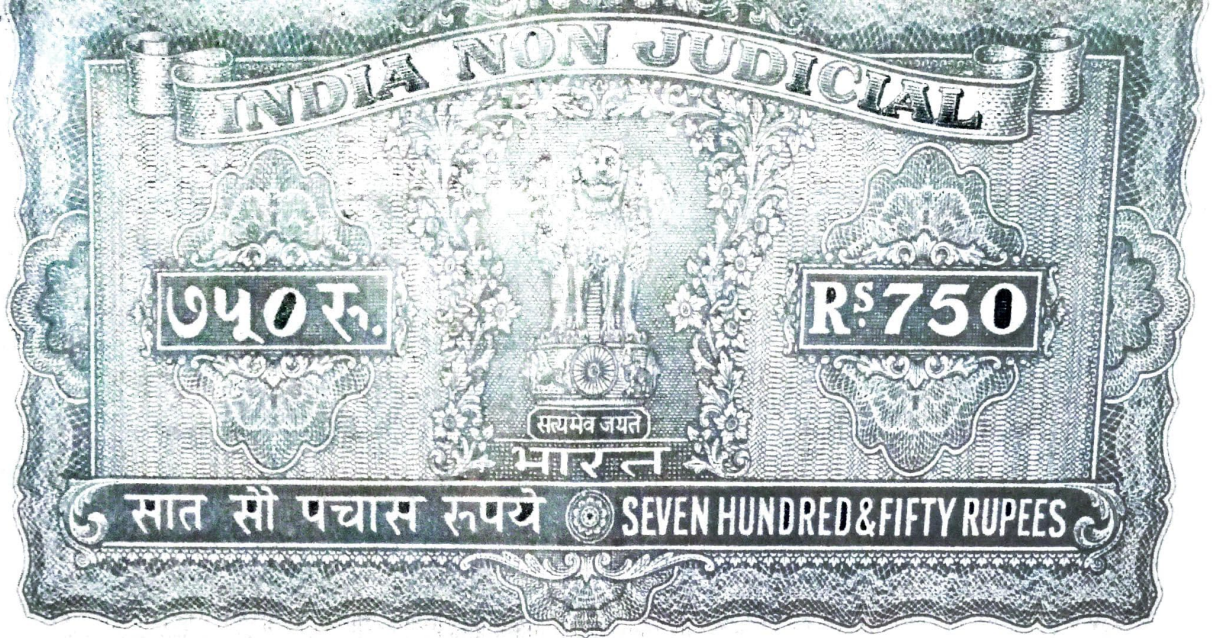
Whereas in the recent survey settlement operation the aforesaid land has been recorded in ward no: 1, in New Plot No: 1306, under new Khata No: 406, in Mouza Gamhariagora, in the name of said Judhisthir Kumar. And

Whereas said Judhisthir Kumar died leaving behind two sons namely Dulal Chandra Das and Dilip Das and his legally married wife Smt. Rukmani Devi, as his legal heirs and successors; And ✓

Whereas the aforesaid lands mentioned under New Khata No 406, in New Plot No: 1306 and other plots, in Ward No:1, in Mouza Gamhariagora, have devolved upon and came in possession of the aforesaid sons and wife of deceased Judhisthir Kumar; And

Whereas on 5-6-1981, said Dulal Das, Dilip Das and their mother Smt. Rukmani Devi sold a piece of land measuring three kathas, in Portion of R.S Plot No: 675, under R.S.

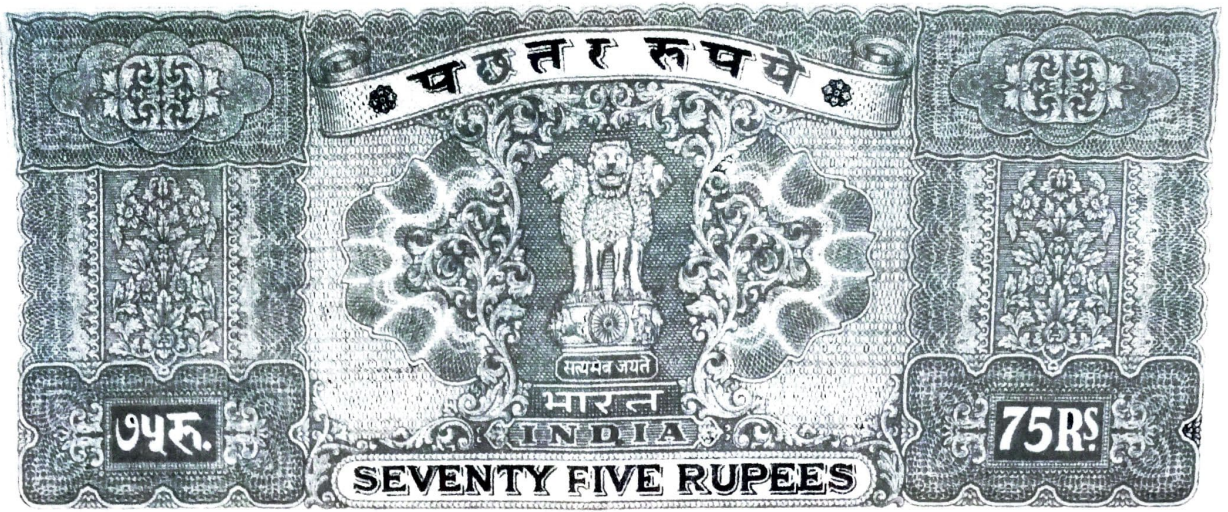
..p/4



: 4 :

Khata No: 26, in Mouza Samhariagora, corresponding to portion of New Plot NO: 1306, under New Khata NO: 406, in ward NO: 1, JNAC, to the present vendor, by virtue of registered sale deed bearing no 21b, and the said sale deed was duly registered at Jamshedpur sub-registry office on the said date; And

Whereas after purchasing the aforesaid land the present vendor constructed boundary wall over the same and she is in peaceful possession over the same as the absolute owner thereof, without any interruption from any one; and whereas vendor is in urgent need of money for her personal emergent expenses as such expressed her desire to sell the aforesaid land measuring three kathas together with boundary wall standing thereon, situated at Mouza Samhariagora, recorded under K.B.Khata NO: 26, being



Supreme Court
16.5.97

: 5 :

Portion of R.S. Plot No: 675, corresponding to Portion of Present Plot No: 1306, under New Khata No: 406, within ward No: 1, JNAC, thana no 1157, more particularly described in the schedule below, on total consideration of Rs.71,000/- (Rupees seventy one thousand) only to the present purchaser, on the following terms and conditions :-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1, That, in terms of the payment of a consideration amount of Rs.71,000/- (Rupees seventyone thousand) only being the total sale price of the schedule below property made by the purchaser to the vendor vide Banker's Cheque bearing No: BJ/92- No: FA- 0767464, dated 12-5-1997, drawn on Bank of Baroda, Burmahmines, Jamshedpur, for Rs.71,000/- (Rupees seventyone thousand) only, in favour of the vendor, the receipt of which sum the vendor hereby admits and acknowledges, the vendor hereby conveys and transfers by way of an absolute sale all that land with boundary wall more fully described in the schedule below, along with all her rights, title, interests, easements and appurtenances



*Supreme Court
14.5.97*

: 6 :

thereto, unto the purchaser TO HAVE AND TO HOLD the same as an absolute owner thereof.

2) That, the vendor henceforth ceases to have any right, title, interest, and possession over the schedule below land . From today the purchaser has become the absolute owner of the schedule below land and is free to use and enjoy the same in any manner the purchaser may deem fit and proper for which the vendor and/or her legal heirs and successors shall have no concern or objection whatsoever in any manner.

3) That, the vendor has delivered the physical possession of schedule below land to the purchaser.

4) That, the vendor is sole and absolute owner of the schedule below land and there are no other co-sharers of the said land.

5) That, the vendor hereby assures the purchaser and covenants :-

1) that the vendor is the absolute owner of the said

.../1

...2/2

: o :

Sreepani

" S C H E D U L E "

ALL THAT PIECE AND PARCEL of land measuring three kathas, together with boundary wall standing thereon, situated at Mouza Gamhariagora, recorded under R.S.Khata No: 26, being Portion of R. S.Plot No: 675, corresponding to Portion of Present Plot No: 1306, under Present Khata No: 406, within ward No: 1, JNAC, within P.S.Kadma, thana no 1157, town Jamshedpur, Pergana Dhalbhum, District Sub-registry office at Jamshedpur, District Singhbhum East and is bounded as follows:-

North :- R.S.Plot No: 730

South :- 12'ft. passage in Portion of Plot No: 675

East :- Portion of Plot No: 675

West :- Portion of Plot No: 675

Annual rental of Rs.0.50 paise only payable to the Landlord the state of Bihar through Circle Officer at Jamshedpur.

In Witnesses whereof the vendor has signed on this Sale Deed today at Jamshedpur on the date aforementioned.

Witnesses:-

1) Tapan Kumar Ghosh, 14/5/97

2)

Drafted, read over and explained the contents of this sale deed to the executant in Hindi who found and admitted the same to be true and correct.

Typed by

B. M. D.
Advocate:

14.5.97

Md. Umar, Jsr. Court.

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. : 289
Vol. No. : 1
Receipt No. : 044489

जमशेदपुर | गम्हरियागोड़ा | 1157 | पुरुषोत्तम लाल मुन्द्रा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
26	675	0 एकड़ 5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हा (2020-
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	9.00					9
गुजारी (भावली)	2.25					2
सेस	4.50					4
सूद	4.50					4
मुतफरकात	1.80					1
मीजान	22.05					22

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2020-2021)	फाजि
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					9.00	
गुजारी (भावली)					2.25	
सेस					4.50	
सूद					4.50	
मुतफरकात					1.80	
मीजान अदायकारी					22.05	

(१) मीजान कुल (लफजों में) : **Twenty Two Rupees and Five Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **22.05**

तारीख अमला तहसील कुनिन्दा : 19-10-21

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED

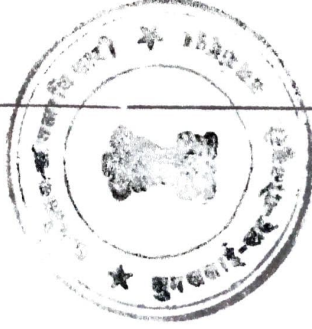
District : East Singhbhum

Sub-division : Dhalbhum

Circle/Anchal : Golmuri-cum-Jugsalai

Halka No. - X

No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No.	Authority Sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchange affected by mutation
1	2 531 48-99	3 जम्हरियागिराई	4 Ghatsile 1157	5 26 30	6 Anchal Adhikari 31-12-98	7 विक्रय कर 2095 14-5-97.	8 पुरुषोत्तम लाल मुंझा पिता जोकर्षन लाल मुंझा सा० ग्यालागार मुंगलमई के पक्ष में गणान्वरण स्वीकृत। जो रजि. रकम। 675 0-03-00 3121 (तीन शरत) 3-1-12-1998 तक के लिए प्रतिफल अर्थात्



Forwarded to the Karmachari, Halka No. X Sn C.S. Jewary For information and necessary action

Anchal Adhikari
Jamshedpur

31/12/98

नाम - अधिसूचित क्षेत्र जमशेदपुर

वाड संख्या - 1.

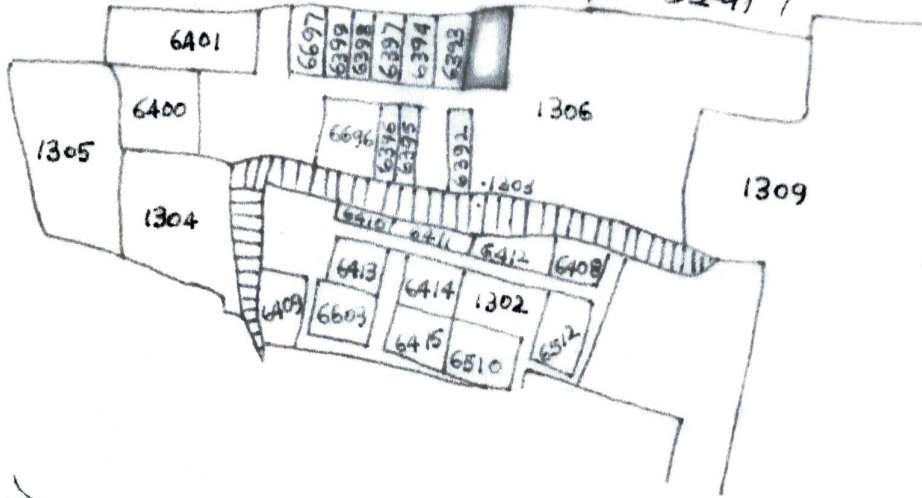
घाटर संख्या - 7

राजस्व धाना - घाटकिला जिला - सिईधम

पैमाना 1 से० मी० = 20 मीटर या फ्रॉ 1:2000

सन 1970-71 ईस्वी।

S.



संकेत :-

प्रकटा न०

रकबा न०

रकबा

26 -

1306/कॉ

नो क० घ०
- 0.03.00



19
घाटकिला

36 - रंगू मों लिका

द० - रास्ता

प० - गाँव

फ० - चीज

DBA/AF/JSR/9/209/BU - 7489



AFFIDAVIT

I, Purushottam Lall Mundhra s/o Govardhan Lall Mundhra, by faith Hindu, Resident of Ramnagar Sonari, Jamshepur, Dist. East Singhbhum, Jharkhand do hereby solemnly affirm and declare that the statements made herein below are true to the best of my knowledge and belief.

1. That I am the Owner/Power of Attorney Holder of land having R. S./ M. S Plot No.675 Khata No.26 Khewat No. Thana No.1157 Corresponding to the Holding No. Ward No.02 of name of the Authority JNAC, Measuring an Area of 5.0 Dec. situated at Vill. Mbuza Gamhariyagera, P. S. Sonari Name of the Place Jamshedpur.

2. That the land mentioned above is a freehold property and does not belong to Khas Mahal Estate of Government. It is not either Gair Mazarua Aam Khas. Kaisare Hind, District Board or Acquired Land.

3. That the land stated above is a tribal land/not a tribal land for tribal land; permission for transfer has been obtained vide case No.531 Year 98-99 from SAR/DC/Commissioner Court.

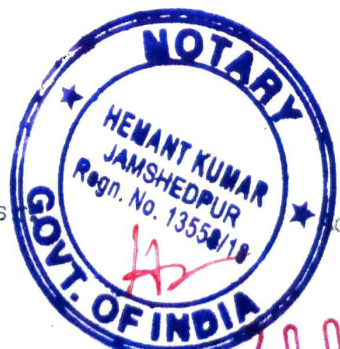
4. That I have applied a building plan vide B.C. Case No.

5. That further declare that in future, if it will be found that property mentioned above are Gair Mazarua Aam Khas, Kaisare Hind, District Board are Acquired Land Property of Govt. the sanctioned map will be deemed to be cancelled due to misrepresentation and suppression of facts.

6. Sworn & Signed this affidavit on this the 20th day of Oct. 2020 at name of the place Jamshedpur.

SL. NO: 03
DATE: 20 OCT 2020

Hemant
20/10/2020
HEMANT KUMAR
NOTARY Public, Jharkhand
Govt Of India
JSP East Singbhum



Purushottam Lall Mundhra
Deponent
Identified by : *P. N. Singh*
[Signature]
Advocate, Name of the Place.

20 OCT 2020

FORM - III
CERTIFICATE OF EXECUTION OF WORK AS PER STRUCTURAL
SAFETY REQUIREMENTS

From
Purushottam Lal Mundhra
Khata No - 26
Plot No - 675
Thana No - 1157, Mouza - Gramhariaga

To
Special Officer
JNAC
Jamshedpur

With the respect to the building work of erection/re-erection or for making alteration in the Purushottam Lal Mundhra Khata No- 26 building in with respect of Plot No- 675 Village/Mouza- Gramhariaga Ward No:- 01 of Municipal Corporation/Municipal Council/Nagar Panchyat /Municipality/Notified Area Committee/Regional Department Authorities/Industrial Area Development Authorities/Mineral Area Development Authority, Gram Panchyat area covered under Development Plan or Planning Scheme notified under Jharkhand Municipal Act 2011, Jharkhand Regional Development Authority Act 2002, Mineral Area Development Authority Act, Jharkhand Industrial Area Development Authority Act or within the Development Plan area of Residential purpose:

I certify:

1. That the building shall be constructed according to the structural design and specification prepared by me, which incorporates the provision of structural safety norms as specified in part 6 (Structural Design) of the national building code of India, 2005 and other relevant codes and the design complies with the earthquake safety requirement.
2. That the construction shall be done under my supervision and guidance and adheres to the structural drawing and specifications prepared by me and records of supervision have been maintained.

Any subsequent changes or deviation from the structural drawings and specification shall be responsibility of the owner/builder.

Name and signature of the competent

Technical Person- L K SUMAN

Reg.No.- JNAC/ENG/0006/2016

Date:- 22/10/2020

Address- 2nd floor, Basant Talkies Complex, Sakhi, Jamshedpur-831001

Name and Signature of Owner/Builder/Applicant

Reg. No.- NA

Date:- 22/10/2020

Address:- Jamshedpur

Purushottam Lal Mundhra