

6506 Date 13/01/2019
Name Kalita Kumari
For Salafat
Valid Rs 5/- Valid 5/-

Govt Stamp Vendor
Jambhapat Court
M.A.B.C. 100



Chandan Kumar Choudhary
21/1/19

ATTESTED

21/1/19

ANANDRA KUMAR
ADVOCATE



मैंने अपनी सौमित्रि श्री. कालिता कुमारी को
दस्तावेजों के साथ सलाह दे दी है।

21/01/19

10/1/19

नमो

21/1/19

21/01/19





ATTES

MAHENDRA KUMAR
ADVOCATE

Nand Kishore Kumar
21/11/13



Chandan Kumar Choudhary

Nand Kishore Kumar
21/11/13

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- 1) MR. CHANDAN KUMAR CHOUDHARY [Pan No AQIPC9435F and UID No 962351044258] and
- 2) MR. NAND KISHORE KUMAR , alias NAND KISHORE CHOUDHDARY, [Pan No DDHPK5952E and UID No .850537780389] both sons of Sri Raj Kumar Jaiswal ,both by faith Hindu, by Caste Kalwar, by Occupation Business, Nationality Indian, both resident of H. No 84, Vastu Vihar, Baliguma, Near BPCL Pump,P.S: MGM Medical College, Jamshedpur, District East Singhbhum ,hereinafter called the SELLER/S (which expression shall unless repugnant to the context include their legal heirs, successors administrators and representatives) of the ONE PART;

IN FAVOUR OF

LALITA KUMARI, [Pan No CPNPK0244L & UID No 888459924208] wife of Mr. Amitabh Sharma, by faith Hindu, by Cast Badhai (Carpenter) by Nationality Indian , by Occupation Housewife , Resident of Behind Budiya, Village Buti Basti, Upper Buti, P.O.Buti, P.S. Sadar,Buti, Pin No.835217, District Ranchi and State of Jharkhand ,

/3

Chanderni Karanwar Ahluwalia

Nandkishore
Kumar

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21/1/19

hereinafter called the PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHERS PART

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT :- Rs. 16,30,000/-
(Rupees Sixteen Lakhs Thirty Thousand only)

WITNESSETH AS FOLLOWS:-

WHEREAS, the Sellers are the sole, absolute and lawful owner of the land measuring an area 38'ft X 42'ft ie. 1596 sq.ft or 3.60 Decimals situated in Mouza Baliguma, P.S.M.G.M (Mango), Thana No.1150, within Ward No.10, M.N.A.C, recorded under New Khata No.384, Portion of New Plot No.1579(b), within town and District Sub-Registry office, Jamshedpur, District East Singhbhum, morefully described in the schedule below;

AND WHEREAS, the aforesaid land mentioned in the schedule below recorded in the current settlement khatian in the name of Raj Kumar Devi (now deceased) W/o Ram Kripal @ Ram Kripal Singh.

AND WHEREAS, after death of said recorded tenant Raj Kumari Devi, her two sons namely (i) Sri Baijnath Singh and (ii) Meghnath Singh being legal heirs, successors inherited the above land mentioned in the schedule below

Chandan Kumar Das

Nand Kishore Kumar

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21/1/17

along with other land and they came in possession of the same and thereafter they have sold and delivered the schedule below land to Chaitan Kumar Das S/o Abani Kant Das by means of registered Sale Deed bearing Deed No.2826,(SIno.3290) dated 21.04.2008 ,registered at District Sub- Registry office Jamshedpur and since then said Chaitan Kumar Das came in possession of the schedule below land and while said Chaitan Kumar Das had been in peaceful possession over the schedule below and he sold and delivered the said land to Smt. Sanju Choudhary W/o Sri Avinash Choudhary through registered Sale Deed ,bearing Deed No.6606 (SI.No.7924), dated 24.08.2010, registered at District Sub-Registry office Jamshedpur who has got mutated the said land in her name under Mutation case No 2291/2010-2011 and after that said Smt. Sanju Choudhary sold the said land to the present Sellers (i) Sri.Chandan Kumar Choudhary and (ii) Nand Kishore Kumar alias Nand Kishore Choudhary through registered Sale Deed ,bearing Deed No.504/453 (SI.No.1/60) dated 04.02.2016, registered at District Sub-Registry office Jamshedpur and since the present Sellers came in possession of the schedule below land and thereafter the Sellers also got her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. Jamshedpur ,vide Mutation Case No.204/M/2016-17 and since then the Present Sellers have been in peaceful possession over the schedule below land without any interruption from anybody by payment of rent for the said land in their own names and obtaining receipt for the same.

Charan Kumar Choudhary

Naval Kishor Kumar

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21/1/13

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchasers for absolute Sale of land measuring an area 1596 sq.ft or 3.60 Decimals for a total consideration amount of Rs.16.30,000/- (Rupees Sixteen Lakhs Thirty Thousand only) and the Purchaser has agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the said sum of Rs. 16,30,000/- (Rupees Sixteen Lakhs Thirty Thousand only) paid by the Purchaser to the Sellers, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule below by the Sellers, the Sellers do hereby absolutely sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD THE same unto the purchasers their heirs, successors without any interruption from the side of the Sellers or any person/s claiming under the Sellers.
2. That the Sellers have delivered possession of the schedule below land to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes and the Purchaser shall be at liberty to get her name mutated in respect of the schedule below land in the records of the landlord the state of Jharkhand through C.O. Jamshedpur and shall pay rent for the same in her own name.

Charndam Kumar

Nandu Vishwan
Kumar
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21/1/12

3. That from this day all the right, title, claim and interest of the Sellers in the schedule below land will cease to exist and will vest in the Purchaser and the Purchaser will become the sole and absolute owners thereof from this day.
4. That the land mentioned in the schedule below hereby conveyed by this sale deed is free from all encumbrances. Charges and liens.
5. That the Sellers hereby declares that they have good and perfect title over the schedule below land which they have not sol, charged or transferred the same in any way to anyone else prior to this Sale Deed.
6. That if for any defect of title or possession of the Sellers in the Schedule below land shall be found .the Purchaser suffers any loss then the Sellers will be liable to compensate the same.

SCHEDULE

(Description of the land hereby sold)

ALL THAT Piece and parcel of homestead vacant land measuring as area 38 'ft X 42' ft., i.e. 1596 sq.ft or 3.60 decimals, situated in Mouza BALIGUMA, P.S M.G.M (Mango), Thana No.1150, within Ward No 10, M.N.A.C. Recorded under New Khata No.384, Portion of New Plot No.1579 (b), within town and District Sub -Registry office Jamshedpur District East Singhbhum which is bounded by:-

North : Nandu Prasad
South : Road
East : Road
West :- Shankar Prasad
The land situated on the other Road.

Charndam Kumar Choudhary
21/1/12

Chandam Kumar-clauby

Nandkishore
Kumar

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21/11/13

The location of the land shown in Red Colour in the Sketch map annexed herewith which shall form par of this Deed.

Annual Rent :Rs.6/- per Katta only payable to the landlord, the State of Jharkhand , through C.O.Jamshedpur

IN WITNESS WHEREOF the Sellers are executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executants who admit the same to be true and correct.

Chandam Kumar-clauby

WITNESSES:-

1. Amitabh Sharma 21/11/13

Nandkishore Kumar
21/11/13

AMITABH SHARMA ,son of Sri RAVINDRA SHARMA, RESIDENT OF SankoSai Road No 1, Near Durga Mandir, Dimna Road, Mango, Jamshedpur[UID No 614829910272]

2. Sanat Modak 21/11/13

SANAT MODAK, S/O Late Kanai Lal Modak, Resident of Sankosai Road No 1, Kanchan Vihar, , DimnaRoad,mango Jamshedpur[UID No 906617915444]

Printed By:

Jsr. Court

Drafted By:-

A.K. Tiwary
Advocate ,Jsr.Court.

Charndam Kumar Choudhary

Nandkishor Kumar

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21/1/19

MODE OF PAYMENT

<u>Cheque/Cash/NEFT/DD</u>	<u>Date</u>	<u>Amount</u>	<u>Bank</u>
Cash	28.02.2018	20,000/-	-----
042981	28.12.2018	80,000/-	SBI, Jamshedpur
IMPS 901417455436	14.01.2019	1,000/-	B.O.B, Jamshedpur
BARBIS9014559383	14.01.2019	50,000/-	B.O.B, JAMSHEDPUR
042983	17.01.2019	6,00,000/-	SBI, Jamshedpur
000003	17.01.2019	2,20,000/-	B.O.B, JAMSHEDPUR
549466	17.01.2019	2,00,000/-	UCO Bank, Jamshedpur
652093	19.01.2019	1,13,000/-	UCO Bank, Jamshedpur
652094	19.01.2019	3,46,000/-	UCO Bank, Jamshedpur
/	/	/	/
Total Amount	-----	16,30,000/-	-----

NAME OF THE PURCHASER
LALITA KUMARI

Charndam Kumar Choudhary
21/1/19



ATTESTED
MAHENDRA KUMAR
ADVOCATE

Lalita Kumari 21/1/19
SING. OF PURCHASER

Certified that the finger prints of left hand of each person whose photograph is affixed in the document have been taken by me

A.K. Tiwari
Advocate. 21/1/19

Sr.
B KUMAR
Govt. Stamp Vendor
Jamshedpur Court
Licence No. 5478 E



AFFIDAVIT

I, LALITA KUMARI, [Pan No CPNPK0244L & UID No 888459924208] wife of Mr. Amitabh Sharma, by faith Hindu, by Cast Badhai (Carpenter) by Nationality Indian, by Occupation Housewife, Resident of Behind Budiya, Village Buti Basti, Upper Buti, P.O. Buti, P.S. Sadar, Buti, Pin No. 835217, District Ranchi and State of Jharkhand, do hereby solemnly affirm and declare as follows

1. That I purchased the aforesaid residential land area under the resolution of Jharkhand Government circular to Revenue, Registration and Land reforms department फ़ांक नं० 499 और 500 दिनांक 19/06/2017. and declared that we do not purchase any land under this above provision of Government of Jharkhand.

Solemnly affirm & declare before me to be true by the deponent who is identified by Mr. A.K. Tiwary Advocate at Jamshedpur court.

NOTARY PUBLIC, Jamshedpur

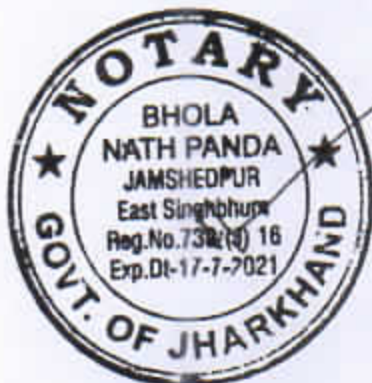
Verification

The statement made above are true to the best of my knowledge and behalf & I sign this on the 21/1/19 at Jamshedpur.

Lalita Kumari
Deponent 21/1/19

(The deponent is known to me & sign in my presence)

A.K. Tiwary
Advocate 21/1/19



Bhola Nath Panda
NOTARY
District Court
JAMSHEDPUR

21/1/19



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1093/51059/02805

To
ललिता कुमारी
Lalita Kumari
W/O Amitabh Sharma
BEHIND BUDHIYA VILL-BUTI BASTI UPPER
BUTI PO-BUTI PS-SADAR Buti
Buti Ranchi
Jharkhand 835217

15829707



UG158297072IN



आपका आधार क्रमांक / Your Aadhaar No. :

8884 5992 4208

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



ललिता कुमारी
Lalita Kumari
जन्म वर्ष / Year of Birth : 1991
महिला / Female



Lalita Kumari

8884 5992 4208

आधार — आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

LALITA KUMARI

LAKHAN MISTRI

01/05/1991

CPNPK0244L

Lalita Kumari

भारत सरकार
GOVT. OF INDIA

Lalita Kumari



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India



नामांकन क्रमांक/Enrolment No.: 2042/17701/00646

Amitabh Sharma (अभिषाच शर्मा)
 S/O: Mr Ravindra Sharma, Sankosal Road No-1,
 Near Durga mandir, Dinna Road Mango,
 Jamshedpur, Mgm Medical College, East
 Singhbhum,
 Jharkhand - 831018

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आपका आधार क्रमांक/Your Aadhaar No.:

6148 2991 0272



मेरा आधार, मेरी पहचान



आधार देश भर में मान्य है।

आधार के लिए आपको एक ही बार नामांकन करने परदाते की आवश्यकता है।
 अपना अपना मोबाइल नंबर और ई-मेल पता दर्ज कराएं, इससे आपकी विविध सुविधाएं प्राप्त करने में सहायक होगी।

Aadhaar is valid throughout the country.

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भारत सरकार
 GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अभिषाच शर्मा
Amitabh Sharma
 जन्म तिथि/DOB: 08/07/1984
 पुरुष / MALE

पता:

S/O: श्री रविन्द्र शर्मा,
 संकोसाई रोड न-1, दुर्गा
 मंदिर के पास, दिन्ना रोड
 मानगो, जमशेदपुर, एम्.जी.
 एम्. मेडिकल कॉलेज, पूर्वी
 सिंहभूम,
 झारखण्ड - 831018

Address:

S/O Mr Ravindra Sharma,
 Sankosal Road No-1, Near
 Durga mandir, Dinna Road
 Mango, Jamshedpur, Mgm
 Medical College, East
 Singhbhum,
 Jharkhand - 831018

6148 2991 0272

मेरा आधार, मेरी पहचान

6148 2991 0272

MEERA AADHAAR, MERI PEHACHAN

MANGO NAGAR NIGAM

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

Memo No. : 423125170119070448

Date : 17-01-2019

प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री CHANDAN KUMAR CHOUDHARY S/O RAJ KUMAR JAISWAL, NAND KISHOR KUMAR S/O RAJ KUMAR JAISWAL,

मोहल्ला BAGAN AREA SANKOSAI DIMNA ROAD MANGO JAMSHEDPUR, 9534022740, 9534022740 EAST SINGHBHUM, 831018

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0100002874000M0 वार्ड सं० 10 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	55.00
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)		55.00



नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, www.jharkhandsuda.net पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के अंतर्गत में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती 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 पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घुति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घुति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- 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 तथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित श्राप्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संप्रहित इस सम्पत्ती कर इन इमरतों/द्वारों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मातिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होस्टिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

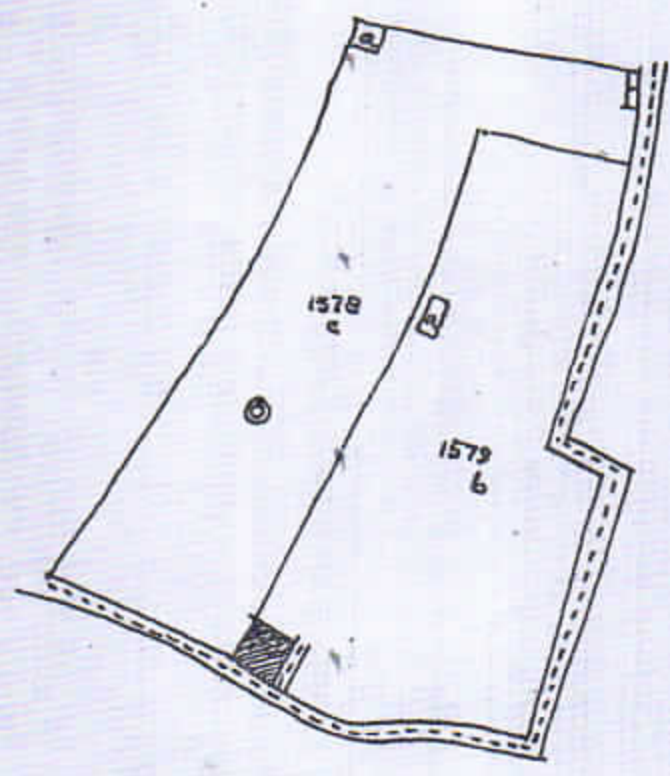
NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

Chandan Kumar Choudhary

नाम अधिसूचित क्षेत्र जमशोदपुर, कार्ड संख्या 10, चादर संख्या 11
 हापसु थाना घाटमोका, जिला सिंहभूम, पैमाना 1 से.मी. = 20 मी. सन् 1970-71 ई.
 काल, रंग चिह्नित प्लॉट नं. 1579 b का अंश रकबा 0-2-04 घुंर 42'x38'-6"

शवाता नं - 384

SIDE	SIZE	BOUNDARY
NORTH	42'-0"	Nandu Prasad
SOUTH	42'-0"	Road
EAST	38'-0"	12'-0" Road
WEST	38'-0"	Mrs. Shakuntala Devi



Santia Choudhary

H.N. RAUT (LAND SURVEYOR)

ANEIN Nityananda Raut
 Mangal J.S.R

Schedule Sp. N.S.

Form No. V40

CORRECTION SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 District : East Singhbhum
 Name of State : Jharkhand
 Circle/Anchal : Jamshedpur
 Sub Division : Dhalbhum
 Taluqa : Number :
 Halka : IX

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 or partition	Full details of exchanges effected by Mutation	Date of Correction of the Halkas Register by the Karnamachari	Remarks
1	2291 2010-11	सानी बाली क्षेत्र	घाटशिला वार्ड नं-10	354 17-136	अंदाज अधिकारी जमशेदपुर 24.03.2010	निबंधित बिक्री केवाला संख्या 6806 दिनांक 24.02.2010	खाता नं० 384 लॉट नं० 1579 बी 1:70 दर्गफीट वर्षिक लगान 10.00 (दस) रुपये प्रति डिरामिल अलावे सेम के साथ श्री. SANJU CHANDRA, Son of Sri Anand Mohan, S/O श्री-मानगो, जमशेदपुर के नाम पर नामांतरण स्वीकृत किया गया।	9	10



Santia choudhary

Forwarded to the Karnamachari, Halka No. IX
 श्री अन्न्द मोहन मंडल

Date
 For Information and necessary action

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

24/3/11

नाम अधिसूचित क्षेत्र जमशेदपुर वाडि संख्या 10 चादर संख्या 7 राजारव धा...



SCF No. F.No. 180v

सूचना नमूना

नाम मीजा मय

खाना वी धाना नम्बर

जन्म शोधपुर | वार्ड नं.-10 अ.क्षे.मानगो | 16411 | Chandan Kumar Choudhary, Nand Kishore Choudhary

V

फरद मलकी / फरद रैयती

नाम रैयत मय वसिदयत जमाबन्दी

वो संकुनत नम्बर।

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खाता संख्या

384

खेसरा संख्या

1579

रकना (एकड़ में)

0 एकड़ 3.7 डिसमील 0 हेक्टर

अराजी नकदी

अराजी भावती

तफसील हिसाब लगान भावती

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

मांग बाबत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2017-2018)	
माल (नकदी)	37.00				37.00	37.00
गुजारी (भावती)	9.25				9.25	9.25
सेस	18.50				18.50	18.50
सूद	18.50				18.50	18.50
मुतफरकात	7.40				7.40	7.40
मीजान	90.65				90.65	90.65

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मौतालबा हाल (2013-2019)	प्रकृतित
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2017-2018)		
माल (नकदी)				37.00	37.00	
गुजारी (भावती)				9.25	9.25	
सेस				18.50	18.50	
सूद				18.50	18.50	
मुतफरकात				7.40	7.40	
मीजान अदायकारी				90.65	90.65	

(1) मीजान कुल (तफसील में) : One Hundred Eighty One Rupees and Thirty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 181.30

तारीख अमला तहसील कुनिन्दा : 07-08-2018

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी का जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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

[Handwritten Signature]

Signature of Operator



[Handwritten Signature]
21/1/19

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**NAND KISHORE KUMAR** Alias **NAND KISHORE CHOUDHARY** , **CHANDAN KUMAR CHOUDHARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AMITABH SHARMA**) Son/Daughter/Wife of (**RAVINDRA SHARMA**) resident of (Pin Code - **831018**) and by occupation (**Service**).



[Handwritten Signature]
21/1/19

Signature of Registering Officer

Date:- 21-Jan-2019

[Handwritten Signature]
21/1/19

Seal and Signature of Registering Officer