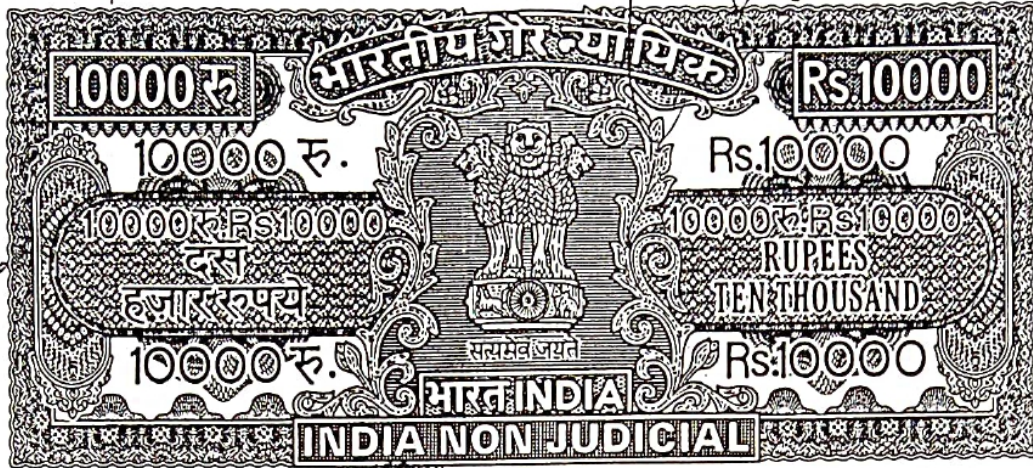
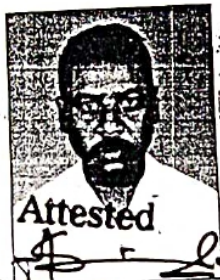


595 Sale value 3,00,000 - 11780 . 5059



T-36
30/7



Anil K. Singh
Deed Writer
Licence No.-15/2008
Jamshedpur.

Birua
Jawahar Lal
30/7/09



Roshan Birua
30/7/09

₹ 12000

05AA 219569

SALE DEED.

(By virtue of permission for Sale granted by the learned L.R.D.C., Dhalbhum, Jamshedpur in Misc. case No. 213 of 2008-2009 U/s. 46 C.N.T.Act vide order passed on 22.07.2009)

THIS SALE DEED is made on this the 30th day of July, 2009 at Jamshedpur; B Y :-

1) JAWHARLAL BIRUA and 2) ROSHAN BIRUA both sons of Late B.S.Birua, both by caste Ho (ST), by Nationality Indian, by occupation No.1 and 2 both Private Service, both resident of Old Uldia Basti, Mango, P.O. and P.S.Mango, town Jamshedpur, District Singbhum(East), Jharkhand, herein-after called the SELLERS of the ONE PART;

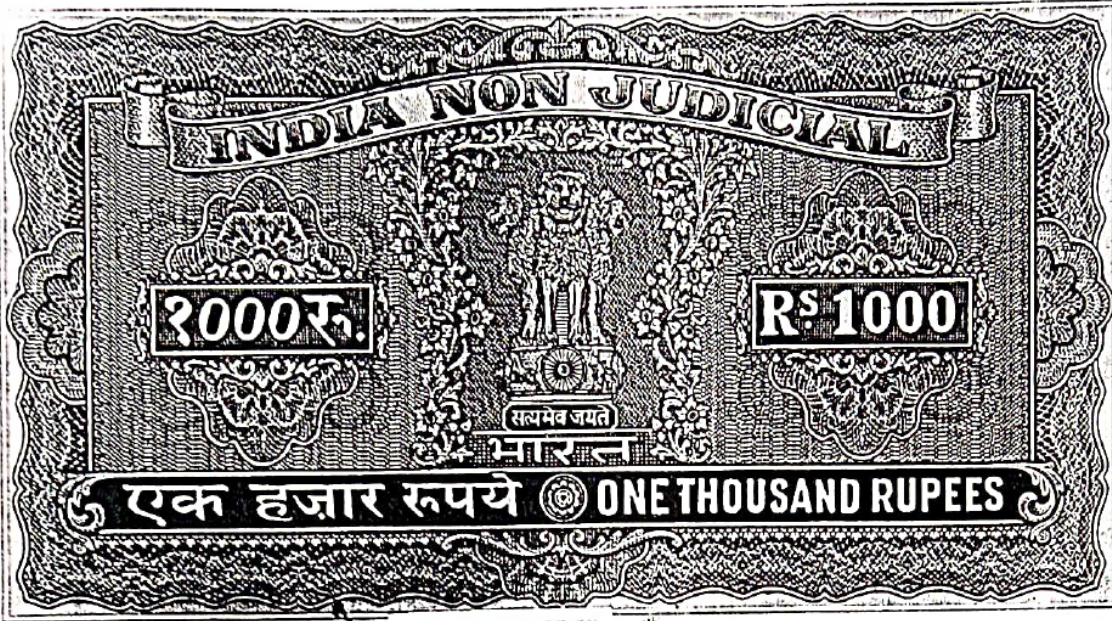
IN FAVOUR OF

MR. KOREN XESS son of Sri Mansid Xess, by caste Oraon(ST), by Nationality Indian, by occupation Service, resident of Jawahar Nagar, road No.6, P.O. Azadnagar, P.S.Mango, Jamshedpur, District East Singbhum, Jharkhand, herein-after called the PURCHASER of the OTHER PART.


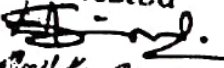
Handwritten notes and signatures on the left side of the page, including 'felicitable', '₹ 3000=0', '250', and '0-94'.

Handwritten signatures and initials at the bottom left of the page.

1000Rs.



Jawahar Lal Biswa
30/7/09


Attested

Rashmi K. Sanyal
Deed Writer
Licence No.-15/2003
Jamshedpur,
(2)

Rashmi Biswas
30/7/09



NATURE OF DEED :- SALE DEED.

CONSIDERATION MONEY :- Rs. 3,00,000/- (Rupees three lakhs) only .

SCHEDULE.

(Description of the land hereby sold)

District Singhbhum(East) District Sub-Registry Office
at Jamshedpur in Mouza MANGO, P.S.Mango, thana No. 1642,
within Ward No.9 J/M.N.A.C. recorded under khata No. 229,
Portion of Plot No. 4449, measuring an area 54'ft. X 40'ft.
= 2160 Sq.ft. or 3(three)Kathas of homestead land, which
is bounded by :-

North :- Nij Sellers;
South :- Rasta;
East :- Rasta ;
West :- Nij Sellers.

Annual rent Rs.16.50 paise only payable to the landlord the
State of Jharkhand through C.O.Jamshedpur.



Jauhar Lal Birua
20/7/09
Roshan Birua
20/7/09

(3)

WHEREAS the Sellers are the absolute and lawful owners of all that land fully mentioned in the schedule above;

AND WHEREAS the said land mentioned in the schedule above along with other land recorded in the name of Durai Birua (now deceased) who was the grand father of the present Sellers;

AND WHEREAS after death of said Durai Birua, the present Sellers being his grand sons legal heirs, successors inherited the land mentioned in the schedule above as their own shares as the share left by their deceased father B.S. Birua after amicable partition with the other co-sharers and the Sellers have been in peaceful possession over the said land mentioned in the schedule above without any interruption from any body with power to dispose of the same in any manner they like;

AND WHEREAS now being in urgent need of money the Sellers have jointly agreed with the purchaser for absolute sale of the land fully mentioned in the schedule above for a total consideration amount of ₹ 3,00,000/- (Rupees three lakhs) only and the purchaser has agreed to purchase the same at that price.

(4)

Jewachar Lal Bairava
30/7/09
Roshan Bairava
30/7/09

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in consideration of the said sum of Rs. 3,00,000/- (Rupees three lakhs) 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 above by the Sellers, the Sellers do hereby absolutely sell, transfer the all that land mentioned in the schedule above in favour of the purchaser by this sale deed TO HAVE AND TO HOLD the same unto the purchaser his heirs, successors without any interruption from the side of the Sellers or any person/s claiming under them .
2. That the Sellers have delivered possession of the land mentioned in the schedule above to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes and the purchaser shall be at liberty to have his name mutated in the records of the landlord the Statw of Jharkhand through C.O. Jamsnedpur and shall pay rent for the same in his own name.
3. That from this day all the right, title, claim and interest of the Sellers in the land mentioned in the schedule above will cease to exist and will vest in the purchaser and the purchaser will become the sole and absolute owner thereof from this day.
4. That the land hereby conveyed by this sale deed is free from all encumbrances, charges and liens.
5. That the Sellers hereby declare that they have good and perfect title over the land mentioned in the schedule above which they have not sold, charged or transferred the same in any way to any one else prior to this deed.
6. That if for any defect of title or possession of the Sellers in the schedule above land , the purchaser suffers

(5)

Jewwaha Lal Birua
30/7/09
Roshan Birua
30/7/09

any loss, then the Sellers will be liable to compensate the same.

7. That the terms Sellers and the Purchaser used in this Sale Deed will mean and include their heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the Sellers are executing this sale deed 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 & correct.

WITNESSES :-

- 1. Simon Luty s/o Anthony Luty
Plot Daiguta, Mangoo, Jamshedpur
- 2. Junel Soy s/o Sri Martin Soy
of Jawahar Nagar Mangoo J.S.R

Typed by
[Signature]
Jsr.court.

Drafted by
[Signature]
Jsr.court.



Koren



[Signature]
Sign. of Purchaser.

(KOREN XESS)

Attested
[Signature]
Anil Kr. Singha
Deed Writer
Licence No.-15/2008
Jamshedpur.

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

[Signature]
Anil Kr. Singha 30/7/09
Deed Writer
Licence No.-15/2008
Jamshedpur

निबंधन विभाग, झारखंड
जमशेदपुर
जाच पर्चा-सह घोषणा पत्र (नियम 114)

Token Date/Time 30/07/2009 11:58:55

Token No 36

Document Type	Sale Deed	Presenter	Jawaharlal Birua	Date of Entry	30/07/2009
Presenter Name & Address	Ulidihi Basti, P.S Mango, Jsr	DOF		Total Pages	14
Stampable Doc Value	300000	Stamp Value	12000	Book	1
Document Value	300000	Serial No	0	CNO/PNO	
Special Type					
Remarks / Other Details					

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1642	9	MANGO	229	4449			H_HOLD	5 Decimal

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Jawaharlal Birua	Late B.S.Birua	Service	Other		ulidih basti, mango, jsr
2	VENDOR	Roshan Birua	Late B.S.Birua	Service	Other		Ulidihi Basti, Mango, Jsr
3	VENDEE	Koren Xess	Mansid Xess	Service	Other		jawahar nagar, road no 6, p o azadnagar, p s mango jsr
4	Identifier	Siman Purty	Anthany Purty	Business	Other		daiguttu, mango, jsr
5	Witness1	Siman Purty	Anthany Purty	Business	Other		Daiguttu, Mango, Jsr
6	Witness2	Junul Soy	Martin Soy	Business	Other		jawahar nagar, mango, jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	LL	0.94
3	A1	3,000.00
4	SP	210.00
Total		3,213.44

Jawahar Lal Birua

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंफॉर्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑफिसर का हस्ताक्षर

जवाहर लाल बिरुआ, राजान

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

बिरुआ

जुनल सोय

दायक

पिता

पेशा

का व्यापार









निबंधन पदाधिकारी के हस्ताक्षर

30/7/09

& Indexing

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.36 Token Date: 30/07/2009 11:58:55
Serial/Deed No./Year :5954/5059/2009
Deed Type: Sale Deed

1	Jawaharlal Birua Father/Husband Name:Late B.S.Birua (VENDOR) ulidih basti, mango, jsr		
2	Roshan Birua Father/Husband Name:Late B.S.Birua (VENDOR) Ulidih Basti, Mango, Jsr		
3	Koren Xess Father/Husband Name:Mansid Xess (VENDOR) jawahar nagar, road no 6, p.o azadnagar, p.s mango jsr		
4	Siman Purty Father/Husband Name:Anthony Purty (Identifier) daiguttu, mango, jsr		
5	Siman Purty Father/Husband Name:Anthony Purty (Witness1) Daiguttu, Mango, Jsr	x	x
6	Junul Soy Father/Husband Name:Martin Soy (Witness2) jawahar nagar, mango, jsr	x	x

Book No. 1
Volume 184
Page 269 To 282
Deed No 5954/5059
Year 2009
Date 30/07/2009 15:07:18

District Sub Registrar

Signature of Operator



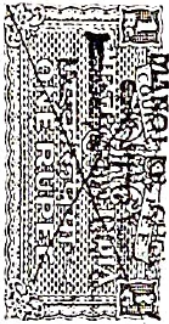
Handwritten signature

28/7-5, 29/7-5, 29/7-5, 29/7-5, 29/7-5
जोगलाल, अति ह्यूमर उप लकाहरी, बालिहरी, जमशेदपुर

UJ-46 CMT ACT

जवाहर लाल बिहारी - काम - करेन केर -

मिस केस संख्या 213/08-09



आदेश की तिथि	आदेश और पदाधिकारी का हस्ताक्षर	की गई कार्यवाई																																				
28/7/5	<p>अभिलेख उपस्थापित अभिलेख के साथ प्रस्तुत आवेदन शपथ पत्र अवलाधिकारी जमशेदपुर के जॉच प्रतिवेदन तथा अन्य कागजातों के अवलोकन एवं साक्ष्यों के आधार पर मैं संतुष्ट हूँ कि अन्तरण की पूर्वानुमति के लिए अपेक्षित निम्नांकित शर्तें विद्यमान हैं:-</p> <ol style="list-style-type: none"> 1. विक्रेता प्रसंगाधिनि जमीन के अधिभोग (occupancy) रैयत है। 2. विक्रेता और क्रेता दोनों ही अनुसूचित जन जाति के सदस्य हैं। 3. क्रेता एवं विक्रेता एक ही थाना के निवासी हैं। इसी थाना के क्षेत्राधिकार में प्रसंगाधिनि जमीन अवस्थित है। 4. प्रस्तावित अन्तरण के गिरुदा कोई आपत्ति प्राप्त नहीं हुई है। <p>अतः जमशेदपुर कारतकारी अधिनियम 1908 की धारा 46 (1) द्वितीय परन्तुपर (बी) (सी) के अंतर्गत निम्नलिखित शर्तों के अधीन अन्तरण की पूर्वानुमति दी जाती है:-</p> <p>जमशेदपुर थाना-पूर्वी सिहभूम को मूल्य 2100 रूपये या जिला मिकका द्वारा निर्धारित मूल्य में से जो अधिक है, की दर से क्रेता को अन्तरण के लिए 10% की दर से अन्तरण कर देना होगा।</p> <p>जमशेदपुर थाना-पूर्वी सिहभूम के नाम निम्नी हेतु निम्नांकित जमीन है:-</p> <table border="1" data-bbox="295 1456 1085 1747"> <thead> <tr> <th>मौजा</th> <th>थाना</th> <th>खाला</th> <th>प्लॉट नं०</th> <th>रकबा</th> <th>श्रेणी/जमीन का विवरण</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3a - जीज</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4a - राहता</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5b - राहता</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>7a - जीज</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>(कामेदका बुलगाह)</td> </tr> </tbody> </table> <p>अन्तरण की पूर्वानुमति दी जाती है।</p> <p>उपस्थापित जवाहर लाल बिहारी उपायुक्ता (अधिनियम के अंतर्गत)</p> <p><i>Handwritten signature</i></p>	मौजा	थाना	खाला	प्लॉट नं०	रकबा	श्रेणी/जमीन का विवरण						3a - जीज						4a - राहता						5b - राहता						7a - जीज						(कामेदका बुलगाह)	
मौजा	थाना	खाला	प्लॉट नं०	रकबा	श्रेणी/जमीन का विवरण																																	
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					(कामेदका बुलगाह)																																	

जमशेदपुर थाना
29/7/5

जमशेदपुर थाना
29/7/5

MANGO NAGAR NIGAM, MANGO

HOLDING TAX RECEIPT

Receipt No. TRN56847021052022110624

Date : 21-05-2022

Department / Section : Revenue Section
Account Description : Holding Tax & Others
Application Type : New Assessment

Ward No : 9

SAF No. : SAF706644210522112832

Property Type : Vacant Land

Owner Name COREN XESS C/O

Address : KALIKA NAGAR DIMNA ROAD MANGO,
MANGO, EAST SINGHBHUM Pin - 831012

MOB No : 6202990564

A Sum of Rs. 5027.00 (in words) Five Thousand and Twenty-Seven Only

towards Holding Tax & Others vide Cash

Dated 21-05-2022 Drawn on NA Place Of The Bank.

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

Account Description	Period	Amount
Holding Tax Arrear	1 / 2016-2017 4 / 2021-2022	1800.00
Holding Tax Current	1 / 2022-2023 4 / 2022-2023	600.00
	Total	2400.00
	Additional Tax	0.00
	Penalty Amount	2657.00
	Rebate on current Demand	30.00
	Adjust amount	0.00
	Amount Received	5027.00
	Advance Amount	0.00



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

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