



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 29fbddd08ac534450fa2

Receipt Date : 22-Nov-2022 11:53:50 am

Receipt Amount : 360000/-

Amount In Words : Three Lakh Sixty Thousands Rupees Only

Token Number : 20220000137590

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SAROJ KUMAR (Vendee)

GRN Number : 2214409765



:- For Office Use :-

Deface
इस रसीद का
A-52
22.11.2022



2022/JSR/5784/BK1/5369

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

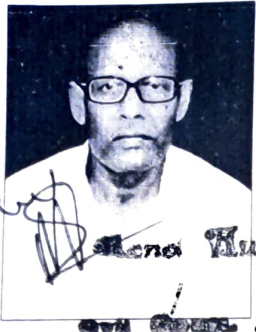
इस रसीद के माध्यम से पूर्व में की गई खर्च नहीं ली गई है।

Sarraf Sindh Shatrughna Sah Baban Bilan Sharma

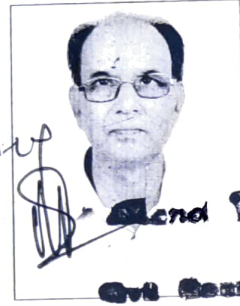
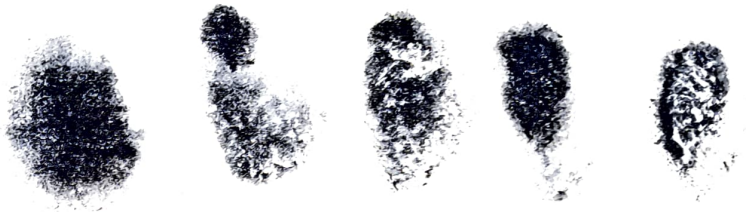
90,00,000/-

M.G.M.

3,60,000/-



Sakal Singh



Shatrughna Sah



न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

22/11/22

विधिम 21 के अधीन आया: भारतीय स्थाप-अधिनियम (इंडियन स्थाप अधिनियम) 1899 की अनुसूची 1 या 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 के तहत स्थाप-सहित (या स्थाप-शुद्ध के विना) या स्थाप-शुद्ध अपेक्षित नहीं।

जिला अवर निबन्धक

प्रस्थापित प्रस्ताव में लेखकारी प्रिंसिपल जाति के ARBOLIAN के हैं। भोतानापुर कारतकारी अधिनियम 1908 की धारा 48A(B) के अन्तर्गत नहीं है।

खाता नम्बर 440, प्लॉट नम्बर 1820, देय प्रतिबन्धित सूची में दर्ज नहीं है।

:: 2 ::

SALE DEED:

22/11/22

22/11/22

THIS SALE DEED is made on this the 22nd Day of November, 2022, at Jamshedpur: **BY AND BETWEEN:-**

1/ **SRI.SAKAL SINHA** (UID No.xxxxxxxx 9875 & PAN No.AEIPS6745J), Son of Kamal Sinha, resident of Holding no.18/17 Teachers Colony, Dimna Road Mango, P.O. Mango, Jamshedpur, District East Singhbhum, State of Jharkhand;

2/ **SRI.SHATRUDHAN SHAH @ SHATRUGHNA SAH** (UID No.xxxxxxxx 7219, PAN No.AEIPS6745J), Son of Ramashish Shah, resident of Teachers Colony, MurtiGali, Dimna Road, P.O. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand;

Recharge

21-2,70,000=00
U-03=00
PR-01=00

22/11/22

दस्तावेज जाँचा

:: 3 ::

Son of Late
Shatijyana Sen

Both by faith Hindu, by Caste OBC Non CNT, by Nationality Indian, by Occupation Retired, hereinafter called the "**VENDORS/SELLERS**" (which expression shall unless, excluded by or repugnant to the context, must mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART.

IN FAVOUR OF:

MR. SAROJ KUMAR, S/o BABAN BIHARI SHARMA, aged about 37 Years, by faith Hindu, by Nationality Indian, by Occupation Service, resident of VIP APARTMENT, Flat No. 802, Dimna Road, Mango, P. O. Mango, & P.S. Ulidih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Country India, at present residing at 10, Talbot ST, Somerset, NJ- 08873, USA, represented through his father/lawful attorney **SRI BABAN BIHARI SHARMA (UID NO.8848 1315 8515, PAN No. AIMPS7297R)** Son of Late Sonadhari Rai, aged about 64 years, by faith Hindu, by Nationality Indian, by Occupation Retired, resident of VIP APARTMENT, Flat No. 802, Dimna Road, Mango, P. O. Mango, & P.S. Ulidih, Town Jamshedpur, District East Singhbhum, State of Jharkhand; VIDE No.USANC 0997022, Dated: 26th October, 2022, through the Consulate General of India, New York, USA, hereinafter called the "**PURCHASER/VENDEE**" (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, legal representatives, nominees and assigns) of the OTHER PART.

NATURE OF DEED:

SALE DEED;

CONSIDERATION AMOUNT:

**Rs. 90,00,000/- (Rupees
Ninety Lakhs) only.**

Sawal Gadd
Shtouhna Sah

WITNESSETH AS FOLLOWS:-

WHEREAS the Vendors are the absolute, lawful and bonafide owners of the landed property, all that piece and parcel of homestead land, measuring an area 41'ft. X 65'ft. = 2665 Sq. ft., recorded under Khata No. 440, being in portion of Plot No. 1820, situated in Mouza Dimna, P.S. M.G.M. Medical College, Thana No. 1643, in Ward No.9 MNAC, within District Sub registry Office and Town at Jamshedpur, Pargana Dhalbhum, District Singhbhum, State of Jharkhand, more fully described in the Schedule below, which they have purchased from its former owner namely SMT. NANU BALA DASI, Wife of Late HariPada Das, resident of UliyanBasti, Kadma, Jamshedpur, by virtue of a registered Sale Deed bearing No.3410, Sl. No.3892, dated: 27/08/1996, registered at District Sub Registry Office at Jamshedpur, there after they have got mutated the same vide **MUTATION CASE No.960/2002-2003, dated: 16/11/2002**, and since then purchase they have been in joint peaceful physical possession over the said property of without any interruption from any corner and paying rent thereof to the State of Jharkhand, through the C.O. Mango, Jamshedpur, vide **Volume No.9, Page No.70**.

AND WHEREAS, the Vendors being in urgent need of money to meet their financial expenses, decided to sell a portion of landed property, more clearly mentioned in the schedule below for full, final and highest consideration amount of **Rs.90,00,000/- (Rupees Ninety Lakhs) only** to which the Purchaser has agreed and offered to pay the same to the Vendors, hence, to avoid all or any kind of legal disputes, and complication, the parties have decided to execute this Sale Deed, on the following terms and conditions, mentioned hereinafter.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1 That in pursuance of an agreement and paid consideration amount of **Rs.90,00,000/- (Rupees Ninety Lakhs) only** is paid by

Sallan / Sallan
Shobin / Shobin

:: 5 ::

the purchaser to the Vendors by Cheque / Cash, for the said landed property, more fully described in the schedule below, the receipt of which is hereby admitted and acknowledged as full, final and the highest consideration amount against the sale of the schedule below property, and the Vendors by these presents do hereby sell, convey, transfer, deliver and assign all that schedule below property, in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser, along with his legal heirs and successors without any interruption, from or by the present Vendors, or any person claiming under them, with all their right, title, interest, and possession, in respect of the schedule below property.

2 That the Vendors have delivered peaceful physical possession of the schedule below property 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 off the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he likes, and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango/Jamshedpur, and pay rent and taxes for the same in her own name and obtain receipt thereof.

3 THAT, from this day the vendors shall cease to have any right, title and interest over the said schedule below property, and all the right, title and interest of the vendors in the schedule below property now will be completely vested unto the purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens or charges of any kind whatsoever.

4 THAT, the Vendors hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendors in the schedule below property the purchaser suffers any loss then the vendors will be

Sale Deed
Shri Singhia, Son

liable to compensate the same to the Purchaser or his legal heirs and successors.

5 THAT, the Vendors are further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendors that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendors only.

6 THAT, the Vendors has delivered copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale deed, the Vendors do not hold any right, title or interest along with their legal heirs and successors to claim back the schedule below property. The schedule below land is free and is never acquired by the State or Central Government.

7 THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

SCHEDULE:

All that piece and parcel of homestead land, measuring an area 41'ft. X 65'ft. = 2665 Sq. ft., recorded under Khata No. 440, being in portion of Plot No. 1820, situated in Mouza Dimna, P.S. M.G.M. Medical College, Thana No. 1643, in Ward No.9 MNAC, Mangonagar Nigam H. NO.0090002578000M0, within District Sub registry Office and Town at Jamshedpur, Pargana Dhalbhum, District Singhbhum, State of Jharkhand;

Saral Sinha
Sakuntal Sinha

:: 7 ::

Which is bounded by :-

North:- SulekhaDevi;m South:- Road 16'ft;
East:- Road 20'ft; West:- S.Pati;

Annual rent payable to the Landlord the State of Jharkhand,
through the C.O. at Mango/Jamshedpur;

MEMO OF CONSIDERATION:

<u>Mode of Payment:</u>	<u>Amount:</u>
By Online payment on 7/9/2022 to Mr.Sinha	50,000/-
By Online payment on 27/9/2022 to Mr.Sinha	50,000/-
By Online payment on 28/9/2022 to Mr.Sinha	1,50,000/-
By Online payment on 10/11/2022 to Mr.Sinha	8,75,000/-
By Online payment on 27/9/2022 to Mr.Shah	50,000/-
By Online payment on 28/9/2022 to Mr.Shah	2,00,000/-
By Online payment on 11/11/2022 to Mr.Shah	8,75,000/-
By Cheq. No.79413 on 15/10/2022 to Mr. Sinha	33,75,000/- by ICICI
By Cheq. No.79414 on 15/10/2022 to Mr. Sinha	33,15,764/- by ICICI
By Cash. On 22/11/2022 to Mr.Shah	59,236/-
Total Amount:	90,00,000/-
	(Rupees Ninety Lakhs) only;

The above landed property is more clearly shown in the sketch
map attach herewith, which also forms part of this Sale Deed.

IN WITNESS WHEREOF the Vendor has hereunto signed this Deed
at Jamshedpur on the day, month and year first above mentioned.

Read over and explained the contents of this Deed to the
Vendor in Hindi, who found and admitted the same to be true and
correct.



Saral Sinha

::8::

Saraj Saha
Shobhona Saha

WITNESSES:

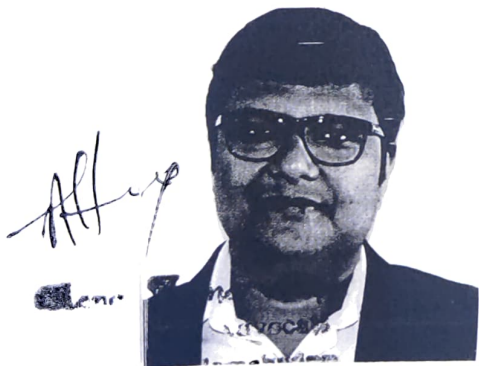
Manoj Kumar Saha

1. Anish Kumar SON OF SANJAY RAY
ROAD NO-2 SANKOSAI mango Jamshedpur
Drafted by
Advocate:

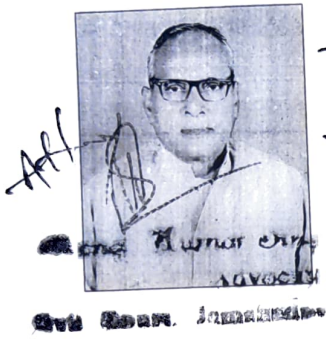
2. Sanjay Ray Road No-2 Sankosai
शुभेन्द्रा चण्डा Mango BR

Printed by:
Jsr. Court; Bhagwati,

PURCHASER:



Purchase
through
Attorney
Atul



Abbas Prakash Sharma

::9::

Sarfaraz Sheikh
Shahidul Islam

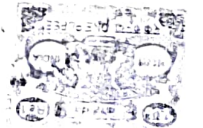


Certificate:

Certified that the finger prints of left hand of each person, whose photographs are affixed in the document, have been obtained by me.

Advocate:





प्रतिलिपि के लिए आवेदन की तारीख	तैयार और प्रतिलिपि की संख्या संख्या सूचित करने की तारीख	अनिवार्य तैयार और प्रतिलिपि देने की तारीख	तारीख जमा की देने के लिए प्रतिलिपि तैयार थी	आवेदन को प्रतिलिपि देने की तारीख
Date of Application for the copy	Date fixed for notifying the requisite number of stamps and folios	Date of delivery of the requisite stamp & folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant

FOLIO NOT AVAILABLE

रानी की गरीब अतिथि प्रशासन के कार्यालय के सहायक सचिव
 दिनांक 11/10/2019 रात 10:09
 जयपुर अतिथि भवन, जिला प्रती शिवालय।

श्री 1 श्री 2 श्री 3 श्री 4 श्री 5 श्री 6 श्री 7 श्री 8 श्री 9 श्री 10
 पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम
 पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम पदनाम

रानीयान की क्र. सं.	अतिथि की नाम दिनांक नाम जारी और विवरण	रकम		शुद्धी का कारण	रकम हो. सं. सं.	अनुक्ति	शुद्धी का कारण	रकम हो. सं. सं.	अनुक्ति	शुद्धी का कारण	रकम हो. सं. सं.	अनुक्ति	शुद्धी का कारण	रकम हो. सं. सं.	अनुक्ति
		रकम	शुद्धी												
1	1831	1831	1831	1831	1831	1831	1831	1831	1831	1831	1831	1831	1831	1831	1831
2	1832	1832	1832	1832	1832	1832	1832	1832	1832	1832	1832	1832	1832	1832	1832
3	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848
4	1849	1849	1849	1849	1849	1849	1849	1849	1849	1849	1849	1849	1849	1849	1849
5	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889
6	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889
7	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889
8	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889
9	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889
10	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889	1889

Saizal Saha
 Saizal Saha

FIELD NOT AVAILABLE

रजि. सं. 1110

पुणे जिल्हा अतिरिक्त प. वि. विद्यापीठ

क्र. सं. 18

क्र. सं.	पदावली	पदावली	संस्था		पुणे	संस्था	अभ्युक्ति	पदावली		10
			संस्था	पदावली				पदावली	पदावली	
1	अतिरिक्त का नाम	अतिरिक्त का नाम	द	द	अतिरिक्त का नाम	द	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	(1) अतिरिक्त का नाम
2	पदावली	पदावली	1890	1890	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	(2) अतिरिक्त का नाम
3	पदावली	पदावली	1252	1252	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	(3) अतिरिक्त का नाम
4	पदावली	पदावली	1253	1253	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	
5	पदावली	पदावली	1254	1254	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	
6	पदावली	पदावली	1255	1255	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	
7	पदावली	पदावली	1256	1256	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	अतिरिक्त का नाम	

प्रतिष्ठितिक

दस्तावेज क्रिया

3.7.6.20

अतिरिक्त का नाम

Notarized by the District Clerk
 is authorized by the Government of India
 Indian Evidence Act, 1977

Saravali Gokhale

अतिरिक्त का नाम

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 13, 2022

पृ. 11 प्रति

भाग वर्तमान	9	पृष्ठ संख्या	70											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	घालभूम	अंचल का नाम	मानगो	हल्का का नाम	हल्का-2	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	वाई नं-9 अ.क्षे मानगो	होल्डिंग संख्या	440/अश	तौजी संख्या	0	थाना नम्बर	16412	खाता का प्रकार	---					
सकल सिन्हा, पिता-कमल सिन्हा एवं शत्रुघ्न साह, पिता-सदाशिव साह														
खाला नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार							लगान	सेस		
440	1520	0 ऐ 6.11 डि 0 हे		नामजर्ण मुकदमा संख्या- 960/ 2002-2003 दिनांक- 16-11-2002 को अंचलाधिकारी के आदेशानुसार खाता खोला गया							61.2	88.74		
	कुल परिमाण	0 ऐ 6.11 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिखा सेस बकाया	शिखा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
05-12-2003	9491359	2002	2004	61.2	61.2	15.3	15.3	30.6	30.6	30.6	30.6	12.24	12.24	
02-15-2017	1487146865	2016-2017	2016-2017	0	61.2	0	15.3	0	30.6	0	30.6	0	12.24	
07-15-2018	0056430773	2017-2018	2018-2019	61.2	61.2	15.3	15.3	30.6	30.6	30.6	30.6	12.24	12.24	
11-20-2019	0085177769	2019-2020	2019-2020	0	61.2	0	15.3	0	30.6	0	30.6	0	12.24	
2021-12-14 13-04-07	0713875531	2020-2021	2021-2022	61.2	61.2	15.3	15.3	30.6	30.6	30.6	30.6	12.24	12.24	
09-12-2022	0914884196	2022-2023	2022-2023	0	61.2	0	15.3	0	30.6	0	30.6	0	12.24	

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

नक्शा देखें

Sarbal Singh
Shatrughna Sahi



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

युधिष्ठिर दास हरिपद दास, मदन मोहन दास, पिता-नटवर दास तीन अंश व अश्विनी दास, पिता-स्व. अमृत एक अंश

जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	मानगो नाम	हलका का नाम	हल्का-2	मौजा का नाम	वार्ड नं.-9	खाता अ.क्षे.मानगो का प्रकार
खेवट नम्बर	खाता नम्बर 440		थाना का नाम	घाटशिला	थाना नम्बर	16412	

(1)	(2)	(3)	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
440	1787	1. लिलु माझी 2. युधिष्ठिर दास	गोड़ा-02 0	0 हेक्टर	14 आर	दखल संयुक्त	1 - काबिल लगान	0	0	0	1 - कायमी
	1966	2. धनन जय चौ. 2. निज	दौन-02 0	0 हेक्टर	28 आर	दखल संयुक्त	1 - काबिल लगान				1 - कायमी
	1967	2. निज 2. गोमेया हो	दौन-02 0	0 हेक्टर	15 आर	दखल संयुक्त	1 - काबिल लगान				1 - कायमी
	1968	2. निज 2. बिहार सरकार	दौन-03 0	0 हेक्टर	1 आर	दखल संयुक्त	1 - काबिल लगान				1 - कायमी
	1820	2. बिहार सरकार 2. फुल कुमारी	दौन-02 8	0 हेक्टर	36 आर	दखल हरिपद दास	1 - काबिल लगान				1 - कायमी
	1828	2. युधिष्ठिर दास 2. रास्ता	दौन-02 3	0 हेक्टर	59 आर	दखल युधिष्ठिर दास	1 - काबिल लगान				1 - कायमी
	1829	2. निज 2. निज	दौन-02 3	0 हेक्टर	34 आर	दखल महन मोहन दास	1 - काबिल लगान				1 - कायमी
	1831	2. अज्ञात 2. अज्ञात	मोटी आड़ 0	0 हेक्टर	4 आर	दखल महन मोहन दास	1 - काबिल लगान				1 - कायमी
	1832	2. अपरना वासु 2. मदन मोहन	दौन-02 6	0 हेक्टर	31 आर	दखल महन मोहन दास	1 - काबिल लगान				1 - कायमी
	1848	2. अज्ञात 2. अज्ञात	मोटी आड़ 0	0 हेक्टर	2 आर	दखल महन मोहन दास	1 - काबिल लगान				1 - कायमी
	1849	2. लोक निर्माण	दौन-02 5	1 हेक्टर	5 आर	दखल अश्वनी	1 - काबिल				1 - कायमी

नाम ग्राम अधिसूचित क्षेत्र मानगो जमरोदपुर

प्लॉट नम्बर 9 चादर नम्बर 8

राजस्व थाना घाटरोला

थाना नम्बर 1643

जिला पूर्वी सिंहभूम

पैमाना 1 से. मी० = 20 मीटर या प्र०भि० (R.F.) 1:2000

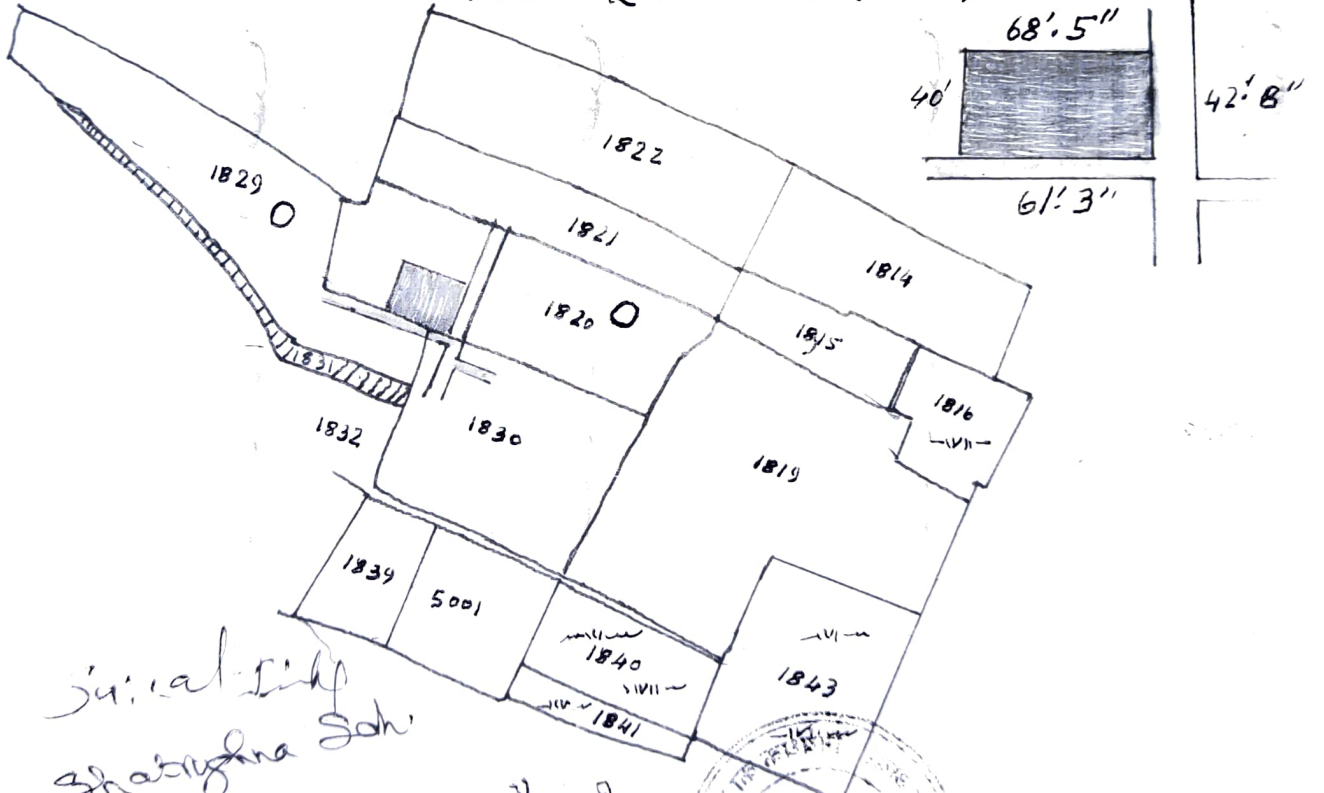
सन् 1970-71 ईस्वी

खाना न० - फ्लॉट न० - क्षेत्रफल

440 - 1820 अंश - 2665 वर्गफी

या 03 काठा 14 छुर

प्रस्तावित भूमि को लाल रंग से दर्शाया गया है।



J. Lal Singh
Shatabdina Sahi

चौहदो

उत्तर - सुलेखा देवी

दक्षिण - 16 फीट रोड

पूरब - 20 फीट रोड

पश्चिम - रास, पति

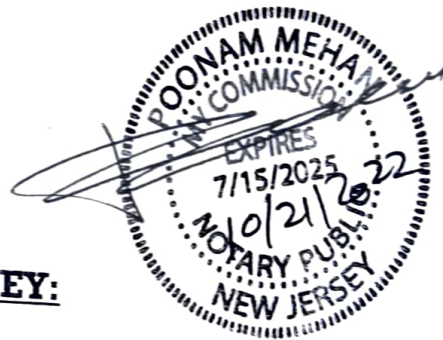
नकशा से ट्रेस किया है।



3/19.10.2022
अजम्बर गगराई
सेवा निवृत्त अमीन
संकोशाई, गुडरूबासा, रोड न०-5
डिमना रोड, मानगो जमरोदपुर

:: 2 ::

GENERAL POWER OF ATTORNEY:



BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT, I **SAROJ KUMAR**, S/o BABAN BIHARI SHARMA, aged about 37 Years, by faith Hindu, by Nationality Indian, by Occupation Service, resident of VIP APARTMENT, Flat No. 802, Dimna Road, Mango, P. O. Mango, & P.S. Ulidih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Country India, at present residing at 10, Talbot ST, Somerset, NJ- 08873, USA, do hereby Nominate, Constitute and Appoint: **SRI BABAN BIHARI SHARMA (UID NO.8848 1315 8515)** Son of Late Sonadhari Rai, aged about 64 years, by faith Hindu, by Nationality Indian, by Occupation Retired, resident of VIP APARTMENT, Flat No. 802, Dimna Road, Mango, P. O. Mango, & P.S. Ulidih, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Country India, to be my lawful attorney in my name and on my behalf for property, mentioned hereinafter;



Saroj Kumar

:: 3 ::



WHEREAS, all that piece and parcel of homestead land, measuring an area 41'ft. X 65'ft. = 2665 Sq. ft., recorded under Khata No. 440, being in portion of Plot No. 1820, situated in Mouza Dimna, P.S. M.G.M. Medical College, Thana No. 1643, in Ward No.9 MNAC, within District Sub registry Office and Town at Jamshedpur, Pargana Dhalbhum, District Singhbhum, State of Jharkhand, more fully described in the Schedule below, is the subject matter of this Deed.

AND WHEREAS, 1) SHAKAL SINHA, Son of Sri Kamal Sinha, 2) SHATRUDHAN SHAH @ SHATRUGHNA SAH, Son of Sri Ramashish Shah, both residents of Teachers Colony, Murti Gali, Dimna Road, P.O. Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Country - India are the actual, absolute, lawful and bonafide owners of the aforesaid landed property, which they have purchased from its former owner namely SMT. NANU BALA DASI, Wife of Late Hari Pada Das, resident of Uliyan Basti, Kadma, Jamshedpur, by virtue of a registered Sale Deed bearing No.3410, Sl. No.3892, dated: 27/08/1996, registered at District Sub Registry Office at Jamshedpur, there after they have got mutated the same vide **MUTATION CASE No.960/2002-2003, dated: 16/11/2002**, and since then purchase they have been in joint peaceful physical possession over the said property of without any interruption from any corner and paying rent thereof to the State of Jharkhand, through the C.O. Mango, Jamshedpur, vide **Volume No.9, Page No.70**.



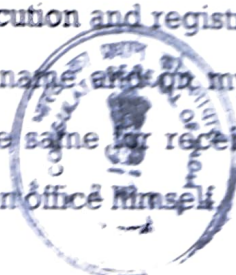
Sarvek

:: 4 ::



AND WHEREAS, I want to purchase the aforesaid landed property in my name, by financial assistance of myself, but I the executant am now a days out of India, and unable personally to do any acts, deeds and things, regarding aforesaid property, to take all necessary steps, the said attorney is to do all acts and things in my name and on my behalf and in particulars of the followings, that is to say :-

1. To appear before any Court, Settlement Office, Block Office, Circle Office, Urban Office, MNAC or any other concerning authority relating to purchase aforesaid property in my name and to take all necessary steps for purchasing.
2. To settle the consideration amount of the schedule below landed property, with above named actual owners, and to execute agreement for sale and to do all acts and things and to sign on the papers, but consideration amount of the aforesaid I will pay the same to the Sellers, out of my own fund, by cash, cheques or bank drafts etc. relating to aforesaid property.
3. To sign on Non-judicial stamp paper and other papers for the execution and registration of the sale deed or any kind of deed or deeds and to submit the same before the District Sub Registrar or Empowered Officer in which jurisdiction of the property is situated and to admit and complete the execution and registration of the sale deed or any kind of deed in my name and on my behalf, and to receive the registration receipt the same for receiving delivery of the document/s from the registration office myself.



Sarita

:: 5 ::

AND GENERALLY to do all acts, deeds and things and execute such matters in writing and instruments relating to purchase aforesaid property and to take all the necessary steps as the said attorney may think fit and proper on my behalf relating to such property.

And I do hereby agree to ratify and confirm the above facts, deeds and things as the said attorney shall lawfully do or cause to be done under or by virtue of these presents.

SCHEDULE:

All all that piece and parcel of homestead land, measuring an area 41'ft. X 65'ft. = 2665 Sq. ft., recorded under Khata No. 440, being in portion of Plot No. 1820, situated in Mouza Dimna, P.S. M.G.M. Medical College, Thana No. 1643, in Ward No.9 MNAC, within District Sub registry Office and Town at Jamshedpur, Pargana Dhalbhum, District Singhbhum, State of Jharkhand;

Which is bounded by :-

North:- Ripit Saha;
South:- Road 16'ft;
East:- Road 20'ft;
West:- Harish Pandey.




IN WITNESS WHEREOF the Executant have set and subscribed his respective hands on this the 21 day of ~~September~~ 2022, at NJ, USA OCTOBER




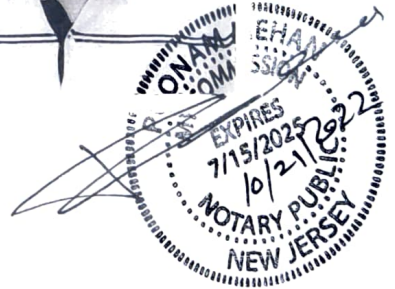
-of w.

:: 6 ::


WITNESSES:

1. VIKESH VASWANI


2. GANGA PRABHU




SEEN IN THE CONSULATE GENERAL OF INDIA
NEW YORK, USA
NO. USANC. 0996922 DATE OCT 26 2022
THE CONSULATE DOES NOT HOLD ANY
RESPONSIBILITY ABOUT THE CONTENTS
OF THE DOCUMENTS


Bijender Kumar
Consul (CPV)
Consulate General of India
New York

NEW JERSEY MVC

AUTO DRIVER LICENSE

LIMITED-TERM

NOT FOR "REAL ID" PURPOSES

Ball
Chief Administrator



DL K9237 69200 12851 CLASS D
DOB 12-10-1985
ISS 02-27-2021 EXP 01-01-2023
KUMAR SAROJ
10 TALBOT ST
SOMERSET, NJ 08873-4639
END NONE
RESTR 1

GENDER M HGT 5'-07" EYES BLK ORGAN DONOR
PM ED0202105800000028 REN 14.63



21 KWQTD0206J
NJ38181



Rev 01-08-2020

ENDORSEMENTS:
None

RESTRICTIONS:
1-Corrective Lenses Required

Visit us at:
www.njmvc.gov



Sarajiv

SEEN IN THE CONSULATE GENERAL
OF INDIA
NEW YORK, USA.

NO. USANC 0997022

DATE: OCT 26 2022

Bijender
Bijender Kumar
Consul (CPV)
Consulate-General of India
New York

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निर्णय / OBSERVATION

निर्णय / MISCELLANEOUS SERVICE



पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

BABAN BIHARI SHARMA

माता का नाम / Name of Mother

KAUSHALYA DEVI

पति या पत्नी का नाम / Name of Spouse

GANGA PRABHU

पता / Address

1 JOHN F KENNEDY BLVD

APT 28C

SOMERSET, NJ-08873, USA

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

H2866232

13/03/2009

BANGALORE

फाइल नं. / File No.

USAN00132718

OLD PPT CLD AND RETURNED

Samir

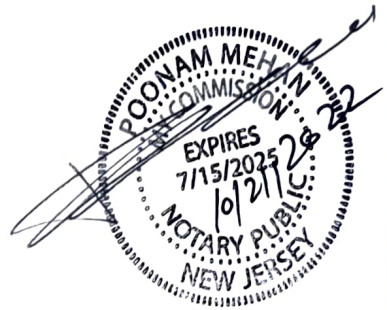
THE UNITED STATES OF AMERICA

I-797A | NOTICE OF ACTION | DEPARTMENT OF HOMELAND SECURITY
U.S. CITIZENSHIP AND IMMIGRATION SERVICES

Receipt Number SRC2116550748		Case Type I129 - PETITION FOR A NONIMMIGRANT WORKER
Received Date 03/15/2021	Priority Date	Petitioner ELEKTA INC.
Notice Date 03/18/2021	Page 2 of 2	Beneficiary KUMAR, SAROJ

The Small Business Regulatory Enforcement and Fairness Act established the Office of the National Ombudsman (ONO) at the Small Business Administration. The ONO assists small businesses with issues related to federal regulations. If you are a small business with a comment or complaint about regulatory enforcement, you may contact the ONO at www.sba.gov/ombudsman or phone 202-205-2417 or fax 202-481-5719.

NOTICE: Although this application or petition has been approved, USCIS and the U.S. Department of Homeland Security reserve the right to verify this information before and/or after making a decision on your case so we can ensure that you have complied with applicable laws, rules, regulations, and other legal authorities. We may review public information and records, contact others by mail, the internet or phone, conduct site inspections of businesses and residences, or use other methods of verification. We will use the information obtained to determine whether you are eligible for the benefit you seek. If we find any derogatory information, we will follow the law in determining whether to provide you (and the legal representative listed on your Form G-28, if you submitted one) an opportunity to address that information before we make a formal decision on your case or start proceedings.



Please see the additional information on the back. You will be notified separately about any other cases you filed.

Texas Service Center
U. S. CITIZENSHIP & IMMIGRATION SVC
6046 N Belt Line Rd., STE 110
Irving TX 75038-0012
Customer Service Telephone: 800-375-5283



PLEASE TEAR OFF FORM I-94 PRINTED BELOW AND STAPLE TO ORIGINAL I-94 IF AVAILABLE

Detach This Half for Personal Records

RECEIVED INTENTIONALLY LEFT BLANK
Receipt# INTENTIONALLY LEFT BLANK
I-94# INTENTIONALLY LEFT BLANK
NAME INTENTIONALLY LEFT BLANK
CLASS INTENTIONALLY LEFT BLANK
VALID FROM UNTIL INTENTIONALLY LEFT BLANK
PETITIONER INTENTIONALLY LEFT BLANK
INTENTIONALLY LEFT BLANK
INTENTIONALLY LEFT BLANK

Receipt# INTENTIONALLY LEFT BLANK
US Citizenship and Immigration Services INTENTIONALLY LEFT BLANK
194 Departure Record INTENTIONALLY LEFT BLANK
Petitioner: INTENTIONALLY LEFT BLANK
14. Family Name INTENTIONALLY LEFT BLANK
15. First (Given) Name INTENTIONALLY LEFT BLANK
16. Date of Birth INTENTIONALLY LEFT BLANK
17. Country of Citizenship INTENTIONALLY LEFT BLANK

Sarjiv

NEW JERSEY Motor Vehicle Commission
LIMITED-TERM
AUTO DRIVER LICENSE

DL V0783 76900 02832 CLASS D
DOB 02-21-1983
ISS 10-26-2020 EXP 12-22-2022

VASWANI
VIKESH
52 TALBOT ST
SOMERSET, NJ 08873
EMC NONE
RESTR 1

SEX M HGT 5-08" EYES BRN
DV SO20203000000134 RENC 15/5

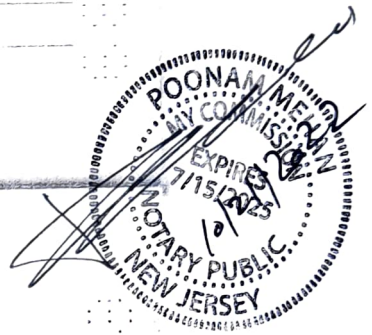
POONAM MEHRA
MY COMMISSION
EXPIRES 7/15/2025
NOTARY PUBLIC
NEW JERSEY

WITNESS No. 1

VIKESH VASWANI
Vaswani

NOTIFICATION / OBSERVATION

MISCELLANEOUS SERVICES



पिता / फातृही अतिमातृक का नाम / Name of Father / Legal Guardian

GOVINDA PRABHU KORODI

माता का नाम / Name of Mother

POORNIMA CANNANORE

पति का पत्नी का नाम / Name of Spouse

SAROJ KUMAR

पता / Address

1 JOHN F KENNEDY BLVD 28A

SOMERSET

NJ-08873

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

G1867115

22/02/2007

BANGALORE

फाइल नं. / File No.

USANPOACD16 OLD PPT CLD AND RETURNED

WITNESS NO. 2

GANGA PRABHU

Gangy

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAROJ KUMAR

BABAN BIHARI SHARMA

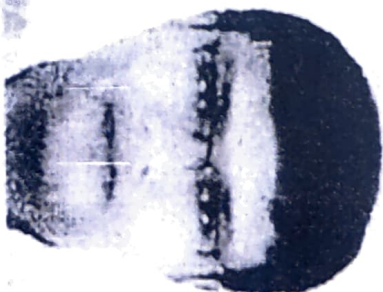
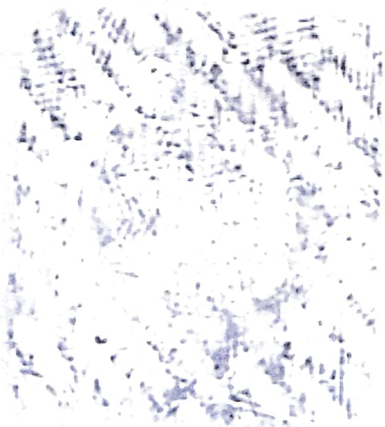
10/12/1985

Permanent Account Number

BJTPS5530E

Saraj K

Signature



17082012



Document Registration Summary 1

Date :-22-Nov-2022

- Government/Market Value: ₹2714300.29/-
- Transaction Amount: ₹9000000 /-
- Paid Stamp Duty: ₹360000 /-

Receipt : 739778

Receipt Date : 22-11-2022

Presenter Name: -

On Date 22-11-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter

Saraj Kumar

District SRO - Jamshedpur

PR ₹1
SP ₹2100
LL ₹29
A1 ₹270000
Stamp Duty ₹360000

Total ₹632130

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	360000	360000	0	GRAS	SarajKumar	<ul style="list-style-type: none">• GRN Number : 2214409765• DEPT Transaction Id : 29fbddd08ac534450fa2• Transaction Type :	360000
PR	1	1	0	GRAS	SarajKumar	<ul style="list-style-type: none">• GRN Number : 2214410139• DEPT Transaction Id : 0632ad8987de1efb4147• Transaction Type :	1
SP	2100	2100	0	GRAS	SarajKumar	<ul style="list-style-type: none">• GRN Number : 2214410139• DEPT Transaction Id : 0632ad8987de1efb4147• Transaction Type :	2100
A1	270000	270000	0	GRAS	SarajKumar	<ul style="list-style-type: none">• GRN Number : 2214410139• DEPT Transaction Id : 0632ad8987de1efb4147• Transaction Type :	270000

LL	3	29	-26	GRAS	SarojKumar	<ul style="list-style-type: none"> • GRN Number : 2214410139 • DEPT Transaction Id : 0632ad8987de1efb4147 • Transaction Type : 	29
Sub Total	632104	632130	-26				

Article : Sale Deed **Number of Pages :** 140



Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000137590

Deed Type	Sale Deed
Number of Pages	140
Deed Details	Stamp Duty :- Rs. 360000, PR :- Rs. 1, SP :- Rs. 2100, A1 :- Rs. 270000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2714300/- ,Transaction Amount :- Rs.9000000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Dimna Mango Word No-9 Location :- Other Road, Dimna Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: 20 FEET ROAD, West: S. PATI, South: 16 FEET ROAD, North: SULEKHA DEVI Volume Number - 9Page Number - 70Holding Number - 0090002578000MOKhata Number - 440Plot Number - 1820 Area Of Land :- 6.11 Decimal




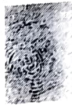
Sh./Smt.SAKAL SINHA s/o/d/o/w/o LATE KAMAL SINHA has presented the document for registration in this office today dated :- 22-Nov-2022 Day :- Tuesday Time :- 16:24:36 PM





SAKAL SINHA(Individual)

Party Name	Document Type	Document Number
SAKAL SINHA	PAN/UID	AEIPS6745J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SAKAL SINHA Address1 - H.NO-18/17, TEACHERS COLONY, DIMNA ROAD, MANGO, JAMSHEDPUR, Address2 - ,, , Jharkhand PAN No.: AEIPS6745J,Permission Case No.-	Yes	Sakal Sinha Address:- HOUSE NO. 18/17, , TEACHERS COLONY, DIMNA ROAD, MANGO, PO - MANGO, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India		SELLER Age:73			

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
SHATRUDHAN SHAH Alias SHATRUGHNA SAH Address1 - H.NO-18/17, TEACHERS COLONY, DIMNA ROAD, MANGO, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AEIPS6744K, Permission Case No.-	Yes	Shatrughna Sah Address:- , , Teachers Colony Murti Gali Dimna Road Mango, Po-Mango, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India		SELLER Age:75			<i>Shatrughna Sah</i>
3 SAROJ KUMAR THROUGH , , , Jharkhand PAN No.: BJTPS5530E	No	Address:- Jharkhand PAN No.: AIMPS7297R	BABAN BIHARI SHARMA , , , Jharkhand PAN No.: AIMPS7297R	PURCHASER Age:37			
4 BABAN BIHARI SHARMA Address1 - VIP APARTMENT, FLAT NO. 802, DIMNA ROAD, MANGO, P.S- ULIDIH, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AIMPS7297R, Permission Case No.-	Yes	Baban Bihari Sharma Address:- , , , bagar, Bagar, , Bhojpur, 802222, , Bihar, India		PURCHASER Age:64			<i>Baban Bihari Sharma</i>

Identification:

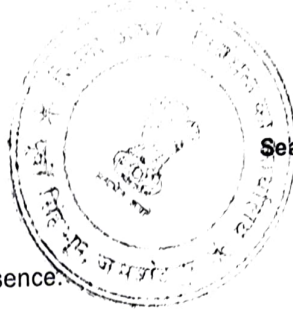
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ANISH KUMAR S/o-D/o SANJAY RAY Address1 - C/3, BAJRANG NAGAR, GOLMURI, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			<i>Anish Kumar</i>

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY RAY Address1 - C/3, BAJRANG NAGAR, GOLMURI, JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SAKAL SINHA , SHATRUDHAN SHAH** Alias **SHATRUGHNA SAH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**ANISH KUMAR**) Son/Daughter/Wife of (**SANJAY RAY**) resident of (**C/3, BAJRANG NAGAR, GOLMURI, JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 22-Nov-2022



Pre Registration Docket

Date :- 22-11-2022 04:08 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20220000137590

Appoinment :- 22-Nov-2022 Time:- 10:25

Article	Sale Deed
Pre Registration Date	21-Nov-2022
No. Of Pages	70
Stamp Duty	360000
Paid Stamp Duty	0
Total Fees	₹ 2,72,104.

Property Id: 852041		Date : 22-November-2022 13:29:PM	
Valuation No. : 1154943 / 2022	:- 2022-2023		
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Dimna Mango Word No-9	
Dimna Mango Word No-9 Halka No 2 Village Code 16412 -			
Other Road			
Volume Number - 9			
Page Number - 70			
Holding Number - 0090002578000M0			
Khata Number - 440			
Plot Number - 1820			
Property Rates			
Residential Land (Y)			
₹444239/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	6.11 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.11 x 444239=2714300.29	₹27,14,300/-
A	Total		₹27,14,300/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹27,14,300/-
Total Amount in Words : Twenty Seven Lakhs Fourteen Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FEET ROAD, West: S. PATI, South: 16 FEET ROAD, North: SULEKHA DEVI
Area	Land area : 6.11 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	2714300.29
Transaction Amount	9000000

SELLER	- Mr. SAKAL SINHA , Address - H.NO-18/17, TEACHERS COLONY, DIMNA ROAD, MANGO, JAMSHEDPUR- , Father/Husband Name LATE KAMAL SINHA , PAN No.- *****745J, Permission Case No.- , Aadhaar No. *****9875
	- Mr. SHATRUDHAN SHAH Alias SHATRUGHNA SAH , Address - H.NO-18/17, TEACHERS COLONY, DIMNA ROAD, MANGO, JAMSHEDPUR- , Father/Husband Name RAMASHISH SAH , PAN No.- *****744K, Permission Case No.- , Aadhaar No. *****7219
PURCHASER	- Mr. SAROJ KUMAR THROUGH , Address - VIP APARTMENT, FLAT NO. 802, DIMNA ROAD, MANGO, P.S- ULIDIH, JAMSHEDPUR- , Father/Husband Name BABAN BIHARI SHARMA , PAN No.- *****530E, Permission Case No.- , Aadhaar No.
	- Mr. BABAN BIHARI SHARMA , Address - VIP APARTMENT, FLAT NO. 802, DIMNA ROAD, MANGO, P.S- ULIDIH, JAMSHEDPUR- , Father/Husband Name SONADHARI RAI , PAN No.- *****297R, Permission Case No.- , Aadhaar No. *****8515

Witness Information	Mr. SANJAY RAY , Address - C/3, BAJRANG NAGAR, GOLMURI, JAMSHEDPUR- , Father/Husband Name -CHANDRADEV RAY
---------------------	---

Identifier Details	Mr. ANISH KUMAR , Address - C/3, BAJRANG NAGAR, GOLMURI, JAMSHEDPUR- , Father/Husband Name -SANJAY RAY
--------------------	--

Fee Rule:Sale Deed		3,60,000
1	Stamp Duty	

1	SP	2,100
Total		2,100

Fee Rule:Sale Deed		2,70,000
1	AI	3
2	LL	1
3	PR	
Total		2,70,004

All the entries made, have been verified by me and are found same as the entries of the document presented.

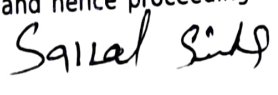
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Tax Payer Counterfoil

PAN **BJTPS5530E**

Received from : SARXX XXMAR

Rs : **90000/-**

(in words) : Ninety Thousand Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : OTHER THAN
COMPANIES TAX[0021]
Minor Head : TDS on Sale of Property[800]

For the assessment year : **2023-24**

Payment Status :

Success

SBI Ref No. : **IK0BZERGD9**

	BSR Code	Tender date	Challan No
CIN	0014431	221122	02487
Date of challan :	22-11-2022		

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)

Sawal Singh
Sharadha Sah

Tax Payer Counterfoil



PAN

Received from : SARXX XXMAR

Payment Status :

Rs :

SBI Ref No. : IK0BZERGD9

(in words) : Ninety Thousand Rupees Only

BSR Code	Tender date	Challan No
0014431	221122	02487

Drawn On :

CIN
Date of challan : 22-11-2022

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : OTHER THAN
COMPANIES TAX[0021]
Minor Head : TDS on Sale of
Property[800]

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)

For the assessment year : 2023-24

Sairaj Sini
Shalryghna Sah

Form 26QB

Your E-tax Acknowledgement Number is BJ1540276

- The acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save a copy of 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	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	BJTJPS530E	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AEIPS6745J
Full Name (Masked) of the Transferee	SARXX XXMAR	Full Name (Masked) of the Transferor	SAKXX XXNHA
Category of Transferee on the basis of PAN	Individual	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/VIP APRTMENT
 Flat/Door/Block No. FLAT NO 802
 Road/Street/Lane DIMNA ROAD MANGO
 City/District JAMSHEDPUR
 State JHARKHAND
 Pin Code 831012
 Email ID babanq1958@gmail.com
 Mobile No.

Complete Address of the Property Transferor

Name of premises/Building/ Villageholding no 18/17
 Flat/Door/Block No. teachers colony
 Road/Street/Lane diman road . mango
 City/District jamshedpur
 State JHARKHAND
 Pin Code 831012
 Email ID
 Mobile No.

Date of Agreement/Booking	24/09/2022	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	22/11/2022	Whether more than one Transferor/Seller	Yes
Date of Tax Deduction	22/11/2022		
Payment Type	Lumpsum		

Complete Address of the Property Transferred

Type of Property Land
 Name of premises/Building/ Village mouza dimna,
 Flat/Door/Block No.
 Road/Street/Lane mango ward no 9
 City/District mango, jamshedpur

Tax Deposit Details

Rate of TDS (in %)	1
Total Amount Paid/Credited	9000000
TDS Amount to be paid	90000
Interest	0
Fee	0

Sanaul Sayyid
Shahryar Rashid

JHARKHAND

Total payment

90000.00

831012

Ninety Thousand Rupees and paise

Code

Value in words

e

Total Value of Consideration (Property Value) 9000000

Stamp Duty Value For Property 360000

Mode of Payment

Online (Net-Banking)

Bank Name

State Bank of India

Note

This Acknowledgement 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.

Saral Singh
Shatrughna Singh.

Token No.: 20220000137590

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **22-Nov-2022** by **SAKAL SINHA**, S/O, D/O, W/O **LATE KAMAL SINHA** resident of H.NO-18/17, TEACHERS COLONY, DIMNA ROAD, MANGO, JAMSHEDPUR ..

This deed was registered as Document No:- **2022/JSR/5784/BK1/5369** in Book No :- **BK1**, Volume No :- 965 from Page No :- 125 to 264 at, office of **District SRO - Jamshedpur**

Date:- **22-Nov-2022**


Registering Officer
22/11/22

मानगो । वार्ड नं.-9 अ क्षेत्र मानगो । 16412 । MR SAROJ KUMAR BABAN BIHARI SHARMA POWER OF ATTORNEY		
साता संख्या	खेसरा संख्या	रकबा (एकड़ में)
440	1820	0 एकड़ 6.11 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 (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	65.00				65.00	
गुजारी (भावली)	16.25				16.25	
सेस	32.50				32.50	
सूद	32.50				32.50	
मुतफरकात	13.00				13.00	
मीजान	159.25				159.25	

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					65.00	
गुजारी (भावली)					16.25	
सेस					32.50	
सूद					32.50	
मुतफरकात					13.00	
मीजान अदायकारी					159.25	

(१) मीजान कुल (तफजों में) : One Hundred Fifty Nine Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 159.25

तारीख अमला तहसील कुनिन्दा : 03-01-2023

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।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

MANGO NAGAR NIGAM

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

Memo No. : 846981030123061153

Date : 03-01-2023

प्रभावी : तृतीय तिमाही 2022-2023

श्री श्रीमती/सुश्री SAROJ KUMAR S/O BABAN BIHARI SHARMA,
मोहल्ला HILL VIHAR COLONY, DIMNA, MANGO JAMSHEDPUR
EAST SINGHBHUM, 831012
9973700743

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं - C090007832000M0 वार्ड सं 9 हुआ है, आपके स्व 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	185.00
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)		185.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
हिटायत 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 सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- 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 रियायत दी जाएगी।
- किसी देय धृति को निर्दिष्ट समयवधि (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 यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/दांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होलिंग नं० 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.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग



नामांतरण शुद्धि-पत्र

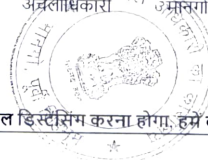
CRSLP181210505 12/27/2022

जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	मानगो	हल्का	हल्का-2
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	111	पृष्ठ संख्या वर्तमान	9	थाना न.	16412

क्रमिक संख्या	केस न.	मोजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है खाता भाग पृष्ठ संख्या न. वर्तमान वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
10505	782 /R27 2022 - 2023	वार्ड नं.-9 अ.क्षे.मानगो/ 16412	घाटशिला	(अंचलाधिकारी) 27/12/2022	By Sale Deed No. 5369 Dated 22/11/2022	440 9 70	440 1820 6.11 डिसमील	65	27/12/2022 (अंचलाधिकारी)

क्रेता का नाम : (MR SAROJ KUMARपिता-BABAN BIHARI SHARMA, जाति-- पत्ता-VIP APARTMENT FLAT NO 802 DIMNA ROAD MANGO JAMSHEDPUR) एवं (BABAN BIHARI SHARMA POWER OF ATTORNEYपिता-LATE SONADHARIRAL, जाति-- पत्ता-VIP APARTMENT FLAT NO 802 DIMNA ROAD MANGO JAMSHEDPUR)	जमाबंदी रैयत का नाम : सकल सिन्हा-पिता-कमल सिन्हा	विक्रेता का नाम : SRI SAKAL SINHA, पिता-KAMAL SINHA, जाति-- पत्ता-HOLDING NO 18 17 TEACHERS COLONY DIMNA ROAD MANGO वी SRI SHATRUDHAN SHAH ALIASSHATRUGHNA SAH, पिता-RAMASHISH SHAH, जाति-- पत्ता-TEACHERS COLONY MURTIGALI DIMNA ROAD MANGO JAMSHEDPUR
---	---	--

Approved By: HARISH CHANDRA MUNDA
अंचलाधिकारी मानगो



राजस्व कर्मचारी हल्का-2 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Correction Slip Successfully signed and Saved.

Covid-19 से बचाव- कोरोना हारेगा, भारत जीतेगा। दो गज की दूरी मास्क है जरूरी। सोशल डिस्टेंसिंग करना होगा, हम कोरोना से लड़ना होगा।