

# अंचल अधिकारी का कार्यालय, मानगो।

पत्रांक:- 676

दिनांक:- 15/7/2023

प्रेषक,

अंचल अधिकारी,  
मानगो।

सेवा में,

कार्यपालक पदाधिकारी,  
मानगो नगर निगम,  
जमशेदपुर।

विषय:-

विजय कुमार गिरधारी लाल पिता स्व० गिरधारी लाल द्वारा धारित भूमि का सत्यापन करने के संबंध में।

प्रसंग:-

आपका पत्रांक- 1019 दिनांक- 03.07.2023

महाशय,

उपर्युक्त विषय के संबंध में राजस्व उप निरीक्षक एवं अंचल निरीक्षक से राजस्व कागजातो के साथ जाँच कराया गया। प्राप्त प्रतिवेदन के अनुसार मौजा- अ०क्षे० मानगो वार्ड नं०- 08, खाता नं०- 177 प्लॉट नं०- 4115, रकवा- 1.25 डि० भूमि पंजी II भाग वर्तमान- 107 पृष्ठ संख्या- 68 पर VIJAY KUMAR GIRDHARLAL पिता Late Girdhari Lal एवं खाता नं०- 177 प्लॉट नं०- 4115, रकवा- 1.22 डि० कुल रकवा- 2.47 डि० भूमि पंजी II भाग वर्तमान- 108 पृष्ठ संख्या- 80 पर VIJAY KUMAR GIRDHARLAL पिता Late Girdhari Lal के नाम पर जमाबंदी कायम है, हाल सर्वे 1979 के खतियान में यह भूमि गिरधारी लाल पिता बच्चा राज अंश समान व फुल चन्द बच्चाराज पिता बच्चा राज अंश समान व बच्चा राज पिता बच्चा राज अंश समान के नाम पर दर्ज हैं, जो C.N.T. ACT 46 के अन्तर्गत नहीं आता हैं।

अतः जाँच प्रतिवेदन अग्रेतर कारवाई हेतु प्रेषित।

विश्वासभाजन  


अंचल अधिकारी  
मानगो।



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e9e17d374f85a097d22d

Receipt Date : 21-Dec-2022 11:18:51 am

Receipt Amount : 88000/-

Amount In Words : Eighty Eight Thousands Rupees Only

Token Number : 20220000150680

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : VIJAY KUMAR GIRDHARLAL ( Vendee )

GRN Number : 2214882823

*Handwritten notes:*  
21/12/22  
Mishra  
21/12/22



-: For Office Use :-

*Handwritten:* before

2022 | JSR | 6415 | BK1 | 5952



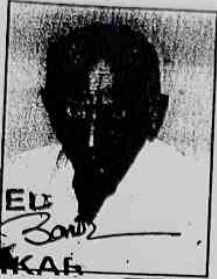
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

C

Calcutta, 22,00,000/-

P.S. Mango,

Stamp 88,000/-



ATTESTED  
S. N. SARKAR  
ADVOCATE, 159 COLP

वे 21/12/22 को 21/12/22



न्यूनतम मूल्यांकन सूची से  
जौंचा रव सही पाया।

खाता नम्बर 117  
प्लॉट नम्बर 4115  
देय प्रतिबन्धित सूची में दर्ज नहीं है।



ATTESTED  
S. N. SARKAR

21/12/22  
21/12/22

जिला अचर निताक्यक

दस्तावेज में दोषकारी / विफल  
जाति के समान  
जामशेदपुर जिले के अधीन 1908  
को धारा 40(8) के अन्तर्गत नहीं है।



विधि 21 के अन्तर्गत  
स्वाम्य (एक्ट), 1908 की अर्थात्  
या 19, 20, 21, 22, 23, के अधीन  
बसावत स्वाम्य-सहित (या स्वाम्य-मुक्त  
के विपुल या स्वाम्य-मुक्त अपेक्षित नहीं)।

निर्वाहक अधिकारी

21/12/22

SALE DEED

(2)

THIS DEED OF SALE IS MADE ON THIS THE 21<sup>ST</sup> DAY OF  
DECEMBER, 2022 AT SERAIKELA, BY :-

1) MR. KISHOR KUMAR (UID NO. XXXX XXXX 5440 & PAN :  
ADFPK9295D), son of Late Fulchand Vachraj, by Faith Hindu, by  
Caste- General (Non-CNT), by Occupation - Business, Nationality  
Indian, resident of Holding No. 24, Gunmoy Colony, Mango, P.O. &  
P.S. Mango, Town Jamshedpur, District East Singhbhum,  
Jharkhand,

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2-03=00  
R-01=00

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21/1/22



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(3)

2) **MRS. NUTAN JAIN** (UID NO. XXXX XXXX 9224 & PAN : AHIPJ5793L), wife of Late Pramod Kumar Jain, by Faith Hindu, by Caste- General(Non-CNT), by Occupation - Household Affairs, Nationality Indian, resident of Holding No. 24, Gunmay Colony, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand,

3) **MR. NARESH KUMAR JAIN** (UID NO. XXXX XXXX 7120 & PAN : ABOPJ0788P), son of Late Fulchand Bachraj, by Faith Hindu, by Caste- General(Non-CNT), by Occupation - Business, Nationality Indian, resident of F/D-4, Akash Ganga Complex, Main Road,

10/2/11/2/2011

Notary  
Signature

10/2/11/2/2011

(4)

Mango, Near Reliance Fresh, P.O. & P.S. Mango, Town Jamshedpur,  
District East Singhbhum, Jharkhand,

4) **MRS. REKHA DEVI** (UID NO. XXXX XXXX 3565 & PAN : ATYPD4692C), wife of Late Haresh Kumar Fulchand, by Faith Hindu, by Caste- General(Non-CNT), by Occupation - Household Affairs, Nationality Indian, resident of Holding No. 22, Adarsh Colony, Post Office Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**SELLERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, legal representatives and assigns) of the **One Part**;

**IN FAVOUR OF**

**MR. VIJAY KUMAR GIRDHARLAL** (UID No.:- XXXX XXXX 1472 & PAN :- ACVPG3989R), Son of Late Girdhari Lal, by Faith Hindu, by Caste-General(Non CNT), by Occupation - Business, Nationality Indian, resident of H. No. 24, Gunmay Colony, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, within State Jharkhand, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, legal representatives and assigns) of the **Other Part**;

**NATURE OF DEED : S A L E D E E D.**

**CONSIDERATION MONEY** : Rs. 22,00,000/- (Rupees twenty two lakhs twenty five thousand) only.

**WHEREAS**, the Sellers are the absolute, lawful and bonafide owners of land 1.25 Decimals more or less, recorded under New

icr 212 8/11/2  
Mouza Mango  
N.S. Mango

9/11/11  
2112/2

(5)

Khata No. 177, in Portion of New Plot No. 4115, situated in Mouza Mango, Ward No. 8, MNAC(now Mango Municipal Corporation) Thana No. 1642, P.S. Mango, Town Jamshedpur, District Sub-Registry Office Jamshedpur, District East Singhbhum, morefully described in the Schedule below;

**AND WHEREAS**, the aforesaid land along with other land i.e. Total land measuring 0.01.00 Hect. or. 2.5 Decimals of land recorded under Old Khata No. 135, Old Plot Nos. 97 and 98 of said Mouza - Mango, Thana No. 1642, have jointly purchased by Girdharilal Vachraj (now deceased father of the Purchaser) and Fulchand Vachraj (now deceased father of Seller No.1 & 3 and father-in-law of Seller No.2 & 4) from its previous owner namely Jagabandhu Dutta, by means of Registered Sale Deed bearing Deed No. 4530, Dated 09.08.1963, registered at Sub-Registry Office Jamshedpur and since purchased they came in physical possession over the same and hold and possessed the same as absolute owners thereof the said land measuring 0.01.00 Hect. or. 2.5 Decimals of land recorded under Old Khata No. 135, Old Plot Nos. 97 and 98 of said Mouza - Mango, Thana No. 1642 and said land from Old Khata No. and Old Plot Nos. curved and converted in to New Khata No. 177 (at present Khata), Plot No. 4115 (at present Plot) and same have been recorded in the names of Girdharilal Vachraj and Fulchand Vachraj in the present municipal survey settlement operation and they hold and possessed the same without any interruption from any body and rent etc. realize in their names as such their names have been noted in Vol. No. 14, Page No.1, in the Register-II of the Office of Anchal Adhikary (C.O.) Jamshedpur now C.O. Mango, Jamshedpur;

**AND WHEREAS**, said present municipal recorded tenant namely Girdharilal Vachraj and Fulchand Vachraj, during their life time they have amicable partitioned their said land and as per said partitioned

21/1/22

Pradeep Jain

21/1/22

(6)

the half portion of land i.e. 1.25 Decimals has fallen in exclusive share of said Girdharilal Vachraj and 1.25 Decimals of land has fallen in exclusive share of Fulchand Vachraj and they hold their respective portion as absolute owners thereof and constructed pucca house over the same out of their own funds;

**AND WHEREAS,** said Fulchand Vachraj died leaving behind his four sons i.e. Seller No.1 & 3, Pramod Kumar Jain (now deceased husband of Seller No. 2) and Haresh Kumar Fulchand (now deceased husband of Seller No.4) and accordingly the husband of Seller No.2 & 4 namely Pramod Kumar Jain and Haresh Kumar Fulchand have inherited all the movable and immovable properties including the portion of schedule below land from their deceased father namely Fulchand Vachraj and they hold and possesses the same as absolute owners thereof and also Pramod Kumar Jain died on 04/09/2016 and leaving behind the Seller No.2 being his widow, as his legal heirs and successors and similarly Haresh Kumar Fulchand died on 18/09/2020 and leaving behind the Seller No.4, being as his widow, as legal heirs and successors and accordingly the Seller No.2 and 4 have inherited their respective share from their respecting husband and in this way all the Seller hold and possesses the aforesaid land morefully described in the Schedule below as absolute owners thereof without any interruption from any body and having every right to transfer the same in any manner whatsoever they like;

**AND WHEREAS,** now being in urgent need of money the Sellers have agreed with the Purchaser for the ABSOLUTE SALE of land together with whatsoever pucca structure standing thereon morefully described in schedule below for a total consideration amount of Rs. 22,00,000/- (Rupees twenty two lakhs) only and the Purchaser also has agreed to purchase the same at said the price;

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-**

1. That in consideration of the said sum of Rs 22,00,000/-

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CP/112

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(Rupees twenty two 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 said land morefully described in schedule below by the Sellers, the Sellers do hereby absolutely sell, convey, transfer the all that property mentioned in the schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD THE same unto the Purchaser or his heirs, successors without any interruption from the side of the Sellers or any person/s claiming under them together with all the right, title, claim and interest which the Sellers here before enjoyed in respect of the land mentioned in the Schedule below.

2. That the Sellers have delivered physical possession of the aforesaid land morefully described in Schedule below 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 he likes.
3. That, henceforth the Purchaser shall also be entitled to mutate his name in respect of the said property hereby sold fully described in Schedule below to the sherista of the said landlord State Jharkhand through the C.O. Mango, Jamshedpur and shall pay rent for the same in his own name.
4. That from this day all the right, title, claim and interest of the Sellers in the property morefully described in schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereon from this day.
5. That the Sellers do hereby covenant with the Purchaser that they have not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, have not



29/12/20

M. S. Srinivas  
M. S. Srinivas

29/12/20

29/12/20

(8)

been charged, mortgaged, hypothecated, gifted, sold, transferred or have not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below property.

6. That the Sellers hereby declare that they have good and perfect title over the said property mentioned in the Schedule below which he has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.
7. That the Sellers have delivered all the relevant documents (Photocopies) together with copy of title Sale Deeds in connection with the Schedule below property to the Purchaser.
8. That the Sellers hereby declare that the Photo copy of relevant (connecting) documents are attach herewith are true and genuine and which will treated as part of this document.
9. That the Sellers hereby agree to keep harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of the Seller over the said property morefully described in the schedule below.
10. That the Sellers have further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfectly confirm the ownership and possession of the Purchaser in the Schedule below property.
11. That, from this day, the Sellers have or shall have no claim, demand whatsoever in the Schedule below property at any time in future.
12. That the land morefully described in the Schedule below is free

वे सुदे गोर

Metangin

Agarwal

27/11/2011

अभिमान

(9)

from Sarba Sadharan, Puja Sthal, Sairat, Kabristan, Anabad Jharkhand Sarkar(Govt. Land), Forest land, canal or highway, etc. and also not comes under the provision of CNT ACT, 1908, under Section 46 proviso 'a' & 'b' and also this document does not violets the provision of Indian Registration Act, 1908 under Section 22 'A'.

### SCHEDULE

(Description of the land hereby sold)

**ALL THAT** piece and parcel of Homestead Vacant land measuring an area of 1.25 Decimals more or less, together with pucca house measuring an area of 500 Sq.ft. standing thereon, recorded under New Khata No. 177, in Portion of New Plot No. 4115, situated in Mouza Mango, Ward No. 8, MNAC(now Mango Municipal Corporation) Thana No. 1642, P.S. Mango, Town Jamshedpur, District Sub-Registry Office Jamshedpur, District East Singhbhum, within State Jharkhand, bounded as follows:-

North : - Gali then Ashish Agrawal,

South : - Vijay Kumar Girdharlal,

East : - Road then Ravinder Singh Bhatia,

West : - Gali then Pintu Agarwal;

The schedule above property is situated on the Branch Road.  
Its Holding No. 0080001120000M0

**Annual Rent** : Re. 12.50/- only, payable to the landlord the State of Jharkhand Through C.O. Mango.

The location of the land shown in Red Colour in the Sketch Map annexed herewith.

IN WITNESS WHEREOF the sellers are executing this sale deed, on this the date, month year, mentioned above.

Read over and explained the contents of this deed to executants who admits the same to be true and correct.

10/09/2012

Netaji  
N. Jain

10/09/2012  
N. Jain

(10)

**WITNESSES:**

1. Pankaj (Pankaj Lal Jain)

S/o Kishor Lal Jain

FD/4 Akash Ganga Complex  
mango ISR

2. A. Jain (AMIT JAIN)

S/o LATE - PRAMOD KUMAR JAIN -

24, GUNMOY COLONY  
MANGO JSR-

TYPED BY  


DRAFTED BY  


Advocate

**PURCHASER**

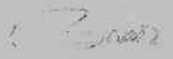


10/09/2012  
N. Jain



AITES  
S. N. S.  
ADVOCATE

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

  
ADVOCATE



नाम अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 8

चादर संख्या 8

राजस्व थाना घाटशिला

# जिला सिंहभूम

विश्वेश्वर

Armani + Hemraj

केपता कवी

पैमाना 1से0मी = 20 मी0 या प्र0भि0- 1:2000

सन् 1970-71 ईस्वी

New Khata No- 117

New Plot No- 4115

Area= 1.25 Decimals

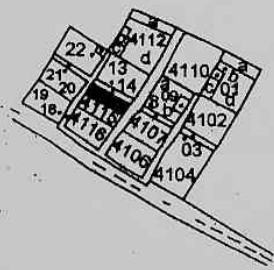
North- Gali then Ashish Agarwal

South- Vijay Kumar Girdharlal

East - Road then Ravinder Singh Bhatia

West - Gali then Pintu Agarwal

प्रस्तावित भूमि को लाल रंग में दर्शाया गया है।





Stamp duty paid under Indian Stamp Act.  
 72/-  
 60  
 132/-

72/-  
 60  
 132/-

Defaid  
 A/C 22.00

Net 4.00

Net 99

27.44

*Handwritten notes and signatures:*  
 14/8/63  
 Jagabandhu  
 8/8/63

नियमन नियम... के अधीन और, देवनागरी  
 लिपि में लिखा है, और  
 इनका स्टांप टिकट १८६६ की धरुसूची १ या  
 १२ चक्र २७ के अधीन यथावत टिकट  
 लगाया है, अथवा टिकट लगाने से विमुक्त है  
 या किन्तु शुल्क व्ययक्त नहीं है।

जमशेदपुर।

नियन्त्रण पदाधिकारी

*Handwritten:*  
 Sale of left  
 3000  
 Mango

SALE DEED.

THIS SALE DEED executed this the 8th day of August, 1963, by Jagabandhu Dutta son of late Gish Chandra Dutta, by caste Kayastha, occupation cultivation, resident of Mango, P.S. Mango, District Singhbhum, hereinafter called the Vendor, in favour of (1) Gircharilal Vachhrej, and (2) Falchand Vachhrej, both sons of late Vachhrej, by caste, Timbadia, residents of Sakhi Bazar, P.S. Sakhi, town Jamshedpur, District Singhbhum, hereinafter called the purchasers, WITNESSETH as follows :-

WHEREAS the Vendor purchased Survey Plot No. 97 of mouza Mango, P.S. Mango, District Singhbhum, along with other lands from Radhu Gour and Bimbe Gour by means of a registered Sale Deed dated 30.10.1939 and since then he is in possession of the said plot in raiyati right; AND

REGISTRAR



*Jagan Mohan Das*  
*8/3/63*

Page 2.

AND WHEREAS the Vendor has agreed to sell a portion of the aforesaid plot to the purchaser for a consideration of Rs.3000/- (Rupees three thousand) only;

Now this Deed WITNESSETH as follows :-

1. That in consideration of a sum of Rs.3000/- (Rupees three thousand) only paid by the purchasers to the Vendor, receipt whereof the Vendor hereby acknowledges, the Vendor hereby transfers by way of Sale all that piece of land, more particularly described in the Schedule below, unto the Purchasers to hold and to possess the same absolutely.
2. That the Purchasers will mutate their names in the Land Reforms Office of the State of Bihar and pay rent for the same to the State of Bihar.



Page 3.

3. That the Vendor has already delivered possession to the Purchasers of the land, hereby transferred.

4. That the land hereby transferred forms part of Old Survey plot Nos. 97 and 98 and present survey plot No. 2784.

Schedule.

A piece of raiyati land measuring 30 feet x 40 feet being a portion of old survey plot Nos. 97 and 98 of mouza Mango, Old thana No.135, New Thana No.1648, Khata No.12, P.S. Mango, Sub-registration office at Jamshedpur, District Registration Office at Chaibassa, District Singhbhum;

Jagan Lal Singh Datta  
2/8/63

Page 4.

Bounded as follows :-

North:- Alley 4 ft. wide.

South:- Vendor's land sold today to Mahabir Prasad Agarwala and Santosh Kumar Agarwala.

East :- Road 11 ft. wide.

West :- Alley 5 feet wide.

The land hereby transferred has been mentioned as plot No.23 in the plan maintained by the vendor. Annual rent of 0.25 NP payable to State of Bihar.

In witness whereof the Vendor s have executed this Deed in presence of witnesses.

Witnesses :-

1. Amarajit Kumar Datta of Janshedpur
2. S. Mohindar of Janshedpur 8.8.63
3. N. N. Mishra of Janshedpur 8.8.63

Read over and explained to the parties the contents of this Deed who admit them to be true and correct.

Amarajit Kumar Datta  
Janshedpur  
8.8.63

Typed by me  
R. Prasad,  
87, Sakchi New Planning  
Area, Janshedpur.