

1669 5.50 अणु. Chakulia 22 अणु 1639

122  
9/11



अध्याय 21 क अधीन अध्याय 21 अधीन अध्याय 13 क  
निचयन छोटाचकपुर चकवली के अधीन अध्याय धारा 46  
भनुसूची 1 या 1क, सं... 23... के अधीन अध्याय  
प्रमाण सहित (अ अध्याय अध्याय के अधीन अध्याय  
दुख्य अपेक्षित नहीं)



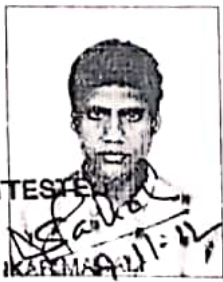
ATTESTED  
7.11.12  
SHANJAY KUMAR DAS  
ADVOCATE  
घटशिला CIVIL COURT GHATSILA

Manoj Kumar Das  
9/11/12

05AA 210328

Certified that L.T. Signature and Fingerprint of the left hand of the executant have been obtained by me. Advocate 9/11/12

न्यायिक सुध के लिये किया  
9/11/12



ATTESTED  
9/11/12  
MANOJ KUMAR DAS  
ADVOCATE  
CIVIL COURT GHATSILA

Sanjay Kumar Das  
9/11/12

SALE - DEED

For Chakulia  
As 1650020  
2050  
9/11/12

This Deed of Sale is made on this the 23<sup>rd</sup> day of November 2012 at Ghatsila,

By:-

1. SRI MANOJ KUMAR DAS, 2. SRI SANJAY KUMAR DAS, both Sons of Sudhakar Das, by faith - Hindu, by Caste - Baishnab, by Occupation - Cultivation, by Nationality - Indian, resident of Vill - Chakulia, P.O. Chakulia, P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the "VENDORS" (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; The Vendors do not come under ST, SC or B.C.



05AA 210329

Manoj Kumar Das  
Sanjay Kumar Das  
5/11/12

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**IN FAVOUR OF**

**SRI MONOJ KUMAR MAHALI**, Son of Late Surja Kant Mahali, by Caste Mahali, by Occupation - Private Service, by Nationality - Indian, resident of Village Rengarpahari, P.S. Chakulia, District East Singhbhum and at present residing at Chakulia, P.S. Chakulia, Pargana - Dhalbhum, District East Singhbhum, Jharkhand, hereinafter called the "VENDEE" (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; PAN - BLPPM B692 K.

**NATURE OF TRANSFER : SALE DEED**

**CONSIDERATION MONEY : Rs.5,50,000/- (Rupees Five lakhs fifty thousand) only**

WHEREAS, the Vendors are sole, absolute, lawful and bonafide owners of 0.16 Acres i.e. 16 Decimals of land, recorded under Khata No.605, Plot No.336, Area - 0.12 Acres and Plot No.337, Area 0.04 22 Acres of Mouza - Chakulia, Survey Thana No.328, in Halka No.IV, P.S. Chakulia, District East Singhbhum, morefully described in schedule below;



झारखण्ड JHARKHAND

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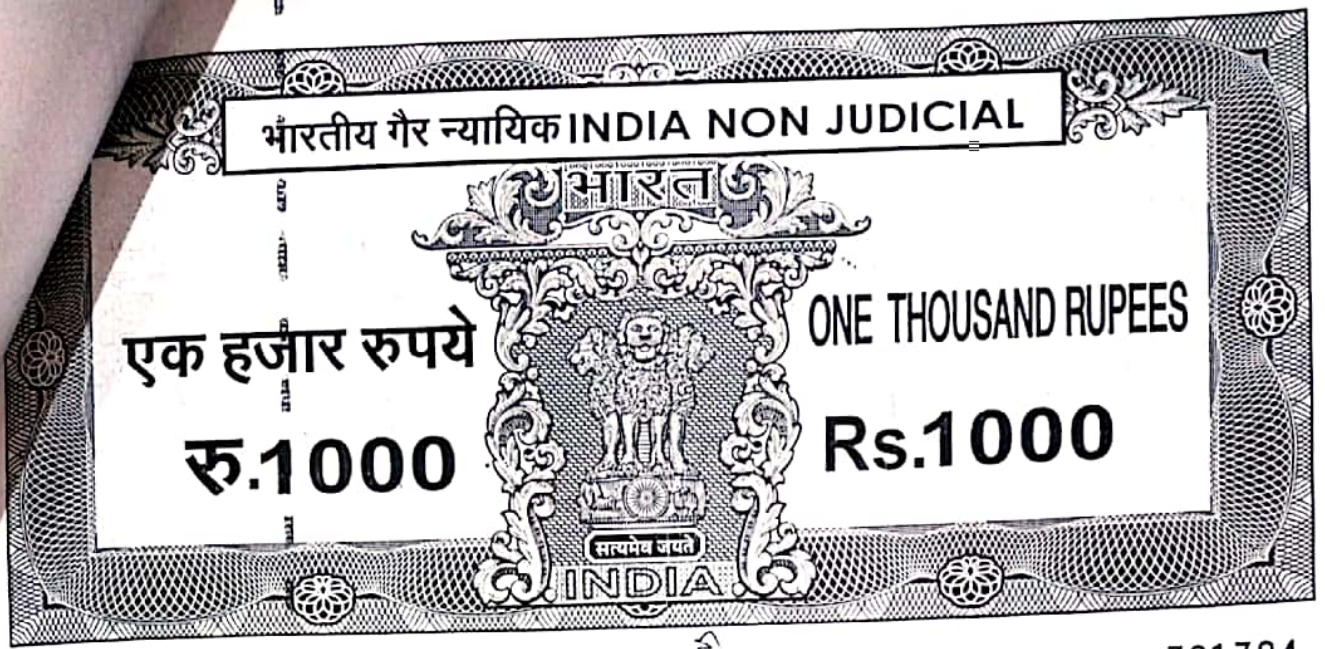
Meng Kuma (D)  
Sanjay Kumar Das  
9/11/2

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AND WHEREAS, the Vendors above named purchased the aforesaid land and other landed properties from its previous lawful and bonafide owner namely Mahammad Hanif, Son of Late Guhi Khan Alias Tabrej Khan of Chakulia, by means of a Registered Sale Deed dated 26.04.2000 being No.1050 Registered at Ghatsila Sub-Registry Office and since then they hold and possess the same as full owners thereof without any interruption from any body, having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, they like, think, fit and proper. No body else except the Vendors have got every right, title, interest or possession over the same;

AND WHEREAS, the Vendor has already mutated in their names in respect of the said property alongwith other properties in the Office of the Anchal Adhikary, Chakulia, Vide Mutation Case No.388 of 2000-2001 and paying rent etc. for the same regularly in their names, by obtaining necessary rent receipt from the said Office and as such their names have been noted in Page 605, Volume - I in the Register-II of the said Office;

AND WHEREAS, the aforesaid land alongwith other landed properties had been recorded in the present survey settlement operation of 1964 in the name of Safiyan Bibi and accordingly survey Khatian was prepared in her name, which finally published in the year 1964;



झारखण्ड JHARKHAND

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*Manoj Kumar Das*  
*Sanjay Kumar Das*  
*5/11/12*

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AND WHEREAS, on account of urgent necessity of money for their domestic affairs and other legal expenses, the Vendors advertised to sell their aforesaid property fully described in schedule below and the Vendee is being the highest bidder intends to purchase the same for a consideration money of Rs.5,50,000/- (Rupees Five lakhs fifty thousand) only the price fixed and the Vendors are also agreed to sell their aforesaid property to the Vendee for the aforesaid consideration money of Rs.5,50,000/- (Rupees Five lakhs fifty thousand) only on the following terms and conditions :-

1. That, in pursuance to the said agreement and in consideration money of Rs.5,50,000/- (Rupees Five lakhs fifty thousand) only the receipt of which the Vendors do hereby acknowledge, they convey their aforesaid property fully described in schedule below by this Deed to the Vendee. The Vendee including his heirs and to hold and possess the same as full owner thereof in his own right as he likes, thinks, fit and proper and also will be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, till the Sun and Moon endure in the World fully described in schedule below. The Vendors including their heirs and successors ceased to have any right, title, interest or possession over the schedule below property and same vested upon the Vendee including his heirs and successors.

Manoj Kumar Das

Sanjay Kumar Das  
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2. That, the Vendors have given vacant possession in the aforesaid property in question hereby sold, fully described in schedule below to the Vendee and the Vendors or their heirs and successors will not be able to raise any claim in the said property hereby sold fully described in schedule below in future for any reason whatsoever.

3. That, henceforth the Vendee will pay the annual rent as mentioned in schedule below for the aforesaid property hereby sold to the Landlord State of Jharkhand and he will also be entitled to mutate his name in respect of the said property hereby sold, fully described in schedule below before the Sherista of the said landlord State of Jharkhand and if any consent is required for the same from the side of the Vendors in that event the Vendors will be bound to give the same, otherwise it will be done according to law.

4. That, the Vendors have not sold, gifted, mortgaged, transferred or encumbered the aforesaid property hereby sold, fully described in schedule below, to any body else previously. Neither they have been entered into any agreement for the same with any body else previously, except the present Vendee of this Deed. If it is so found in future, it will be null and void. The property is free from all kinds of encumbrances. Be it noted that if due to defect of title or for any action of the Vendors the Vendee is to be deprived from the aforesaid property in that event the Vendors will be bound to compensate the Vendee for all his loss and damages.

In witness whereof the Vendors are executing this Deed today at Ghatsila on this the day, month and year as mentioned above.

#### SCHEDULE

( Description of the Property hereby sold )

In the District of East Singhbhum, Pargana – Dhalbhum, District Sub-Registry Office, Jamshedpur, Sub-Registry Office, Ghatsila, P.S. Chakulia, in Mouza – Chakulia, Survey Thana No.328, in Halka No.IV, Khata No.605, finally published in the year 1964, Portion of Plot No.336, measuring an Area – 0.12 Acres of Don-II land out of 0.70 Acres.

And Portion of Plot No.337, measuring an Area – 0.04.22 Acres of Don-III land out of 0.25 Acres.

Manoj Kumar Das

Sanjay Kumar Das  
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Total Area - 0.16.22 Acres i.e. 16.22 Decimals (Sixteen point two two Decimals) of land. The location of the land clearly shown in the Sketch Map annexed herewith in Green Colour, which will form part of this Deed. The aforesaid land situated in One Block. Bounded on the North : Rest Portion of aforesaid Plot Nos.336 and 337, South : Plot No.333 and 334, East : Plot No.335 and 334, West : Chakulia to Sishakhun Road. Annual Rent : Rs 0.40 payable to the landlord State of Jharkhand through the C.O. Chakulia. The land will be use for Homestead Purpose.

Read over and explained the contents of this Deed of sale to the executant, who admitted it to be correct.

Typed by me :  
*(Signature)*  
(S.C. Nayak) Ghatsila  
9.11.12

*(Signature)*  
9.11.12  
Grlsn Chandra Mandi  
DEED WRITER.  
GHATSILA.  
Licence No. 27/06 JSI

- Witnesses:
1. Bhubaneshwar Kauramop.  
S/o Bhudev Ch Kauramop.  
M. Rengalohari P.S. Chakulia 80/Singhpur 9/11/12
  2. Khageshwar Mahali  
S/o Late Panna Kauram Mahali  
W-11-Sonahara P.S. Chakulia. 9/11/12

ATTESTED  
*(Signature)*  
SHANKAR MAHALI  
ADVOCATE  
CIVIL COURT GHATSILA

Manoj Kumar Das  
9/11/12



Certified that the finger prints of the left hand and photograph affixed in this Deed of the Vendee have been obtained before me and drafted by me  
*(Signature)*  
9.11.12  
Advocate

नाम: ग्राम-चाकुविद्या-चापरनो. १  
 शाला: सावित्री-बनमान-चाकुविद्या  
 जिला: सिंदधुम-३-हूनसिंदधुम  
 पैमाना-१६"=१मील  
 सन-१९६०-६१-६०-

सरजामिन हरा रंगा से  
 दशियागथा  
 संकत:

खाना नं०	खाना नं०	घोटेन०	कुंवरकवा	रुपय	किस्मती/मिन
S. ३२८	६०५	३३६	०.००	०.१२.९०	वोनकी
		३३७	०.२५	०.०४.२२"	वोनकी
		१	०.६५	०.१६.२२ रुपय	

मिला हुआ च/द/स/ (Compel-Boundary)  
 क्षेत्र: एक दोनी घाट का क्षेत्र अंश घाट नं० ३३६, ३३७  
 वादिना: घाट नं०-३३३, ३३४  
 धरना: घाट नं०-३३५, ३३६ का क्षेत्र अंश  
 पश्चिम: चाकुविद्या से सिंसासुनपका सड़क

- ① - 106'
- ② - 120'
- ③ - 49'
- ④ - 52'



प्रमाणित किया जाता है कि इसके द्वारा नक्शा सन-१९६०-६१ का इनाम नक्शा से  
 संकलन किया गया

Manoj Kumar Das  
 Sanjay Kumar Das  
 9/11/12

J. Misra  
 Jitendra Kumar Mahata  
 1114/10-1/Amalagura  
 P.S.-Khatulua  
 Dist:-B. Singhbhum  
 Government Pleistors  
 Nagpours







जिला का नाम पुणे  
 अनुमण्डल का नाम पुणे  
 अंचल का नाम पुणे  
 पोस्ट-ऑफिस का नाम पुणे  
 थाना व/वा नाम पुणे  
 रसीद नम्बर 5434858  
 फरद मालकी / फरद रैयती मृ. राजेंद्र  
 फरद रैयत मय बलिदयत पुणे  
 वी संकुल संख्या 5434858

मोता संख्या	अराजी नकदी	अराजी भावली	सफरील हिसाब लगान भावली
605			

01/16/22  
 11/8

जोत का सालाना अंश मय संकडील (बिकारा तो हुले) मौजूदा साल का।

मोता बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	उस वर्ष	दस वर्ष	एक वर्ष	
माल (नकदी)	25.00					/
गुजारी (भा. वली)	6.05					
संस	12.50					
सूद	12.50					
मुतफरकत मौजान	5.00					
		61.25	सफरील अदायकारी			61.25

अदायकारी बाबत	बकाया				मोतलदा हाल	फाजिल
	तीन वर्ष से ज्यादा	उस वर्ष	दस वर्ष	एक वर्ष		
माल (नकदी)					25.00	/
गुजारी (भा. वली)					6.05	
संस					12.50	
सूद					12.50	
मुतफरकत मौजान अदायकारी					5.00	
					61.25	

- (1) मौजान कुल (लफतों में) 61.25
- (2) नाम देहिन्दा -
- (3) कुल बकाया - 61.25
- दस्तावेज वी तारीख अमला तहसील कुर्नि

NCCF-2010

\* ध्यान रखना की बकाया मौजानुकारी पर सिर्फ एके बकाया पर जिन पर कि सर्टिफिकेट जारी हो। कद नहीं दिया जाता है।

Schedule Sp. N. S. Form No V40

मासोत्तरण शुद्धि-पत्र

दिनांक	पूर्व दिनांक	अंगुलन नाम	पदविला	अवधि का नाम	प्राप्तिदिना	अवधि का नाम	पदविला	अवधि का नाम	पदविला	अवधि का नाम	पदविला
2013-2014	60	वायुनिवा	पदविला	अवधि का नाम	प्राप्तिदिना	अवधि का नाम	पदविला	अवधि का नाम	प्राप्तिदिना	अवधि का नाम	पदविला
2013-2014	60	वायुनिवा	पदविला	अवधि का नाम	प्राप्तिदिना	अवधि का नाम	पदविला	अवधि का नाम	प्राप्तिदिना	अवधि का नाम	पदविला
2013-2014	60	वायुनिवा	पदविला	अवधि का नाम	प्राप्तिदिना	अवधि का नाम	पदविला	अवधि का नाम	प्राप्तिदिना	अवधि का नाम	पदविला



अवधि का नाम  
 वायुनिवा  
 पदविला



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

नामांकन क्रम/ Enrolment No.: 1524/42901/00244

To  
 Manoj Kumar Mahali  
 Manoj Kumar Mahali  
 S/O: Surja Kant Mahali  
 Chakulia  
 Rengar Pahari  
 Amlagora  
 East Singhbhum Jharkhand - 832301  
 7761803096

Download Date: 31/08/2017

Generation Date: 10/09/2017



Signature valid

आधार का आधार क्रमांक / Your Aadhaar No. :

**2003 0303 3659**

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रतिया 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.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
 Government of India



Manoj Kumar Mahali  
 Manoj Kumar Mahali  
 जन्म तिथि/DOB: 18/05/1982  
 पुरुष/ MALE

**2003 0303 3659**

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

Address: S/O: Surja Kant Mahali, Chakulia, S/O: Surja Kant Mahali, Chakulia, Rengar Pahari, East Singhbhum, Rengar Pahari, East Singhbhum, Jharkhand - 832301 Jharkhand 832301

**2003 0303 3659**

# CHAKULIA NAGAR PANCHAYAT

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

Memo No. : 507725090120114252

Date : 09-01-2020

प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री MANOJ KUMAR MAHALI S/O SURJA KANT MAHALI,

मोहल्ला NAMOPARA CHAKULIA CHAKULIA , 7761803096  
EAST SINGHBHUM , 832301

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0020000376000M0 वार्ड सं. 2 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु. निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	82.00
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)		82.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, CHAKULIA NAGAR PANCHAYAT 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।  
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति 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 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।
- CHAKULIA NAGAR PANCHAYAT द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।