

351 Sale Value 500000/- Stamp 20300/- Serakella 2314



Handwritten notes: '14/7/14', 'Aut. Secy of 23/7/14', 'श्री 50000/- का 23/7/14'.

Official stamps and signatures: '05AA 161990', 'श्री 50000/- का 23/7/14', 'श्री 50000/- का 23/7/14', 'श्री 50000/- का 23/7/14'.

SALE DEED

Valued at Rs. 5,07,000/- Only.

(Rs. Five Lacs Seven Thousand Only.)

This Deed of Sale made on this the 23rd day of July 2014

S. K. S. H. H. at Serakella.
By Father 23.07.14

Between :-

Received

100, 192/10.00
250
2991

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15/2/14

- (1) SRI. MANMATH NATH MODAK son of Late. Chandra Kishore Kar Modak,
 - (2) SMT. LAKSHI RANI MODAK wife of Late. Ganesh Kar Modak,
 - (3) SMT. KANAK BALA MODAK wife of Late. Gora Chand Modak,
- all by Faith - Hindu, by Caste - Halwai, by Nationality - Indian, by Occupation - Cultivation, resident of Jail Road, Ward No.1, Serakella, P.S. Serakella, Distt. - Serakella-Karsawan, Jharkhand, at present residing at Mango, Dimna Road, P.S. - Mango, Town Jamshedpur, Distt. - East Singhbhum, through their duly constituted attorney to SHRI. MANOJ KUMAR CHOUDHARY S/O Shri. Banwari Lal Choudhary, by Faith - Hindu, by Caste - Bania, by Nationality - Indian, by Occupation - Business,



-- 2 --

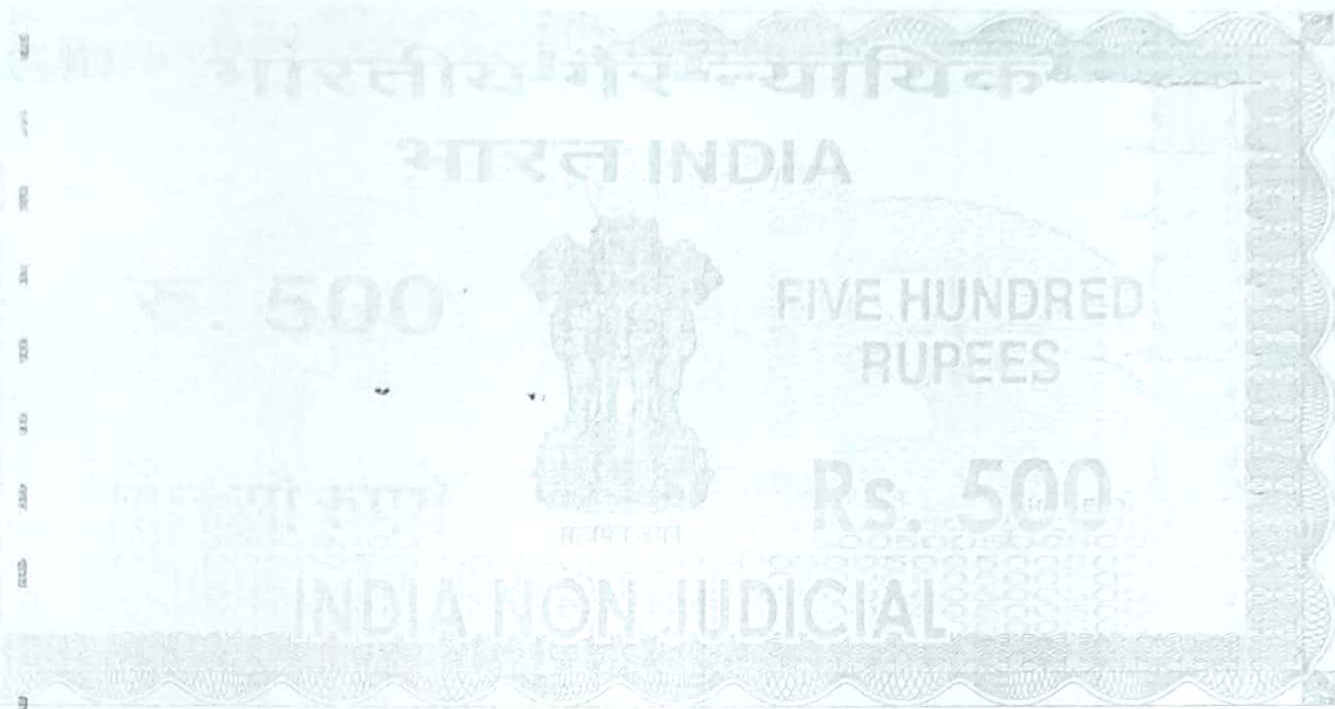
resident of Jail Road , Ward No.1 , Seraikella , P.S. Seraikella ,
Distt. - Seraikella-Kharsawan , State - Jharkhand , vide registered
G.P.A bearing No. IV - 991 , dated 13-07-2013 , registered at
D.S.R.O. Jamshedpur , here-in-after Called the " **SELLERS /
VENDORS** " (Which expression shall unless excluded by or
repugnant to context be deemed to mean and include their successors
or successors - in - interest , nominees and/or assigns) of the **ONE
PART.**

PAN - ABUPC5402F .

In favour of

SRI. LALIT KUMAR CHOUDHARY S/O Shri. Banwari Lal
Choudhary , by Faith - Hindu , by Caste - Bania , by Nationality -
Indian , by Occupation Business , resident of Jail Road , Ward No.1 ,
Seraikella , P.S. Seraikella , Distt. - Seraikella-Kharsawan , State -
Jharkhand , here-in-after called the " **VENDEE / PURCHASER** "
(Which expression shall unless it be repugnant to the context or
meaning thereof shall mean and include his heirs , successors , legal
representatives and permitted assigns) of the **OTHER PART .**

PAN - AMYPC0913C .



झारखण्ड JHARKHAND

B 152527

प्रमाणित
रजिस्ट्रार
झारखण्ड

-- 3 --

Whereas , the land morefully described in the schedule below situated at Mouza - Seraikella Municipalty Ward No. 8 , Thana No - 301 , P.S. - Seraikella , under Khata No. 8 , under Plot No. 513(a) , an area 2 Decimals , under Plot No. 513(b) , an area 1 Decimals & under Plot No. 513 (c) , an area 1 Decimals , total area measuring 4 Decimals , has been recorded in the name of Late. Pramod Bala Devi W/O Late. Jyotish Chandra Modak , during the current Municipal Survey Settlement operation of 1972 .

And Whereas , aforesaid Pramod Bala Devi W/O Late. Jyotish Chandra Modak i.e recorded tanent , died issueless along with her husband without leaving any legal heirs and successors .

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भारतीय गैर न्यायिक

भारत INDIA

₹ 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

B 152528

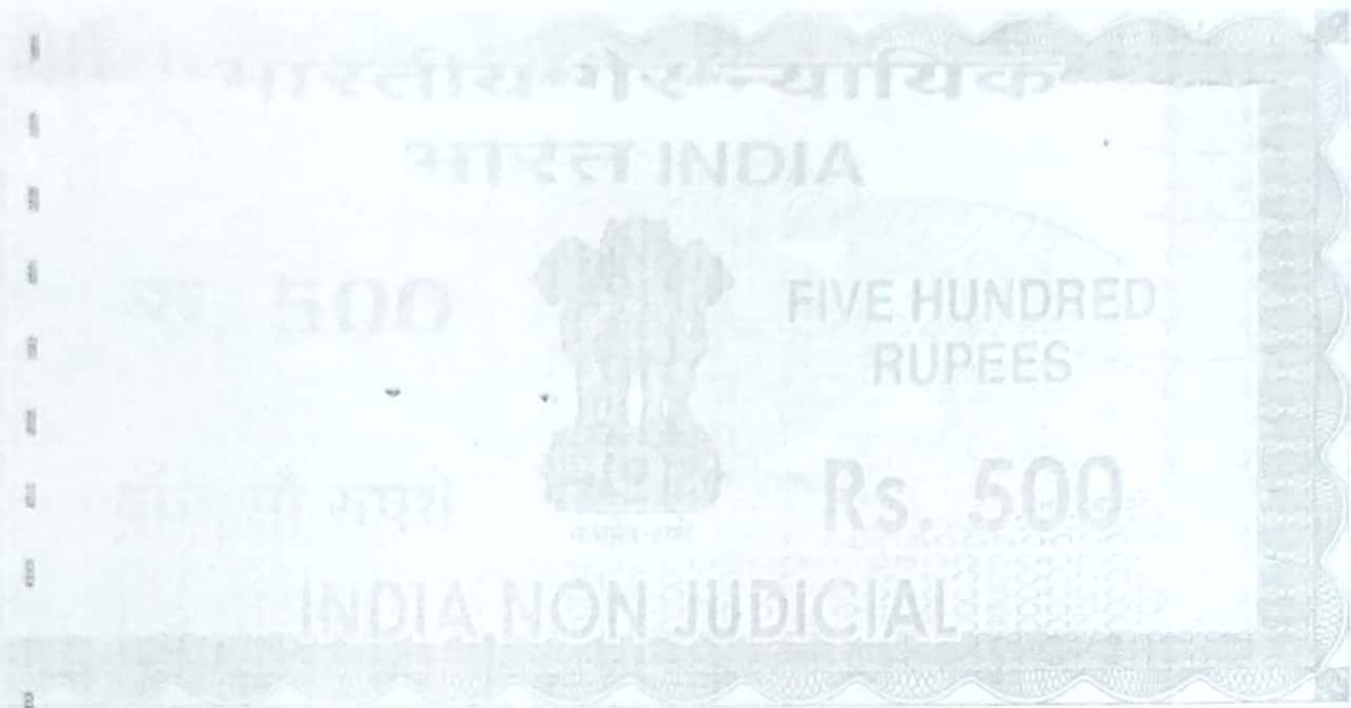
झारखण्ड JHARKHAND

मि. अ. सु. 112-2011/12
व्यक्ति

-- 4 --

And Whereas , aforesaid Pramod Bala Devi W/O Late. Jyotish Chandra Modak has spend her whole life till death with her nephews namely Manmath Nath Modak , Ganesh Kar Modak & Gora Chand Modak all sons of Late. Chandra Kishore Kar Modak during her life time and with great love and affection , her share vested to and devolved upon the aforesaid nephews above mentioned .

And Whereas , aforesaid Ganesh Kar Modak died leaving behind his widow namely Lakhi Rani Modak i.e. Seller No.2 as his legal heirs and successors and aforesaid Gora Chand Modak also died leaving behind his widow namely Kanan Bala Modak i.e. Seller No.3 as his legal heirs and successors .



झारखण्ड JHARKHAND

B 152529

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And Whereas , the present SELLERS/VENDORS are the absolute , lawful and bonafide owners of the property morefully and particularly described in the schedule below after the death of recorded tanent and since then they have been in jointly exclusive peaceful physical possession over the same without any let or hindrance from any corner what-so-ever .

And Whereas , the above named SELLERS/VENDORS namely Manmath Nath Modak , Lakbi Rani Modak and Kanak Bala Modak have jointly appointed their legal , lawful attorney to SHRI. MANOJ KUMAR CHOUDHARY S/O Shri. Banwari Lal Choudhary , vide registered G.P.A. bearing No. IV-991 , dated 13-07-2013 , registered at D.S.R.O. Jamshedpur , to do all the acts , things etc. on their behalf .

झारखण्ड JHARKHAND

B 152531

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- B. That , the VENDORS hereby admit and acknowledge the receipt of the entire consideration amount of Rs. 5,07,000/- (Rupees Five Laes Seven Thousand) only from the VENDEE with regard to the said piece and parcel of land as morefully described in the schedule below as mode/memo of payment .
- C. That , the VENDORS have sold and transferred all the right , title and interest whatsoever they have in the said property being used and enjoyed by the VENDEE as morefully described in the schedule below .
- D. That , the VENDORS have duly put the VENDEE in peaceful physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEE has acquired a perfect indefeasible right , title and interest over the land/property as the sole , exclusive and rightful owner of the same .

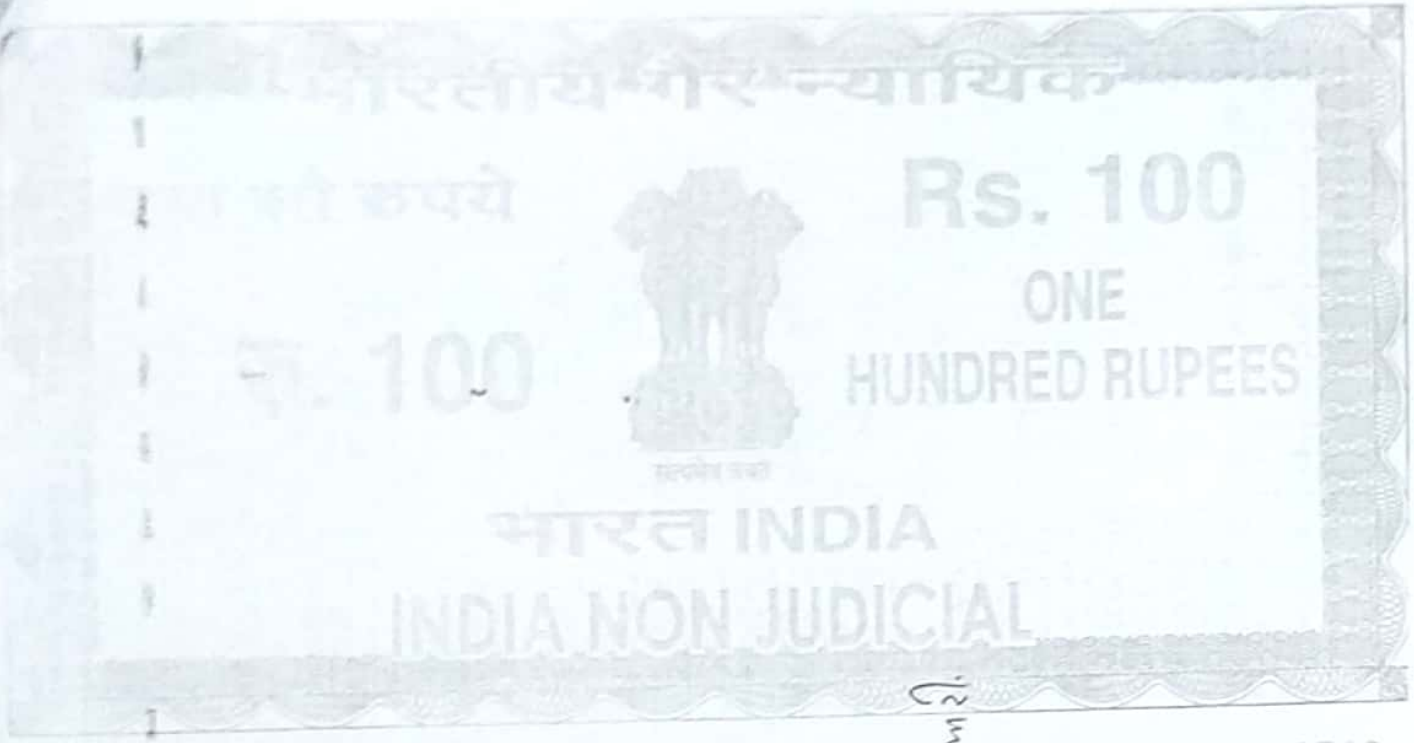
झारखण्ड JHARKHAND

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-- 8 --

- F. That , henceforth the VENDEE shall use and enjoy the landed property morefully described in the schedule below in any own manner and choice like a bonafide owner of the same without any interruption or disturbance from any corner .
- G. That , henceforth neither the VENDORS nor any body through or on behalf of the VENDORS shall be entitle to put any kind of claim over the landed property in question and if any body does so , the same shall be untenable and illegal under any provisions of law .
- H. That , henceforth the VENDEE shall now has all the right to sell , mortgage or lease out the landed property to any person / persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for his own use .



झारखण्ड JHARKHAND

792362

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- I. That , the VENDEE is entitled to get his name mutated in office of the land lord and shall obtain rent receipt thereof.
- J. That , the land morefully described in the schedule below is free from Sarba Sadharan , Puja Sthal , Sairat , Kabrasthan , Anabad Jharkhand Sarkar etc. and also not comes under the provision of C.N.T. Act 46 proviso ' b .

SCHEDULE

Mouza - Seraikella Municipalty Ward No. 8 , Thana No. 301 , P.S. - Seraikella , Distt. Sub-Registry Office at Seraikella , Distt.- Seraikella-Kharswan .

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>	<u>Boundary</u>
8	513(a)	Homestead Land.	2 Dec.	N:-Plot No.512. S:-Plot No.614. E:-Nij. W:-Plot No.510(a).



STATE OF JHARKHAND

792363

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<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>	<u>Boundary</u>
8	513(b)	Homestead Land.	1 Dec.	N:-Plot No.512(d). S:-Nij. E:-Road. W:-Nij.
8	513(c)	Homestead Land.	1 Dec.	N:-Nij. S:-Plot No.614. E:-Road. W:-Nij.

Total Area of One Khata 4 (Four) Decimals .

Annual Rent of Rs. 3.00 payable to the State of Jharkhand through C.O. Seraikella . Trace map is attached herewith.



₹. 100



Rs. 100

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

झारखण्ड JHARKHAND

79236

Handwritten signature in Hindi: श्री अशोक कुमार

-- 11 --

Identifier/
Witness.1.

श्री अशोक कुमार
5/0 श्री B.L. Choudhary.
Seraimella
28/03/17

Witness. 2.

श्री अशोक कुमार (पिता) जगदीश चंद्र प्रसाद
श्री अशोक कुमार (पिता)
28/03/17

Readover and explained the contents to the executant who after admitting the contents is to be true and correct, put his hand in my presence.

Deed Writer Sera
Licence No - 30/

Handwritten notes at the top right of the page.

(PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF VENDEE)



Attended

Handwritten signature of the vendee.



20/7/14

Signature of the identifier: (Carut chandley) 28/07/14

(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)



Attended

Handwritten signature of the identifier.

22/7/14

Signature of the identifier: (Ginae chandley) 28/07/14

Certified that the parties whose photographs are affixed herewith is attested by me and the finger prints of all the parties have taken by me.

Typed by: [Signature]

Signature of Antu Sundi, 20/7/14

ANTU SUNDI
Advocate / Deed Writer
Deed Writer Seralikella
Licence No - 30/1997 Seralikella.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

झारखण्ड JHARKHAND

A 100355

मोहन कुमार
रसोनी

- 13 -

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1,000

Rs.1000

INDIA

झारखण्ड JHARKHAND

A 100356

- 14 -

श्रीमती सुशीला देवी
23/08/14



निबंधन विभाग, झारखंड
सरायकेला

Token No.10 Token Date: 23/07/2014 13:09:52

Serial/Deed No./Year :2351/2314/2014

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Manmath Nath Modak Thro. Father/Husband Name:Late Chandra Kishore Kar Modak (VENDOR) Jail Road, Ward No.1, Seraikella, P.S- Seraikella		
2	Lakhi Rani Modak Thro. Father/Husband Name:W/O Late Ganesh Kar Modak (VENDOR) Jail Road, Ward No.1, Seraikella, P.S- Seraikella		
3	Kanak Bala Modak Thro. Father/Husband Name:W/O Late Gora Chand Modak (VENDOR) Jail Road, Ward No.1, Seraikella, P.S- Seraikella		
4	Manoj Kumar Choudhary Father/Husband Name:Banwari Lal Choudhary (Power Holder) Jail Road, Ward No.1, Seraikella, P.S- Seraikella		
5	Lalit Kumar Choudhary Father/Husband Name:Banwari Lal Choudhary (VENDEE) Jail Road, Ward No.1, Seraikella, P.S- Seraikella		
6	Dinesh Kumar Choudhary Father/Husband Name:Banwari Lal Choudhary (Identifier) Jail Road, Ward No.1, Seraikella, P.S- Seraikella		

Book No. I
Volume 116
Page 141 To 184
Deed No 2351/2314
Year 2014
Date 23/07/2014 15:31:27

Registering Officer

Signature of Operator



निबंधन विभाग, झारखंड
सरायकेला
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No. 18

Token Date/Time: 23/07/2014 13:09:52

Document Type	Sale Deed	Presenter	Manoj Kumar Choudhary
Presenter Name & Address	Jail Road, Ward No.1, Seraikella, P.S- Seraikella	Date of Entry	23/07/2014
Stampable Doc. Value	507000	Total Pages	44
Document/Transaction Value	507000	Book	1
Special Type		CNO/PNO	
Remarks / Other Details		e-Stamp Cert. No.	
Property Details:			

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
SERAIKELLA	301	8	SERAIKELLA NAGAR PANCHAYAT	8	513(A)			U_RES	2 Decimal	251500
SERAIKELLA	301	8	SERAIKELLA NAGAR PANCHAYAT	8	513(B)			U_RES	1 Decimal	125750
SERAIKELLA	301	8	SERAIKELLA NAGAR PANCHAYAT	8	513(C)			U_RES	1 Decimal	125750

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	UID	Address
1	VENDOR	Manmath Nath Modak Thro	Late Chandra Kishore Kar Modak	Cultivation	General			Jail Road, Ward No.1, Seraikella, P.S- Seraikella
2	VENDOR	Lakhi Rani Modak Thro.	W/O Late Ganesh Kar Modak	Cultivation	General			Jail Road, Ward No.1, Seraikella, P.S- Seraikella
3	VENDOR	Kanak Bala Modak Thro.	W/O Late Gora Chand Modak	Cultivation	General			Jail Road, Ward No.1, Seraikella, P.S- Seraikella
4	Power Holder	Manoj Kumar Choudhary	Banwari Lal Choudhary	Business	General	Abupc5402f		Jail Road, Ward No.1, Seraikella, P.S- Seraikella
5	VENDEE	Lalit Kumar Choudhary	Banwari Lal Choudhary	Business	General	Amypc0913c		Jail Road, Ward No.1, Seraikella, P.S- Seraikella
6	Identifier	Dinesh Kumar Choudhary	Banwari Lal Choudhary	Business	General			Jail Road, Ward No.1, Seraikella, P.S- Seraikella

Fee Details:

SN	Description	Amount
1	A1	15,210.00
2	SP	660.00
3	LL	2.50
4	PR	0.94
Total		15,873.44

मनेज कुमार् चोधरी

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑफिस का हस्ताक्षर

उपर्युक्त स्वीकार किया

मनोज कुमार् चोधरी

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

दिनेश कुमार् चोधरी

पिता. बेनवारी लाल चोधरी

पहचान

निवासी

सरायकेला, वार्ड No-1

पेशा. व्यापार

ने की।

5-12-14
23.07.14
निबंधन पदाधिकारी का हस्ताक्षर



ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग

IDENTITY CARD
पहचान पत्र

JPR1713993



Elector's Name	Dinesh Choudhari
मतदाता का नाम	दिनेश चौधरी
Father's Name	Banabarilal Choudhari
पिता का नाम	बनवारीलाल चौधरी
Sex	Male
लिंग	पुरुष
Age as on 1.1.2003	19
१.१.२००३ को आयु	१९

Dinesh Choudhari
28/05/19

Address JPR1713993
38 KORASAI, I
P.O. SERAIKELLA, DIST- SARAIKELA- KHARSWAN
PIN- 833219

पता
३८ कोडासाई, I
पो० सराईकेला, जिला- सराईकेला- खरसावां
पिन- ८३३२१९

[Signature]
Facsimile Signature
Electoral Registration Officer
निर्वाचक नियंत्रण अधिकारी

For 51 - Seraikela(ST)
Assembly Constituency
५१ - सराईकेला (अ.स.जा.)
विधानसभा निर्वाचन क्षेत्र

Place Saraikela- Kharswan

स्थान सराईकेला- खरसावां

Date 06.05.2007



भारत सरकार

National Identification Authority of India
Government of India

संस्थापक सं. - Establishment No. 1124/10001/00002

To
श्री. एम. एन. शर्मा
Laxmi Kumar Choudhary
50/50, Sector 10, Gurgaon
SAS ROAD, Gurgaon District
HARYANA - 122001
Gurgaon
Haryana
Postcode: 122001

Ref: 9872201487085147372/P



UP214132104



आपका आधार क्रमांक / Your Aadhaar No

9032 6626 4453

आधार - आम आदमी का अधिकार

- सूचना**
- 1. आधार एकमात्र सत्य है, अनन्यता का है।
 - 2. आधार का प्रयोग अनेक सरकारी सेवाओं के लिए किया जा सकेगा।

INFORMATION

- 1. Aadhaar is proof of identity, not of citizenship.
- 2. To establish identity, Aadhaar can be used.

- 1. आधार एकमात्र सत्य है।
- 2. आधार का प्रयोग अनेक सरकारी सेवाओं के लिए किया जा सकेगा।
- 3. आधार पूरे देश में मान्य है।
- 4. आधार को आम आदमी का अधिकार माना जायेगा।
- 5. आधार को भविष्य में सरकारी और गैर-सरकारी सेवाओं के लिए उपयोग में आने में मदद करेगा।



राष्ट्रीय शिष्टाचार प्रवर्धन प्राधिकरण
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

Address: 50/50, Sector 10, Gurgaon, Haryana - 122001
SAS ROAD, GURGAON DISTRICT, HARYANA - 122001
POST: SERAKELLA 12
SERAKELLA, HARYANA
SERAKELLA, HARYANA
632219



भारत सरकार
GOVERNMENT OF INDIA



श्री. एम. एन. शर्मा
Laxmi Kumar Choudhary
50/50, Sector 10, Gurgaon
122001
Haryana



9032 6626 4453

आधार - आम आदमी का अधिकार



Laxmi Kumar Choudhary
28/08/14

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LALIT KU CHOUDHARI
BANABARILAL CHOUDHARI
28/02/1977

Permanent Account Number
AMYPC0913C

Lalit Choudhary
Signature







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LALIT KU CHOUDHARI
BANABARILAL CHOUDHARI
28/02/1977

Permanent Account Number
AMYPC0913C

Lalit Choudhary
Signature


Lalit Choudhary
22/02/17

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CGD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचना दें/वापस :-
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. 3, सेक्टर 11, सी.जी.डी. बेलपुर,
नवी मुंबई-400 614.

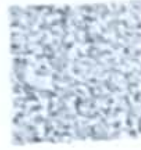
- 12 -



भारत सरकार
GOVERNMENT OF INDIA



नाम कुमर चौधरी
Mames Kumar Choudhary
जन्म तिथि / Date of Birth: 1975
पुरुष / Male



3856 1295 0396

आम आदमी - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O बनवारी लाल चौधरी, 134
अ, जेल रोड, बजरंग चौक, वार्ड नं. 01
पोस्ट - सराकेला, पाना - सराकेला,
सराकेला, सराकेला-खरसावा, जार्खण्ड,
833219

Address: S/O Banwan Lal
Choudhary, 134 A, JAIL ROAD,
BAJRANG CHOWK, WARD NO
01, POST - SERAIKELLA, PS -
SERAIKELLA, Serakella,
Serakela-kharsawan, Jharkhand
833219



1947
1800 111 2347



help@uidai.gov.in



www.uidai.gov.in



Handwritten signature and date: 23/08/14

- 16 -

PERMANENT ACCOUNT NUMBER
ABUPC5402F

NAME
RANJ KUMAR CHOUDHARY

FATHER'S NAME
DANWAN LAL CHOUDHARY

DATE OF BIRTH
15-01-1974

Signature

COMMISSIONER OF INCOME-TAX, R. NCR

इस कार्ड को तब तक सुरक्षित रखें जब तक कि आपको इसकी प्रतिलिपि नहीं मिले।
आपका नाम, पता और अन्य विवरण सुरक्षित रखें।
पिन कोड - 034001।
In case this card is lost/found, kindly inform/return to
the issuing authority.
Commissioner of Income-tax,
Central Revenue Building,
Main Road.

Handwritten notes:
28/05/2024
Ranjit Kumar Choudhary

१०५ नंवा प्रमाणित प्रमाणित
 ०१२ नंवा ४ ३०१११११ (३०१)
 १०५ नंवा प्रमाणित प्रमाणित
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१०५ नंवा प्रमाणित प्रमाणित

K	NO	P. NO	K	A - DEC	B.
8		513(a)	३०१११	०-०२ DEC	N: P.No 512 S: P.No 611 E: Nij W: P.No 510 a
8		513(b)	जल	०-०१ DEC	N: P.No 512 (d) S: Nij E: ROAD W: Nij
8		513(c)	महाजन व द्वारा	०-०१ DEC	N: Nij S: P.No 614 E: Road W: Nij
Total A -				०-०४ DEC	

certified to be a true copy of the original

१०५ नंवा प्रमाणित प्रमाणित
 १०५ नंवा प्रमाणित प्रमाणित

Traced by
 18/7/2013