

Case No. 4267/2012 M.No. 174 Secs 555-596



SHARDA

C4AA 317120

S. No. 4267

M. No. 2012

Certification to be
* true copy



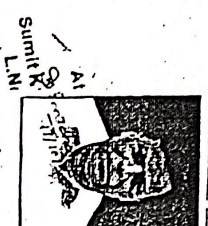
जिला न्यायालय
पाटना-बिहार
141015

S/S. M.

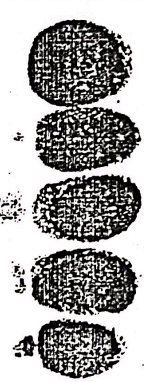
Handwritten notes: Sale 16/10/2012 - 2012-2013, Serial No. 4267



Handwritten: 05AA 160151



Handwritten: Sumit K LNI

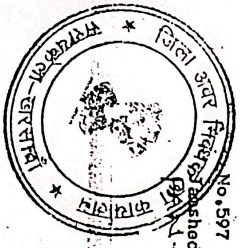


Handwritten: Bishwanath Mukherjee 13/10/2012

Sale Deed Govt. Valued: 7,65,500/-only.
Valued at Es. 7,64,000/-only.

This Sale Deed made on this the 18th day of October, 2012, at Serakela, BETWEEN:

1. Sk. Hader Ali S/O Sk. Basir alias Sk. Bastiddin
 2. Sk. Mahatab son of late Sk. Hamat alias Sk. Sikandar
 3. Sk. Hari j son of late Sk. Khalif, all by faith Muslim, by caste-Sheikh, by Occupation-Business, and all resident of village Bijay, P.S. Serakela, Distt. Serakela-Kharwan, Jharkhand, at present residing at Azadnagar, Mango, Jamshecpur Distt. East Singhbhum, Jharkhand, do hereby nominate, constitute and appointed to Mr. Bishwanath Mukherjee S/O Late Nalini Ranjan Mukherjee by faith-Hindu, by caste Brahmin, by occupation-Business, Nationality-Indian resident of 3A, Kandra Basti, P.S. Kandra, Distt. Serakela-Kharwan, Jharkhand, vide General power of Attorney Deed No. IV, 561 dated 8.5.2012, book No. IV, volume No. 14, page No. 597 to 614, registered at Distt. Sub-registry office at Jamshecpur, Jharkhand, hereinafter called the ONE PART Cont...2/-



Handwritten signatures and notes at the bottom left, including 'S. Som' and '19/10/12'.



05AA 160155

10/10/2017
Mickler
Bhaskar

In Favour of ; 2 ;

EDUCATION & SOCIAL DEVELOPMENT TRUST, represented by Mr. Rathindra Nath Mahanty S/O late Niranjana Mahanty, President of Education & Social Development trust, by faith Hindu, by occupation - Service, resident of Principal's Quarter, Jamshedpur, Womens College, Bistupur, Jamshedpur Distt. East Singhbhum, Jharkhand And PAN No. AFIPIA430K
Mr. Kinshuk Mahanty S/O Mr. R.N. Mahanty, Treasurer Education & Social Development Trust, by faith - Hindu, by occupation Business, resident of Principal's Quarter, Jamshedpur, Womens College, Bistupur, Jamshedpur, Distt. East Singhbhum Jharkhand, Nationality Indian, hereinafter called the purchasers of the OTHER PART. PAN No. APRPM3549N

Whereas, the land described in the schedule below land own and possess by the above named Seller, which stand recorded in R.S. Khatian jointly, the schedule land are the Share of Sellers and have been in peaceful physical possession over the same.

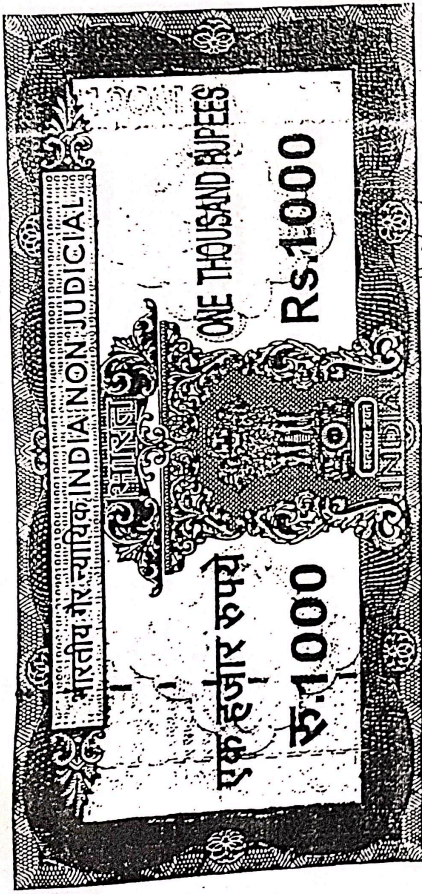
Whereas, they appointed the above named Attorney to execute sale deed and thus this sale deed is executed by virtue of the above power.

And whereas the Seller (present) being in urgent need of money voluntarily expressed his intents of Selling his schedule below property and the purchaser agreed to purchase the

Cont...3/-



5/5/2017
शिवानन्द लाल मिश्र
रजिस्ट्रार-असुरांस



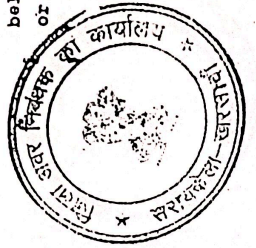
शरदुसु JHARKHAND

393493

19/10/2012
Bishwanath
Mukherjee

NOW THIS SALE DEED WITNESSETH AS UNDER;

1. That, the full and final consideration money for the schedule below property has been fixed at Rs. 7,64,000/- only, between the above named Sellers and the purchasers.
2. That, the purchasers have paid a sum of Rs. 7,64,000/- only, today to the Seller and he do hereby admit and acknowledge to have received the above consideration money.
3. That, the Seller after having received the consideration money has delivered physical possession of the schedule below property today to the purchasers.
4. That, the Seller has ceased his all rights, title, claims and interest in the schedule below property and the same has vested unto the above named purchasers and they will hold possess and enjoy the same as absolute and exclusive owner for ever quite freely and peacefully without any let or hindrance from any corner whatsoever.
5. That, the Seller hereby declare that the schedule below property is free from all encumbrances liens or charges whatsoever, if any defect transpires in the title and possession of the Seller with respect to the schedule below property and the purchasers are either dispossessed or deprived of whole or part thereof or put to any loss



SI/SO/11
जि.स.स. कार्यालय
19/10/12



393494

18/10/2012
 B.S. Gaur
 Muzkherjee

शरदुस जहखण्ड

in any manner in the event the Seller will be civilly and criminally liable to compensate losses sustained by the purchasers.

6. That, the purchasers will get the schedule below property mutated in their names in the office of C.O. Seralkella and all rents and taxes will be paid by them in place of the Seller.

7. That, the expressions the Seller and the purchasers will mean and include their respective heirs and successors until and unless repugnant to the context.

SCHEDULE

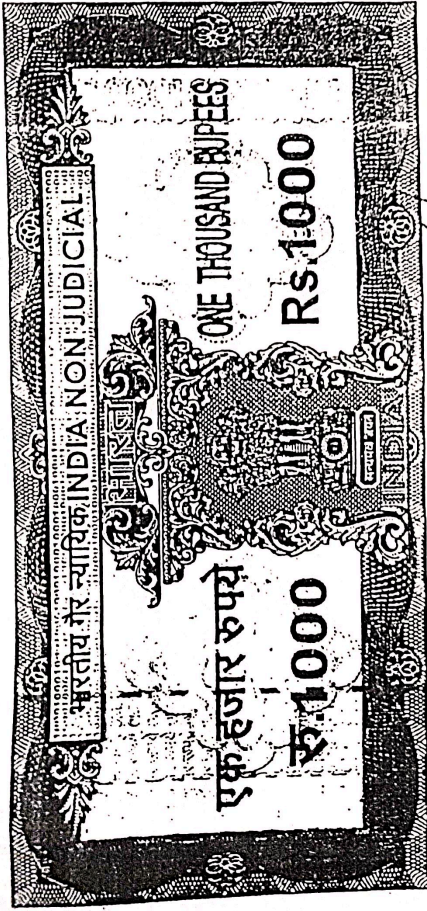
In the Distt. Seralkella-Kharswan, Distt. Sub-registry office at Seralkella, under Mouza-Bijay, P.S. Seralkella

| Thana No. 197, Halka No. under : | Area. |
|----------------------------------|-------------|
| Khata No. Plot No. Khasim | |
| 206 / 1762 Gora-I | 46 decimal |
| 112 / 1757 Makan-Sohan | 19 decimal |
| 233 / 1758 Makan-Sohan | 24 decimal |
| 206 / 1760 Gora I | 06 decimal |
| 207 / 1787 Gora-II | 24 decimal |
| 1788 / Don-3 | 06 decimal |
| 207 / 1789 Gora 2 | 25 decimal |
| Total | 150 decimal |

(One acre fifty decimal)
 Cont...5/-



शरदुस जहखण्ड का कार्यालय
 18/10/2012



भारतीय रिजर्व बँक

393495

19/10/2012
Kumkum
Kishore

; 5;

Bounded by above plots;

North:- plot No.1756 & plot No.1799

South :-Sellers M.J

East :- Plot No.1759 & 1790

West :- Road. M.J Seller.

Annual rent 2.00 only payable to the landlord the state of Jharkhand through C.O.Seraikella.

In witnesses whereof the Seller has set his hand on this sale deed at Seraikella on this the day, month and year first above mentioned.

Witnesses;

1. सरकारी बंधु ब्रह्मचारी त्रिवेदी श्री. सुधा बान्दो

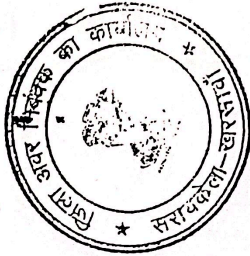
15/09/2012 22/10/2012

2. S.K. Haidar. Aislo ka. SK. Basir. Ph. c. Bija 19/10/2012

Readover and explained the contents of this sale deed to the seller who admitted to be true and correct.

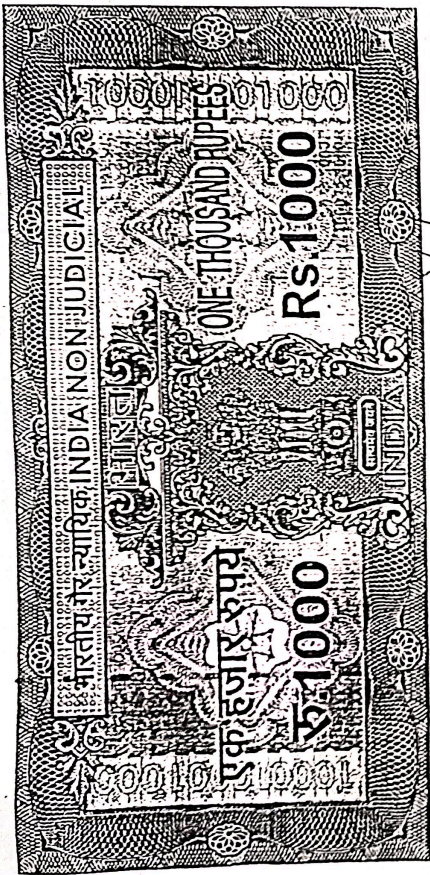
Makan-sohan valued Rs. 2,99,880/-
Gora land valued Rs. 4,65,610/-

Cont..6
Sumit Kumar Pruthi
(Advocate)
19/10/2012



19/10/2012

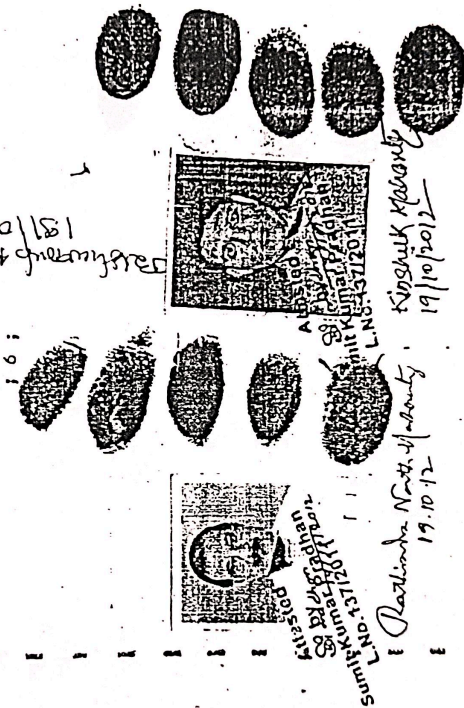
श्री. सुधा बान्दो
सरकारी बंधु



393496

18/10/2012
Balsikhandh Mukherjee

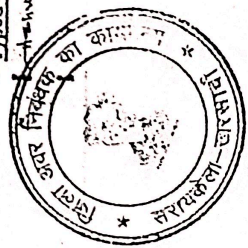
श्रीरघु जर्खण्ड



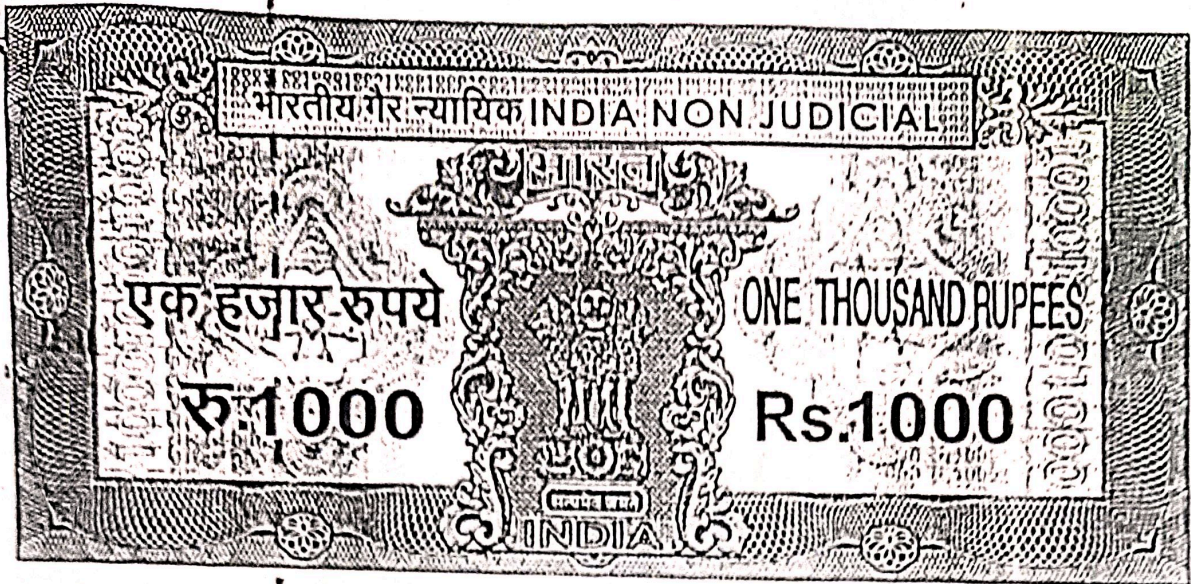
Certified that the Seller and purchasers whose attested copies of photographs are affixed in the deed and whose left hand LTI of all finger are put over the deed in my presence and I have taken the same.

Typed by/
Sumit Kumar Pandey
(Advocate)
19-10-2012
L.No. 137/11

19.10.2012
Razindha Nayak



श्रीरघु जर्खण्ड
श्रीरघु जर्खण्ड

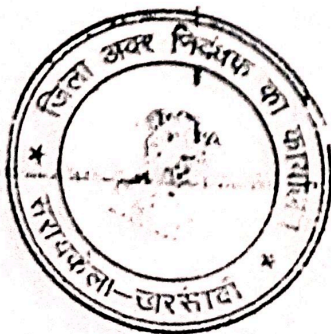


झारखण्ड JHARKHAND

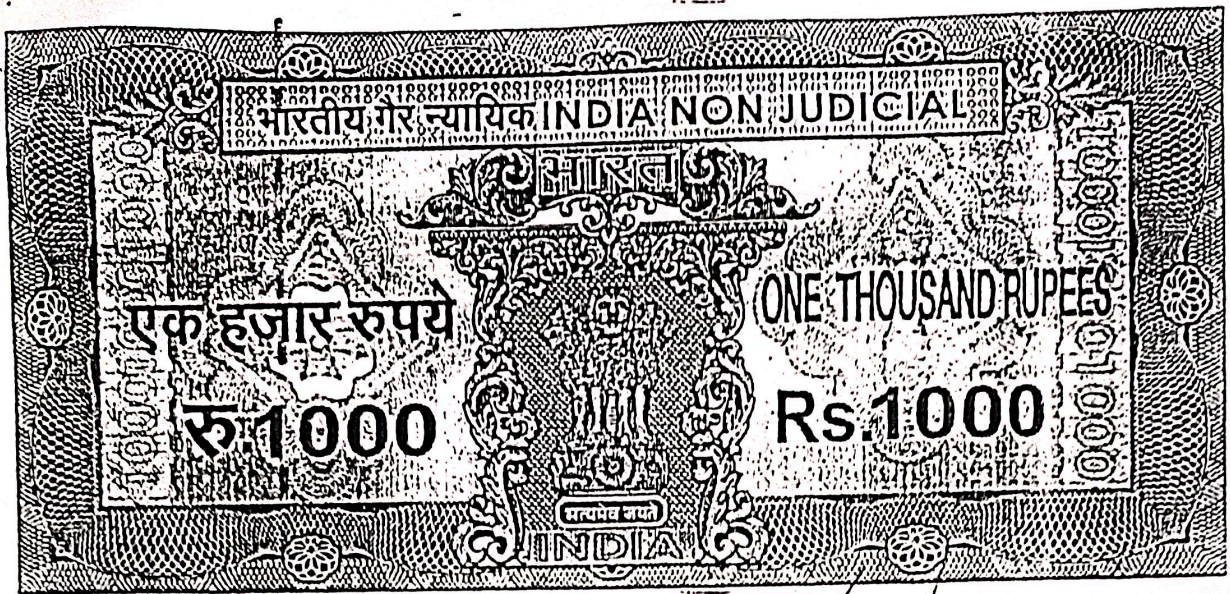
393338

(7)

श्री सुशोभा कुमारी
15/10/2018



11/10/2018
जिला अवर न्यायाधीश
जहानाबाद-झारखण्ड
11/10/18



झारखण्ड JHARKHAND

393339

(8)

Rishyabanshi Murshidabad
10/10/2012



14.05.15
जिला अवर निबंधक
झारखण्ड-खारसावा
14/5/15

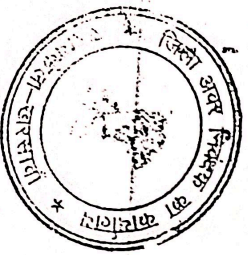


शुभकुण्ड JHARKHAND

754059

(9)

पंडितशिवराम मूलोजी
13/10/2012



डिस्टRICT और सेशन जज
पटना, बिहार, भारत

14-05-15

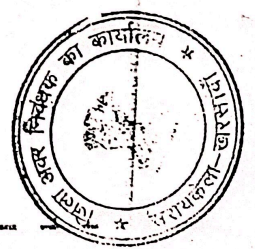


754060

पञ्चसो रुपये 1910/2017

(10)

शरदुसु JHARKHAND



सि.सो.हि.
जिल्हा कार्यालय,
पञ्चसो रुपये - जार्खण्ड
1910/15

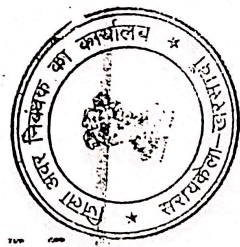


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18/10/2012
Dashed line

(L)

झारखण्ड JHARKHAND



SI-50-11
जिला कार निबंधक
झारखण्ड-धनबाद
18/10/12

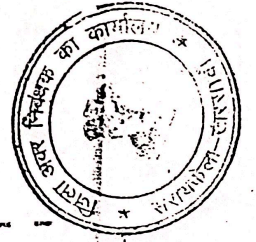


754064

Dishwanth Khandare
18/10/2017

झारखण्ड JHARKHAND

(17)



5150-11
श्रीवा नगर फिद्वी
झारखण्ड-दरभंगा
60119011

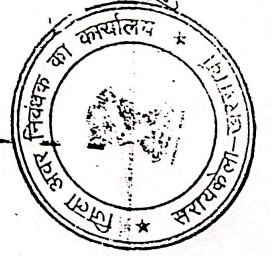


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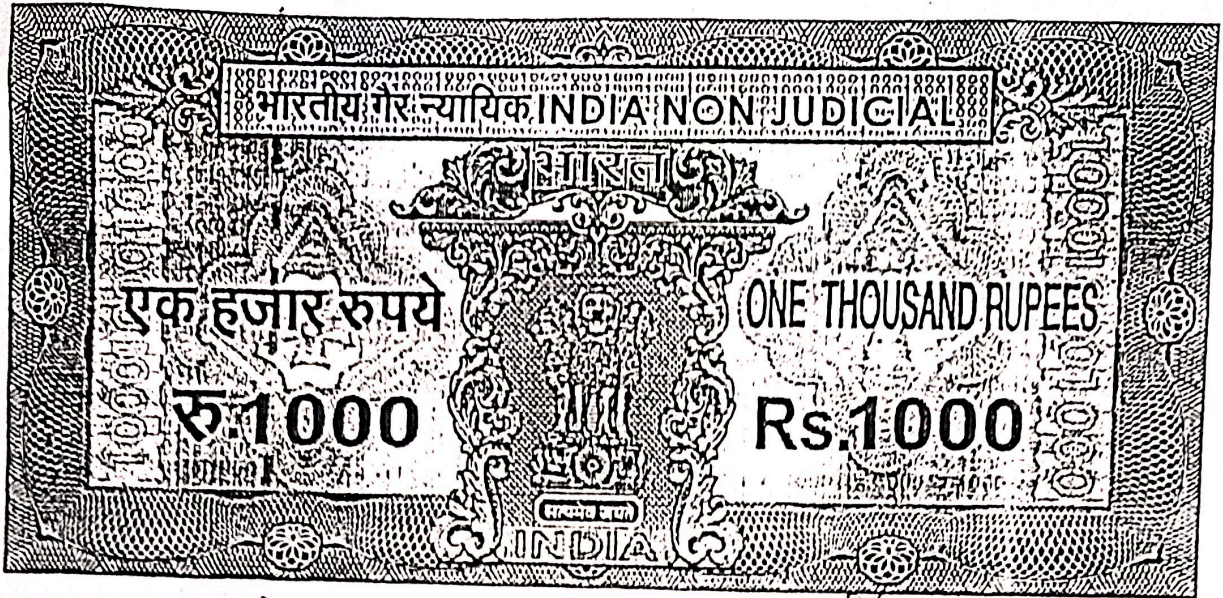
393312
Dastgiri's number
19/10/2012

(3)

झारखण्ड JHARKHAND



14.03.15
जिला धार 15-03-15
निबंधक कार्यालय

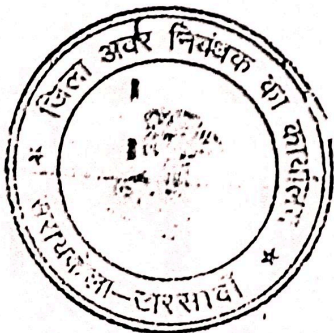


झारखण्ड JHARKHAND

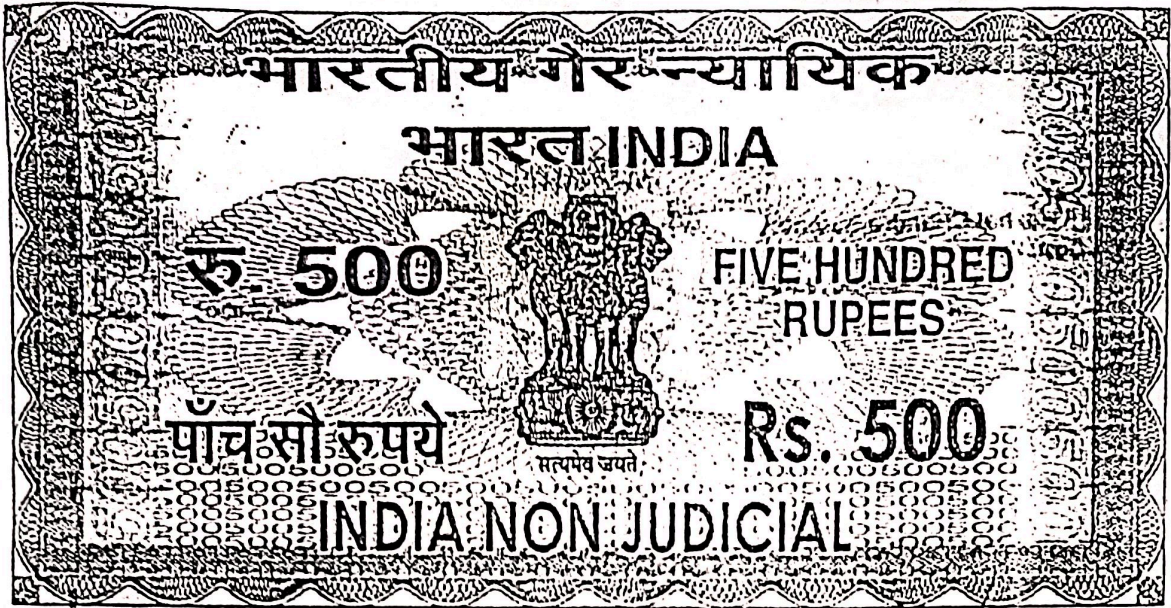
393313

(14)

Prishwarup Mukherjee
12/10/2012



14.05.15
जिला अवर निबंधक
धरमबाबा धरमबाबा
14/5/15



झारखण्ड JHARKHAND

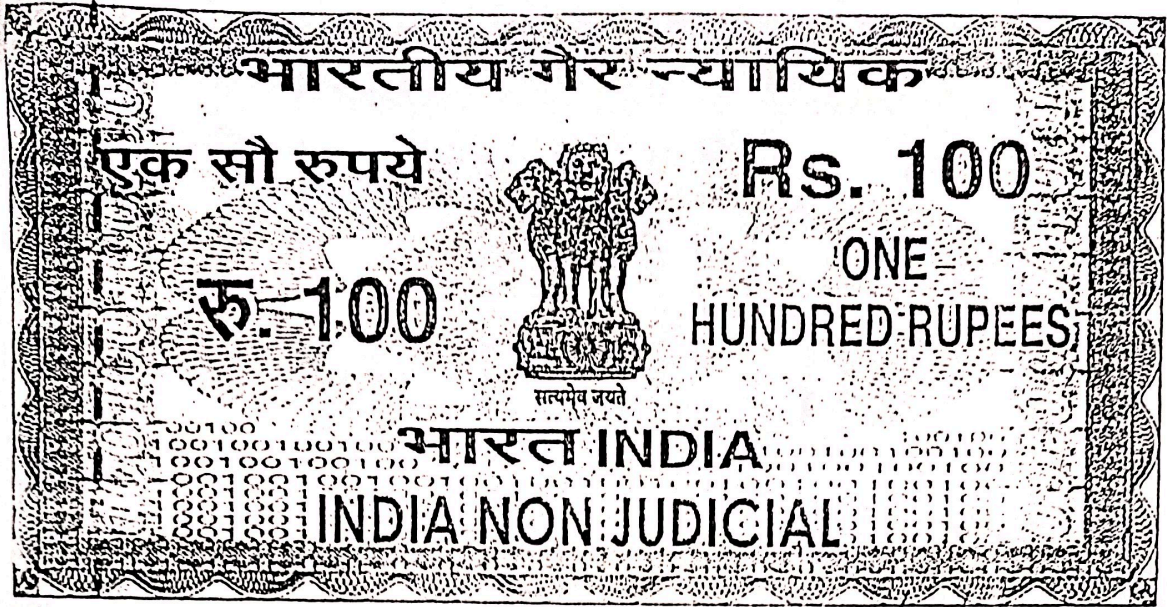
754044

(15)

Jharkhand
19/10/2012



14.05.15
जिला अवर निबंधक
झारखण्ड-खरसावाँ

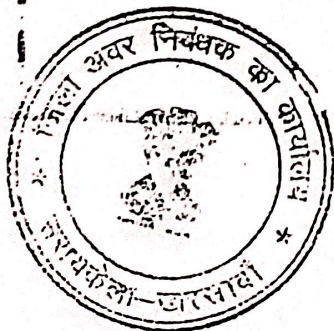


झारखण्ड JHARKHAND

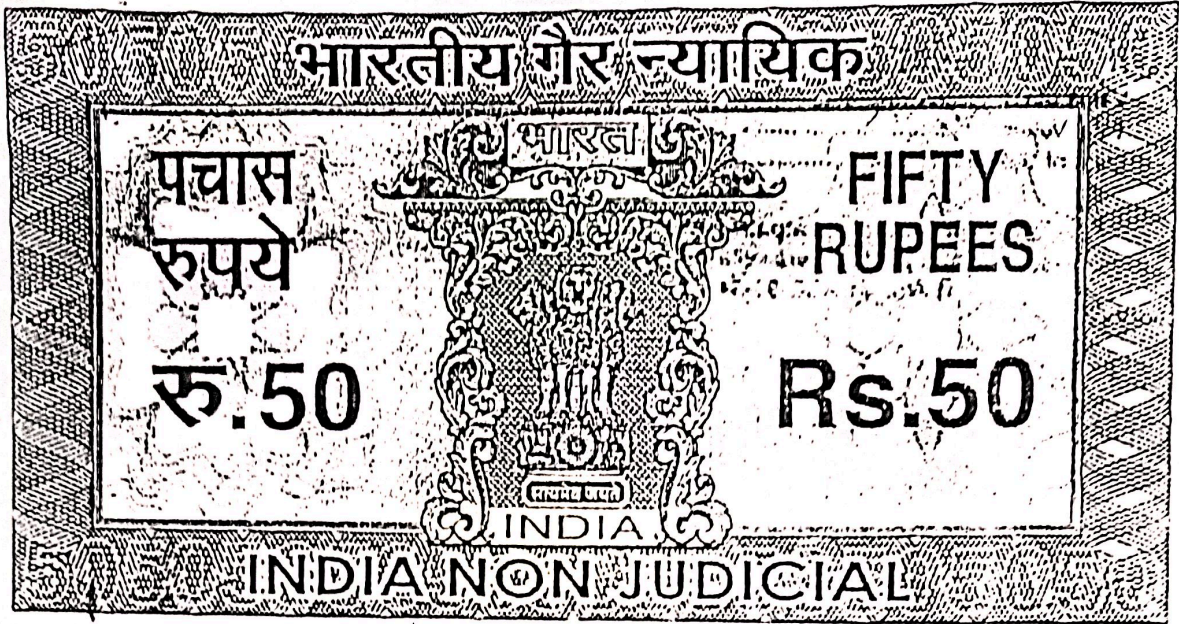
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161

Prishwamp Mukhop
19/10/2012



14.05.15
जिला अवर निबंधक
कार्यालय-झारखण्ड
14/5/15

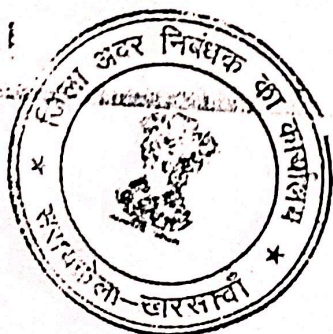


झारखण्ड JHARKHAND

A 317247

(17)

Handwritten signature
13/10/2012



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14.05.15
जिला अवर निबंधक
रायचौली-झारखण्ड
14/5/15

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

Token No: 5

Token Date/Time: 19/10/2012 13:17:21

| | | | | | |
|--------------------------|--------------------------------|-------------|---------------------|---------------|------------|
| Document Type | Sale Deed | Presenter | Bishwarup Mukherjee | Date of Entry | 19/10/2012 |
| Presenter Name & Address | Ja, Kandra Basti, P.S - Kandra | DOE | | Total Pages | 36 |
| Stampable Doc. Value | 765500 | Stamp Value | 30650 | Book | 1 |
| Document Value | 765500 | Serial No | 0 | CNO/PNO | |

Remarks / Other Details

Property Details:

| Anchal | Th.No. | Wrd/Hik | Mauza | Kh. No. | Plot No | Plot Type | H No | Category | Area | Min. Value |
|------------|--------|---------|-------|---------|---------|-----------|------|----------|------------|------------|
| SERAIKELLA | 197 | 9 | VIJAY | 207 | 1758 | | | DON | 6 Decimal | 23040 |
| SERAIKELLA | 197 | 9 | VIJAY | 233 | 1758 | | | H_HOLD | 24 Decimal | 146880 |
| SERAIKELLA | 197 | 9 | VIJAY | 206 | 1762 | | | TANR | 46 Decimal | 212060 |
| SERAIKELLA | 197 | 9 | VIJAY | 112 | 1757 | | | H_HOLD | 10 Decimal | 116260 |
| SERAIKELLA | 197 | 9 | VIJAY | 206 | 1760 | | | TANR | 6 Decimal | 27660 |
| SERAIKELLA | 197 | 9 | VIJAY | 207 | 1787 | | | TANR | 24 Decimal | 110640 |
| SERAIKELLA | 197 | 9 | VIJAY | 207 | 1769 | | | TANR | 25 Decimal | 115250 |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | Area | Rate | Amount |
|---------------|---------|-----|-------|----------|------|------|--------|
|---------------|---------|-----|-------|----------|------|------|--------|

Party Details:

| SN | P Type | Party Name | Father/Husband | Occup. | Caste | PAN/F 60 | Address |
|----|---------------------|---|------------------------------|-------------|-------|------------|--|
| 1 | Vendor/Power Holder | Bishwarup Mukherjee | Late Nalini Ranjan Mukherjee | Business | Other | Ahxpm64G2g | Ja, kandra basti, p.s - kandra |
| 2 | VENDEE | E.D.Trust Rep By Rathindra Nath Mahanty | Late Niranjan Mahanty | Service | Other | Afpm4430k | Principal's Quarter, Jamshecpur, Womens College, Bistupur, Jsr |
| 3 | VENDEE | Kinshuk Mahanty | R.N. Mahanty | Business | Other | Aprpm3549n | Principal's Quarter, Jamshecpur, Womens College, Bistupur, Jsr |
| 4 | Witness1 | Mahiruddin Ansari | Late Umar Ansari | Cultivation | Other | | Jitraitand, P.S - Seraikella |
| 5 | Witness1 | Mahiruddin Ansari | Late Umar Ansari | Cultivation | Other | | Jitraitand, P.S - Seraikella |
| 6 | Witness2 | Sk. Haidej Ali | Late Sk. Basir Ali | Cultivation | Other | | Bijay, P.S - Seraikella |

Fee Details:

| SN | Description | Amount |
|-------|-------------|-----------|
| 1 | A1 | 22,965.00 |
| 2 | SP | 570.00 |
| 3 | LL | 12.50 |
| 4 | PR | 4.70 |
| Total | | 23,552.20 |

Bishwarup Mukherjee
19/10/2012

उपर्युक्त प्रतिष्ठित दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन एवं सारांश में इंस्ट्रुमेंट फॉर्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त
स्टीयर किया
जिसकी
पंचन
नियती

Bishwarup Mukherjee
Mahiruddin Ansari
Jitraitand

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को भरे समय।

दिनांक: 19/10/2012

निबंधन पदाधिकारी का हस्ताक्षर

19/10/12

DSR OFFICE SKL KHW










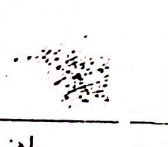
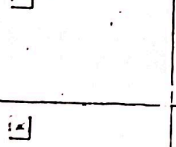
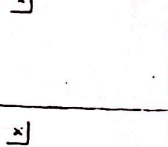
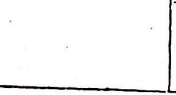

14/05/15
जिला सारकेला
सरायकेला-झारखण्ड
19/10/12

निबंधन विभाग, झारखंड
सरायकेला

Token No.5 Token Date: 19/10/2012 13:17:21

Serial/Deed No./Year :4286/4267/2012

Deed Type: Sale Deed

| SN | Party Details | Photo | Fthumb |
|----|---|--|---|
| 1 | Bishwarup Mukherjee Father/Husband Name:Late Nalini Ranjan Mukherjee (Vendor/Power Holder) Ja, kandra basti, p.s - kandra |  |  |
| 2 | E.D.Trust Rep By Rathindra Nath Mahanty Father/Husband Name:Late Niranjan Mahanty (VENDEE) Principal'S Quarter, Jamshedpur, Womens College, Bistupur, Jsr |  |  |
| 3 | Kinshuk Mahanty Father/Husband Name:R.N. Mahanty (VENDEE) Principal'S Quarter, Jamshedpur, Womens College, Bistupur, Jsr |  |  |
| 4 | Mahiruddin Ansari Father/Husband Name:Late Umar Ansari (Identifier) Jitraitand, P.S - Seraikella |  |  |
| 5 | Mahiruddin Ansari Father/Husband Name:Late Umar Ansari (Witness1) Jitraitand, P.S - Seraikella |  |  |
| 6 | Sk. Haidej Ali Father/Husband Name:Late Sk. Basir Ali (Witness2) Bijay, P.S - Seraikella |  |  |

Book No. 1
Volume 174
Page 559 To 596
Deed No 4286/4267
Year 2012
Date 19/10/2012 13:52:38

District Sub Registrar

Signature of Operator



14.05.12
जिला लाकर निबंधन
सरायकेला-झारखण्ड
19/10/12



| | | |
|--|------------------------------------|---------------------------|
| सरायकेला विजय 0197 एडुकेशन एंड सोसल डेपलपमेंट ट्रस्ट R.N. MAHANTI ,एडुकेशन एंड सोसल डेपलपमेंट ट्रस्ट किथुक महंती | | |
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 112,206,207,233 | 1757,1758,1760,1762,1787,1788,1789 | 1 एकड़ 50 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 (2018-2019) |
|----------------|--------|--------------------|-----------|--------------------------|--------------------|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष (2016-2017) | |
| माल (नकदी) | 6.00 | | | 6.00 | 6.00 |
| गुजारी (भावली) | 1.50 | | | 1.50 | 1.50 |
| सेस | 3.00 | | | 3.00 | 3.00 |
| सूद | 3.00 | | | 3.00 | 3.00 |
| मुतफरकात | 1.20 | | | 1.20 | 1.20 |
| मीजान | 14.70 | | | 14.70 | 14.70 |

तफसील अदायकारी

| अदायकारी बाबत | बकाया | | | मोतालबा हाल (2018-2019) | फाजिल |
|----------------|--------------------|-----------|--------------------------|-------------------------------|-------|
| | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष (2016-2017) | | |
| माल (नकदी) | | | 6.00 | 6.00 | 6.00 |
| गुजारी (भावली) | | | 1.50 | 1.50 | 1.50 |
| सेस | | | 3.00 | 3.00 | 3.00 |
| सूद | | | 3.00 | 3.00 | 3.00 |
| मुतफरकात | | | 1.20 | 1.20 | 1.20 |
| मीजान अदायकारी | | | 14.70 | 14.70 | 14.70 |

(१) मीजान कुल (लफजों में) : Forty Four Rupees and Ten Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 44.10

तारीख अमला तहसील कुनिन्दा : 27-10-2018

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।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

NON ENCUMBRANCE

New Encumbrance Cell (Computerised) for Technical Cadres
 अनुसूची 21 - प्रपत्र संख्या 113 आवेदन पत्र संख्या 1576/13
 प्रमाण पत्र संख्या 465/92/3 R.N. Manjy ने मेरे पास आवेदन
 चूकि श्री

किया है कि निम्नलिखित सम्पत्ति के सम्बन्ध में संव्यावाहारों और अकमरों का संविवरण प्रमाण पत्र दिया जाय।
 (आवेदन पत्र में दिये गए राज्य के अनुसार विवरण दे)
 इसलिए मैं इसके द्वारा प्रमाणित करता हूँ कि उपरोक्त सम्पत्ति को प्रभावित करनेवाले संव्यवहारों और अकमरों के बारे में
 बही में और इससे सम्बन्ध अनुक्रमणियों में ता० 01-01-2012

से ता० 17-04-2013 तक तलाशी की गई और ऐसी तलाशी के बंद निम्न संव्यवहारों और अकमरों का पता चला है :-

| क्रम संख्या | (क) सम्पत्ति का विवरण | विवरण की तारीख | (ख) दरतावेज का प्रकार और मूल्य | पक्षों का नाम | | दस्तावेज की प्रविष्टि के प्रति निदेश | |
|-------------|-----------------------|----------------|--------------------------------|---------------|---------|--------------------------------------|------------|
| | | | | निष्पादन | दावेदार | जिल्द संख्या | वर्ष पृष्ठ |
| | | | | | | | |

(क) दरतावेज के अनुसार विवरण दर्ज करें -
 (ख) दफ्तक की दशा में व्याज की दर और भुगतान की अवधि दर्ज करें। यद्यत् कि इसका बारे में उल्लेख हो
 (ग) पट्टे की दशा में पट्टे की अवधि और वार्षिक लगान दर्ज करें।

अन्तर्गत आने वाले कार्यों का आयोग द्वारा सारांश

प्रति-स्वामित्व प्रमाण पत्र का क्रमांक - 15

दिनांक 17/12/12

राज्य-विकास-कार्य इ. सं. 18 एवं 19 वि. लायकेला के जोच

प्रतिवेदन के आधारे पर प्रमाणित किया जाता है कि

| सीमा | घान्ते | खाला नं० | रस्ते | रकबा |
|------|--------|----------|-------|----------|
| विजय | 197 | 206 | 1760 | 0.06 एकर |
| | | | 1762 | 0.46 " |
| | 207 | | 1787 | 0.24 " |
| | | | 1788 | 0.06 " |
| | | | 1789 | 0.25 " |
| | 112 | | 1757 | 0.19 " |
| | 223 | | 1758 | 0.24 " |



नामांतरण मु. सं-216/2012-13 आने पर रबीकरण/नाया मणली अथवा तथा देवरा के विषय मणली रजुकरण एउ सोरोल डेपलपमेट वरि. अमरापुर के नाम पर नामांतरित होकर रबी सं. 1708 ए. ई. एफ. सं. 210 पर रजु है। तथा मणली वरि. 2012-13 तक मुजानक है। निमाण कार्य कराया जा सकता है।

अतः जोच प्रतिवेदन हे आधारे पर मु. स्वामित्व प्रमाण पत्र निर्गत किया जाता है।

17/12/12
अन्त आधिकारी
सयसकला

कुल 1.50 एकर 2. प्रमि

OFFICE OF THE CIRCLE OFFICER

SARAIKELLA, SARAIKELLA-KHARSAWAN, JHARKHAND

पत्र - 15
दिनांक - 17-12-12
18-07-13

TO WHOM IT MAY CONCERN

This is to certify that in Mouza Bijay, Revenue thana no. 197, Khata No. 112, 233, 206, 207, Plot No. : 1757, 1758, 1762, 1787, 1788, 1789 respectively total area of land 1.50 acres (6070.28 Sq.mtr.) has been under possession of Educational & Social Development Trust represented by Sri Rathindra Nath Mahanty as President and Sri Kinshuk Mahanty as Treasurer of the trust and is hereby changed of land for use of the trust for Institute for Education.



18/12/13
Circle Officer
Saraikella
District : Saraikella-Kharsawan,
Jharkhand