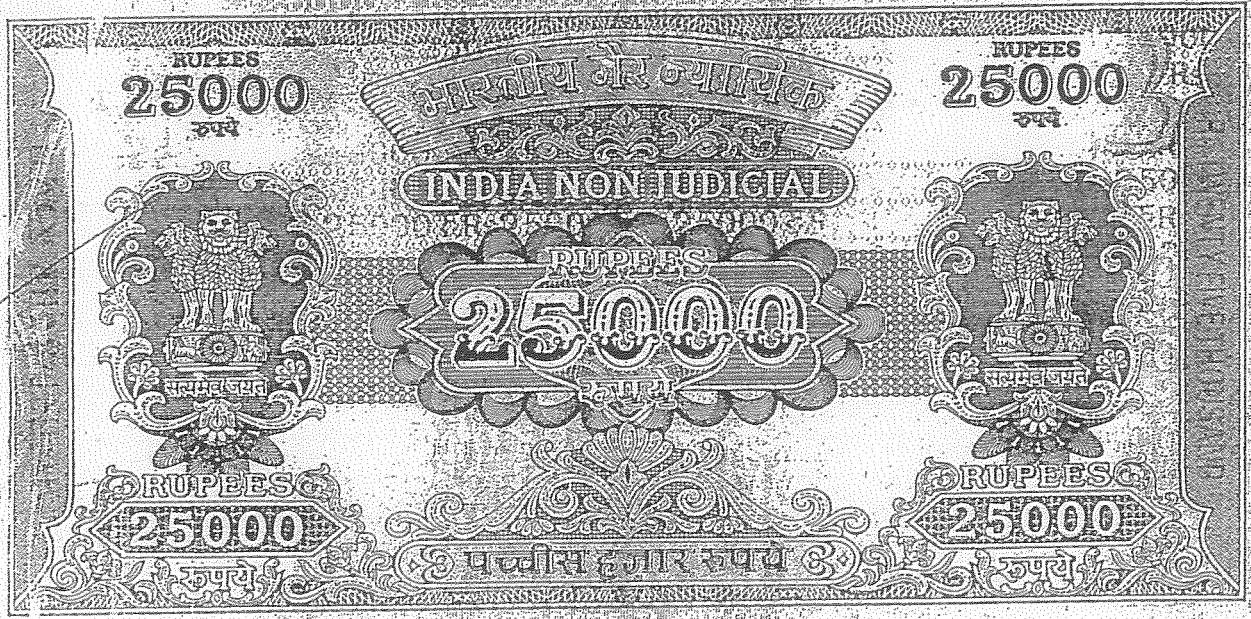


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वद्वय विद्वय 2:
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RD 400-40
30722-66

THIS INDENTURE FOR SALE made this the 09/04/2011..... day of April Two Thousand Eleven.

BETWEEN

(1) Smt. ALOMA CHOWDHRY, widow of Late Srikumar Chowdhry, residing at "SRINIVAS", Morabadi Hill, P.S. Bariatu, Ranchi: 834008 by faith Christian and by occupation House wife (PAN-AFTPC4759G) (2) Smt. ANURADHA GUPTA, wife of Sri Ritwik Gupta and daughter of Late Aniruddha Chowdhry, residing at No. 10, Abdul Rasul Avenue, Kolkata - 700026, by faith Hindu and by occupation house wife (PAN: ADQPG5008B) hereinafter for the sake of brevity jointly called the "VENDORS" (which expression unless excluded by or repugnant to the context shall be deemed to include their respective heirs executors administrators legal and personal representatives and assigns) of the ONE PART.

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Handwritten notes and signatures on the right side of the document, including '97411' and other illegible text.

Handwritten notes at the bottom left, including '1191001' and other illegible text.

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Handwritten notes and signatures in the bottom right, including '8698' and other illegible text.

Handwritten notes and signatures on the far right, including 'Anuradha Gupta' and other illegible text.

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AND

Smt. Praveena Sinha wife of Sri Himadri Sinha by faith Christian, by occupation Assistant Teacher residing at 1B Faculty Quarter, XISS Staff Campus, 15 Purulia Road, P.S: Lalpur, Dist – Ranchi 834001, Jharkhand, (PAN- AOFPS5440D), hereinafter referred to as the "PURCHASER" (which expression unless excluded by or repugnant to the context shall be deemed to include their respective heirs executors administrators legal and personal representatives and assigns) of the OTHER PART.

NATURE OF THE DOCUMENT: INDENTURE FOR SALE

AMOUNT OF CONSIDERATION: Rs. 28,81,666/- (Rupees twenty eight lakhs eighty one thousand six hundred sixty six) only and the stamp duty paid on the Rs. 29,75,266/- only.

The Vendors hereby declare and represent to the Purchasers as follows:

- (a) AND WHEREAS Sri Pramatha Nath Chaudhuri son of Sri Durgadas Chaudhuri resident of Number 20, Mayfair, P.S. Ballyganj, District 24 Parganas gifted the property M.S. Plot no. 66 (measuring 90 decimal or 2 bighas 14 kathas 7 chhatak 9 sq. feet) and under Ward No. 2/3, Holding

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Amratha Gupta
09/04/2011
Mania & Son/09/04/2011



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- No. 3, now under R.S plot no. 1447 which also includes 2 kattha 13 chhatak land from old M. S. Plot no 65 at village Morabadi, P. S. Bariatu, Dist. Ranchi to his niece Smt. Asoka Devi (Asoka Chowdhry) in the year 1924.
- (b) **AND WHEREAS** in the year 1924, Smt. Asoka Chowdhry and her husband Sri Woopendranath Chowdhry built the present house standing on M. S. Plot No. 66.
- (c) **AND WHEREAS** M.S. Plot No. 65, Ward No. 1 (Old) corresponding to Ward No. 2/3 (New), Holding No. 3 of Morabadi, Thana No. 192, P.S. Bariatu, District Ranchi, stands recorded in the M.S. Record of Rights in the name of Smt. Indira Devi Chaudhuri, wife of Pramatha Nath Chaudhuri which she acquired by a registered Deed of Gift dated 23rd of March 1926 executed by Smt. Ganoda Nandini Devi widow of Satyendra Nath Tagore and came in peaceful possession as absolute owner.
- (d) **AND WHEREAS** the above named Smt. Indira Devi Chaudhuri, by a Registered deed of sale dated 04.07.1944 being Book No. 1, Volume No. 61, Page 42 to 43, Being No. 2113, sold to Smt. Asoka Devi (Chowdhry) wife of Sri Woopendranath Chowdhry 4 (four) bighas 7 (Seven) Kathas

Amradha Gupta
09/04/2011

Indira Chowdhry
09/04/2011



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and 13 (thirteen) Chhataks of land in the said M.S. Plot No. 65, Holding No. 3 at Morabadi, Thana No. 192 Ranchi and put her in peaceful possession thereon as absolute owner.

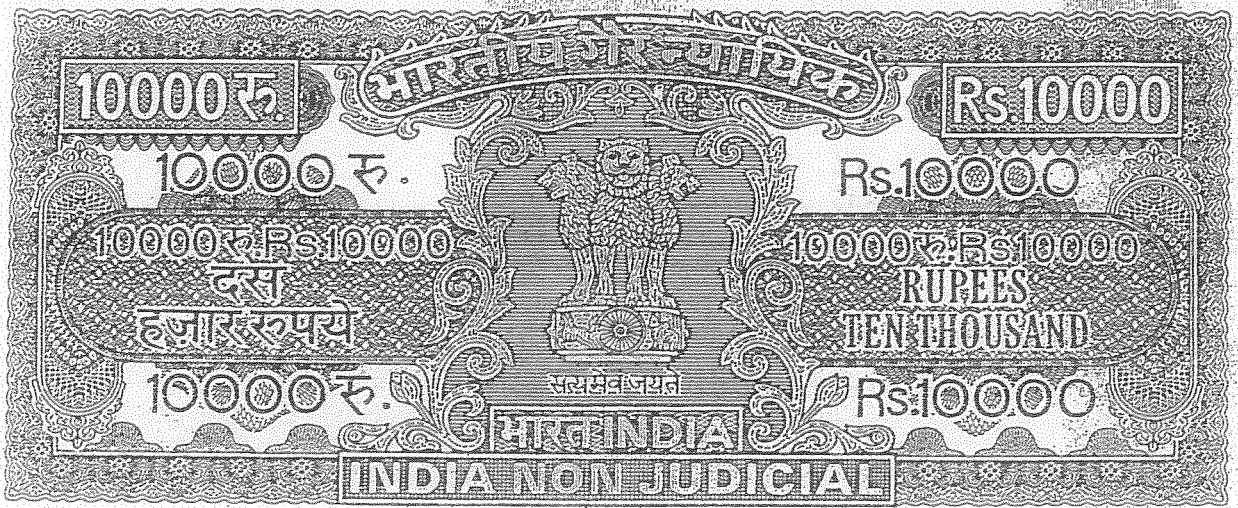
(e) **AND WHEREAS** the said Smt. Asoka Chowdhry, sold 1 bigha 5 kathas being a portion of M.S. Plot No. 65 in 1959 out of her above land measuring 4 bighas 7 katahs 13 chhatak more or less, retaining the balance land 3 bighas 2 katahs 13 chhatak more or less of the said M.S. Plot No. 65 being an ORCHARD comprising Mango, Jack-fruit and other trees in the possession of Smt. Asoka Chowdhry.

Anuradha Gupta
09/04/2011

(f) **AND WHEREAS** Smt. Asoka Chowdhry died intestate on 27th September 1977 leaving behind her two sons namely Sri Saura Kumar Chowdhry and Sri Srikumar Chowdhry and her grand daughter Smt. Anuradha Gupta daughter of her predeceased son Late Aniruddha Chowdhry who died on 18th May 1976 as her only heirs and legal representatives.

(g) **AND WHEREAS** the above named Sri Saura Kumar Chowdhry who was bachelor died intestate on 25th March 1989, leaving behind him his brother Sri Srikumar Chowdhry and his niece Smt. Anuradha Gupta

Anuradha Chowdhry
09/04/2011



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daughter of his predeceased younger brother Late Aniruddha Chowdhry as his only heirs and legal representatives.

- (h) AND WHEREAS Sri Srikumar Chowdhry and his niece Smt. Anuradha Gupta became the owners of undivided half share each of the said property.
- (i) AND WHEREAS Sri Srikumar Chowdhry died intestate on 5th February 2003 leaving behind his wife Smt. Aloma Chowdhry as his only heir and legal representative.
- (j) AND WHEREAS Smt. Aloma Chowdhry and her niece Smt. Anuradha Gupta became the owners of undivided half ($\frac{1}{2}$) share each of the said property.
- (k) AND WHEREAS The Competent Authority, namely Deputy Commissioner, Ranchi had initiated proceedings against the VENDOR under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 in respect of the landed property under reference together with other landed properties owned by the VENDOR and the same was listed vide ULC case number 116/76.

Anuradha Gupta
09/04/2011

Aloma Chowdhry
09/04/2011



- (l) **AND WHEREAS** the competent Authority after due enquiry vide his order dated 25th June 2005 finally held that the landed property of VENDOR under reference (i.e. M. S. Plot No. 65 and 66) does not fall within the purview of Urban Land (Ceiling and regulation) Act, 1976. Thus the VENDOR was absolutely free to deal with their landed property at their sole discretion.
- (m) **AND WHEREAS** an ULC case No. 116/76 (State Vs. Saura Kumar Chowdhry & Others) was registered before the competent Authority cum Deputy Commissioner Ranchi, on which vide letter No. 3519 dated 16.09.2004, Land measuring 60 Kathas being a portion of M.S. Plot No. 65 was permitted to be transferred in the name of the Ram Krishna Mission and the final order had been passed on 25.06.2005 and released the other land in favour of the Vendor from the ceiling.
- (n) **AND WHEREAS** the Vendors approached the competent authority namely Anchal Adhikary - Morabadi Area and LRDC, Ranchi on August 2008 for the re-mutation of M. S. Plot No 65 (measuring 2 kattha 13 chhatak) and M. S. Plot No 66 (measuring 55 kattha 399 sq. ft) in their names. Considering their application no. 67/08-09 and with due enquiry

Adarna Choudhary
09/04/2011

Anuradha Gupta
09/04/2011

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competent authority granted the mutation of above land under R.S. plot no. 1447 (measuring 57 kattha 13 chhatak 399 sq. ft) of Ward No. 2/3, Holding no.3, Thana No. 192, P.S. Bariatu, Morabadi, Ranchi: 834008 in the name of Vendors.

- (o) **AND WHEREAS** the Vendors sold Sri Himadri Sinha and Smt Praveena Sinha an area of land measuring about 24.5 (Twenty four and half) Kathas (i.e 115.3' by 153' plot) of the land more or less in the said R.S. plot no. 1447 Part [consists of old M.S. Plot No. 65 (Part) and M. S. Plot no. 66 (Part)] of Ward No. 2/3, Holding no. 3, Thana No. 192, P. S. Bariatu, Morabadi, Ranchi: 834008 and described in the schedule below and demarcated in the sketch map of R.S. plot 1447 A attached herewith along with perpetual user right over 15 ft wide common road along the west (south to north) part of R.S. Plot No. 1447 and perpetual use right over 5 ft wide common drainage and drinking water pipe line along the east part (south to north) both connecting the said Part A of R.S. Plot 1447 with Asha Shree Garden Road on 25.09.2010 vide Deed No. 24549/21342.

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Anuradha Gupta
09/04/2011

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(p) AND WHEREAS the Vendor being approached by the Purchasers have agreed to sell an area of land measuring about 16.5 (Sixteen and half) Kathas (26.4 decimal) (i.e 155.25' by 76.5' plot) of the land more or less (hereinafter referred to as Part B of R.S. plot 1447) in the said R.S. plot no. 1447 [consists of old M.S. Plot No. 65 (Part) and M. S. Plot no. 66 (Part)] of Ward No. 2/3, Holding no. 3, Thana No. 192, P. S. Bariatu, Morabadi, Ranchi: 834008 and described in the schedule below and red coloured area in the sketch map of R.S. plot 1447 (Part B) attached herewith WHICH AREA INCLUDES the said 5 ft wide common drainage and drinking water pipe line on the entire east part (south to north) connecting the said R.S. plot 1447 A with Asha Shree Garden Road.

Anuradha Gupta
09/04/2011

(q) AND WHEREAS the said property to be purchased consists of ALL THAT Land measuring 16.5 (Sixteen and half) Kathas land with small hutment of around 100 sq. ft area of R. S. plot No. 1447 (Part B) [consists of M.S. Plot No. 65 (Part B) and M. S. plot no 66 (Part B)] Marked as Sub Plot No. 1447 B, Municipal Holding No. 3, Ward No. 2/3, delineated with "RED" wash in the map annexed hereto forming part of

Alena Shrivastava
09/04/2011



Sinha

this Agreement WHICH AREA INCLUDES the said 5ft wide common drainage and drinking water pipe line on the east part (south to north) connecting the said R.S. plot 1447 A (Part) with Asha Shree Garden Road and are part hereof being an orchard situate at Morabadi, Thana No. 192, P.S. Bariatu, District Ranchi, butted and bounded.

- NORTH** : Plot marked R.S. Sub Plot No 1447 A (MS 66 & 65 A) of Shri Himadri Sinha and Smt Praveena Sinha
- SOUTH** : Asha Shree Garden Road
- EAST** : M. S. Plot 65 (Part) land of Ram Krishna Mission and 5' wide proposed common drainage and drinking water pipe line
- WEST** : Plot marked R.S. Sub Plot No 1447 C (MS 66 Part) of Mrs. Aloma Chowdhry & Mrs. Anuradha Gupta

Anuradha Gupta

09/04/2011

(r) **AND WHEREAS** the PURCHASER has agreed to purchase the same for a total consideration of Rs. 28,81,666/- (Rupees twenty eight lakhs eighty one thousand six hundred sixty six) only.

Aloma Chowdhry
09/04/2011



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- (s) AND WHEREAS the Purchaser has agreed to Purchase the said land free from all encumbrances at the aforementioned consideration and on the conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and UPON RECEIPT OF the full consideration of the sum of Rs. 28,81,666/- (Rupees twenty eight lakhs eighty one thousand six hundred sixty six) only to be paid by the Purchasers to the Vendors as Per "Memo of Consideration" below, the Vendors do hereby sell grant, transfer, convey, assign and assure unto the Purchasers ALL THAT the said property as describe in the Schedule and marked as R.S. Plot No. 1447 B mentioned hereinafter and delineated with "Red" Wash in the map annexed hereto. HOWSOEVER the said property now are or is or at any time hereto before were or was situate together with ways paths passages drains, water course trees, bushes, lights, liberties, rights, privileges, easements advantages appendages and appurtenances whatsoever to the said messuage tenement and hereditaments and premises belonging to or in anywise appertaining to or usually held occupied or enjoyed therewith as part and parcel or member thereof or reputed to belong or be appurtenant thereto AND all the estate right title and interest claim and

Amaradha Gupta
09/04/2011

Aloma Choudhary
09/04/2011



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demand whatsoever of the Vendors into and upon the said land tenement land hereditament and the said property which now are or hereafter shall or may be in the possession custody or Power of the Vendors or any other person or persons from whom the Vendors may procure the same without any action or Suit TO HAVE AND TO HOLD the said property hereby is granted conveyed, sold, transferred assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchasers AND the Vendors do hereby grant convey transfer assign and assure the said Property hereby granted conveyed transferred assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchasers in a manner aforesaid AND that THEREUPON the Purchasers shall and may at all times thereafter peaceably and quietly hold possess and enjoy the said land tenements and hereditaments and premises being the said property as described in the schedule hereunder written and delineated with "RED" Wash in the map annexed hereto, and every part hereof without any lawful eviction interruption or demand whatsoever from or by the Vendors Or any person or persons lawfully or equitably claiming from under or in trust for them AND THAT free from all encumbrances whatsoever made or suffered by the Vendors Or any person or persons lawfully or equitably

Anuradha Gupta
09/04/2011

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9/04/2011

claiming an estate or interest in the said land tenements land hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times thereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly assuring the said land tenements land hereditaments and premises and every part thereof unto and to the use of Purchasers absolutely in manner aforesaid as such or may be reasonably required.

In addition to this, Vendors and the Purchasers hererto have agreed that the said Sri Himadri Sinha who has purchased the said R.S. Plot No. 1447 A will enjoy user right to common 5 ft drainage and drinking water pipe line situated on the eastern side of the plot forever.

THE SCHEDULE ABOVE REFERRED TO

(The Said Property)

ALL THAT Land measuring 16.5 (Sixteen and half) Kathas land with old hutment of around 100 sq. ft area of R. S. plot No. 1447 (Part) [consists of M.S. Plot No. 65 (Part) and M. S. plot no 66 (Part)] Marked as **Sub Plot No. 1447 B**, Municipal Holding No. 3, Ward No. 2/3, delineated with "RED" wash in the map annexed hereto forming part of this deed WHICH AREA INCLUDES the said 5 ft wide common drainage and drinking water pipe line on the east part (south to north) connecting the Sub-plot marked **Sub Plot No. 1447 A** with Asha Shree Garden Road and are part hereof being an orchard situate at Morabadi, Thana No. 192, P.S. Bariatu, District Ranchi, butted and bounded.

- NORTH** : Plot marked R.S. Sub Plot No 1447 (MS 66 & 65 A) A of Shri Himadri Sinha and Smt Praveena Sinha
- SOUTH** : Asha Shree Garden Road
- EAST** : M. S. Plot 65 (Part) land of Ram Krishna Mission and 5' wide proposed common drainage and drinking water pipe line
- WEST** : Plot marked R.S. Sub Plot No 1447 C (MS 66 Part) of Mrs. Aloma Chowdhry & Mrs. Anuradha Gupta

MEMO OF CONSIDERATION

AMOUNT OF CONSIDERATION: Rs. 28,81,666/- (Rupees twenty eight lakhs eighty one thousand six hundred sixty six) only and the stamp duty paid on Rs.29,75,266/- only.

As a part of this indenture following payment has been made to the Vendors :

- a. **Paid to Mrs. Aloma Chowdhry:** Rs. 50,000/- (Fifty thousand only) by Cheque No. 489240. dated 25.06.2010 of SBI
- b. **Paid to Mrs. Anuradha Gupta:** Rs.50,000/- (Fifty thousand only) by Cheque No. 489239 dated 25.06.2010 of SBI
- c. **Paid to Mrs. Aloma Chowdhry:** Rs. 2,15,713/- (Rupees two lakhs fifteen thousand seven hundred thirteen only) by DD No. 737169 dated 31.03.2011 of SBI
- d. **Paid to Mrs. Anuradha Gupta:** Rs. 2,15,713/- (Rupees two lakhs fifteen thousand seven hundred thirteen only) by DD No. 737126 dated 31.03.2011 of SBI
- e. **Paid to Mrs. Aloma Chowdhry:** Rs. 50,160/- (Rupees fifty thousand one hundred sixty only) by cheque No. 666929 dated 31.03.2011 of SBI
- f. **Paid to Mrs. Anuradha Gupta:** Rs. 50,160/- (Rupees fifty thousand one hundred sixty only) by cheque No. 666930 dated 31.03.2011 of SBI
- g. **Paid to Mrs. Aloma Chowdhry:** Rs. 11,25,000/- (Rupees eleven lakhs twenty five thousand only) by DD No. 047906 dated 05.04.2011 of AXIS Bank
- h. **Paid to Mrs. Anuradha Gupta:** Rs. 11,25,000/- (Rupees eleven lakhs twenty five thousand only) by DD No. 034260 dated 05.04.2011 of AXIS Bank

Whereas the stamp duty AND all other charges for executing and registering the Deed of Conveyance has been paid by the Purchasers on Govt. value of Rs. 29,75,266/- (Rupees twenty nine lakhs seventy five thousand two hundred sixty six) only or as may be applicable.

Aloma

Anuradha Gupta
09/04/2011

Aloma Chowdhry
09/04/2011

Schedule for Government Valuation (as rate purpose)

1.	Whether Kachha or Pucca	Kuchha
2.	If Pucca, whether tiled or reinforced concrete	Tin sheet
3.	Number of storied	Single
4.	The year of construction	2000
5.	A brief description of nature sanitary, electrical and other fitting in case the building and their qualities	Ordinary
6.	Area where the building constructed in use residential, commercial or industrial	Residential
7.	If on rent, the amount of rent for the purpose of Stamp & Registration fee	No
8.	Govt. valuation of the building having 100 sq.ft @ Rs. 936/sq.ft	Rs. 93,600/- ✓
9.	Govt. valuation of the land @ Rs. 1,09,154 per decimal for 16.5 kathas (26.4 decimal)	Rs. 28,81,666/- ✓
	Total	Rs. 29,75,266/-

Anuradha Gupta
29/04/2011

Alona Choudhary
29/04/2011

CERTIFICATE

Certified that the land is not Gairmajurwa land, Govt. land, Semi Govt. land, this land is not for any Army, or Bhudan, this land is not for any Govt. institution, organization, this land is not connection with Pasupalan ghotala, Burni ghotala, this land is not for any religious purpose such as Mandir, Masjid, Girja, Hargari, saran, Pahnai etc and not belong to Adivasi land and not related to Adivasi land, this land is out of forest area, this land is out of ceiling limit.

IN WITNESS WHEREOF the Vendors executed this INDENTURE for SALE at Ranchi on the day, month and the year first mentioned above:

WITNESSES

1. *Arindom De*
 Mr. Arindom De
 C/o Mr. Ambuj De
 Flat no. 301, Shree Jee Tower
 Circular Road, Ranchi: 834001
 Jharkhand
 09/04/2011

2. *Shailendra Mishra*
 Mr. Shailendra Mishra
 S/o Shri Byas Pati Mishra
 At- Indrapuri, Road No. - 6
 Ratu Road, Post: Hehal
 Ranchi: 834005, Jharkhand
 09/04/2011

SIGNATURE OF VENDORS

1. *Aloma Chowdhury*
 09-04-2011

Little	Ring	Middle	Index	Thumb

2. *Anuradha Gupta*
 09-04-2011

Little	Ring	Middle	Index	Thumb

SIGNATURE OF PUCHASER/VENDEE

1. *Praveena Sinha*
 09-04-2011

Little	Ring	Middle	Index	Thumb



Anil Chandra Mahanta
 CIVIL COURT
 No. - 17


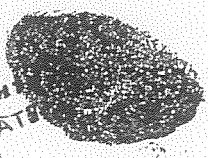

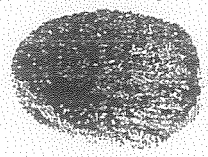
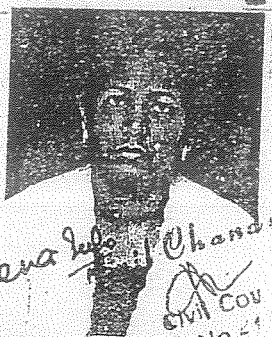


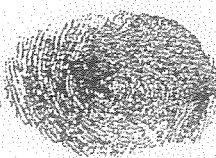
Praveena Sinha
 09-04-2011

Certified that the finger prints of the left hand of each person whose photograph is affixed in the documents have obtained by me/before me.

Draft
 Anil Chandra Mahanta
 ADVOCATE
 Ranchi
 761004

निबंधन विभाग, झारखण्ड
राँची

Sinha

S.No	Party details	Photo	Thumb
1	Mrs. Aloma Chowdhry W/o Late Sri Kumar Chowdhry Sreemibas, Asha Shree Garden Road Morabadi, Ranchi-834008 <i>Aloma Chowdhry</i> 09.04.11	 <i>Aloma Chowdhry</i> ADVOCATE Civil Court, Ranchi No. 17/6/1994	
2	Mrs. Anuradha Gupta W/o Mr. Ritwik Gupta 10, Abdul Rasul Avenue Kolkata-700026. W.B. <i>Anuradha Gupta</i> 09.04.11	 <i>Anuradha Gupta</i> ADVOCATE Civil Court, Ranchi No. 17/6/1994	
3	Mrs. Praveena Sinha W/o Dr. Himadsi Sinha 1B Faculty Quarters, XISS Staff Campus, 15 Purulia Road, Ranchi-834001 <i>Praveena Sinha</i> 09.04.2011	 <i>Praveena Sinha</i> ADVOCATE Civil Court, Ranchi No. 17/6/1994	
4	Mr. Arindam De C/O & S/O Mr. Ambuj De Flat NO -301, SHREE JEE (Apartment) Tower, Circular Road, Ranchi-834001. <i>Arindam De</i> 09/04/2011	 <i>Arindam De</i> ADVOCATE Ranchi 01/1994	

Arindam De
District Sub Registrar,
Ranchi



निबंधन विभाग, झारखंड
रांची

जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 172

9/14

Token Date/Time: 09/04/2011 18:01:31

Document Type	Sale-Deed	Presenter	Praveena Sinha
Presenter Name & Address	1 B Faculty Quarter X I S S Staff Campus 15 Purulia Road Lalpur Ranchi		Date of Entry 09/04/2011
Stampable Doc. Value	2975266	DOE	Total Pages 38
Document Value	2975266	Stamp Value 119100	Book 1
Special Type	Commission	Serial No. 9283	CNO/PNO
Remarks / Other Details	Sub Plot=Part		

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Shahar	192	3	Morabadi/ Tagore hill		65	MSP	3	OR_RES	1.65 Decimal	180104.1
Ranchi Shahar	192	3	Morabadi/ Tagore hill		66	MSP	3	OR_RES	24.75 Decimal	2701561.5

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_KACCHA	192		Morabadi/ Tagore hill	Ranchi	100	936 Sq. Ft.	93600

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Aloma Chowdhry	Late Srikumar Chowdhry	H Wife	Other	Aftpc4759g	Srinivas Morabadi Hill Bariatu Ranchi
2	VENDOR	Anuradha Gupta	Ritwik Gupta	H Wife	Other	Adqpg5008b	10 Abdul Rasul Avenue Kolkata-700026
3	VENDEE	Praveena Sinha	Himadri Sinha	Asst. Teacher	Other	Aofps5440d	1 B Faculty Quarter X I S S Staff Campus 15 Purulia Road Lalpur Ranchi
4	Identifier	Arindom De	Ambuj De	Service	Other	Not Req	Flat No-301 Shree Jee Apartment Tower Circular Road Lalpur Ranchi

Fee Details:

SN	Description	Amount
1	A1	29,752.66
2	SP	570.00
3	K1	400.00
Total		30,722.66

Praveena Sinha

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

09-04-2011

प्रस्तुतकर्ता का हस्ताक्षर

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

Shaban Kumar
डाटा इंद्रि ऑपरेटर का हस्ताक्षर
9/14/11

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

उपर्युक्त रिपोर्टों ने मेरा समाधान हो

गया है कि श्रीमती की

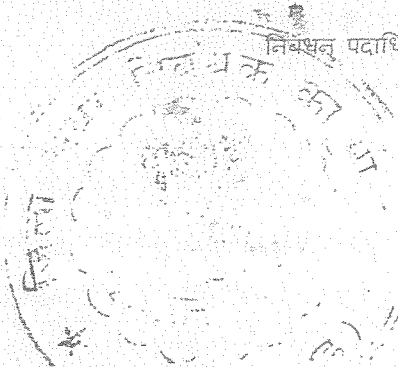
ने इस लक्ष्य का निष्पादन स्वीकार

दिया, तदनुसार मैं इस निबंधन के

लिए स्वीकृत करता हूँ।

बिना खवर निबंधक, रांची

निबंधन पदाधिकारी का हस्ताक्षर



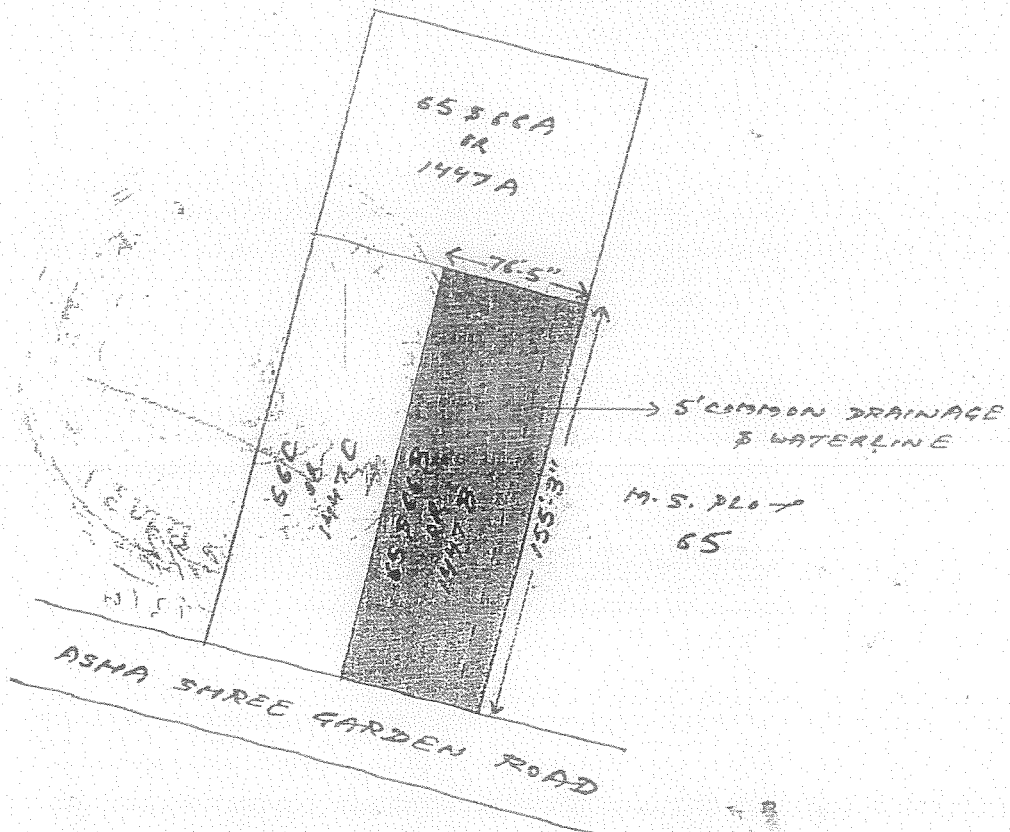
Sinha

5

VILLAGE - MORHABADI
 THANA NO - 192
 THANA - BARIATU
 DIST - RANCHI
 R.S. PLOT NO - 1447
 M.S. PLOT NO - 65 & 66
 SUB PLOT NO - 65 & 66 B OR 1447/B
 WARD NO - 2/3 HOLDING NO - 3
 SHOWN IN RED WASH

Signature

AREA
 K - CH
 16 - 8
 OR
 26.4 DECIMAL



Copy

Anuradha Gupta
 09/04/2011
 Roma Choudhary
 09/04/2011

Signature



निबंधन विभाग, झारखंड
रांची

Token No.172 Token Date: 09/04/2011 18:01:31

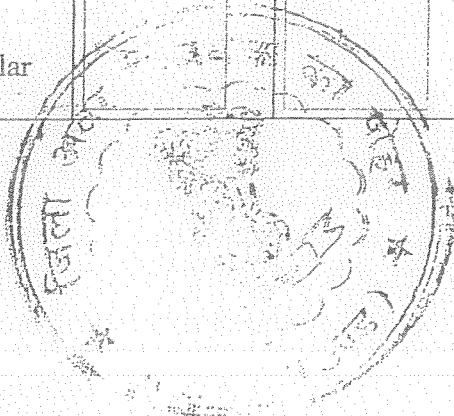
Serial/Deed No./Year :9283/7952/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Aloma Chowdhry Father/Husband Name:Late Srikumar Chowdhry (VENDOR) Srinivas Morabadi Hill Bariatu Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Anuradha Gupta Father/Husband Name:Ritwik Gupta (VENDOR) 10 Abdul Rasul Avenue Kolkata-700026	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Praveena Sinha Father/Husband Name:Himadri Sinha (VENDEE) 1 B Faculty Quarter X I S S Staff Campus 15 Purulia Road Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Arindom De Father/Husband Name:Ambuj De (Identifier) Flat No-301 Shree Jee Apartment Tower Circular Road Lalpur Ranchi	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Sinha

Book No. I
Volume 357
Page 407 To 444 :
Deed No 9283/7952
Year 2011
Date 13/04/2011 14:44:15



mit
District Sub Registrar

Signature of Operator

13/04/11

आदेश - पत्रक

[देखे अभिलेख हस्तक, 1941 का नियम 129]

आदेश पत्रक ता० _____ से _____ तक

जिला _____ सं० 221/309R20 तन 200/-12

केस का प्रकार _____

आदेश की क्रम संख्या और तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी ता० सहित																				
20/4/11	<p>बावेदक श्री/श्रीमती <u>पुकी लाल सिंह</u> पति <u>दिभायी सिन्हा</u>ग्राम <u>मोरखाल</u> ... घाना <u>करियातु</u> ... जिला <u>रुहे</u> ... से निम्नलिखित जमीन का नामांतरण हेतु बावेदन प्राप्त हुआ है। जितना विवरण इस प्रकार है :-</p> <table border="1" data-bbox="367 1008 1324 1254"> <thead> <tr> <th>मौजा</th> <th>शाता</th> <th>पलोट</th> <th>रकबा</th> <th>समान</th> </tr> <tr> <th>घाना न०</th> <th>न०</th> <th>न०</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td><u>मोरखाल</u></td> <td><u>घाईक</u></td> <td><u>M.2</u></td> <td><u>24.75570</u></td> <td><u>6.00</u></td> </tr> <tr> <td><u>192</u></td> <td><u>1</u></td> <td><u>65</u> <u>66</u></td> <td></td> <td></td> </tr> </tbody> </table>	मौजा	शाता	पलोट	रकबा	समान	घाना न०	न०	न०			<u>मोरखाल</u>	<u>घाईक</u>	<u>M.2</u>	<u>24.75570</u>	<u>6.00</u>	<u>192</u>	<u>1</u>	<u>65</u> <u>66</u>			<p style="text-align: right;"><i>Sinha</i></p>
मौजा	शाता	पलोट	रकबा	समान																		
घाना न०	न०	न०																				
<u>मोरखाल</u>	<u>घाईक</u>	<u>M.2</u>	<u>24.75570</u>	<u>6.00</u>																		
<u>192</u>	<u>1</u>	<u>65</u> <u>66</u>																				
	<p>बावेदन के आलोक में घाना/शाता की आपत्ति प्राप्त करते हेतु सूचना विवृत करें। संबंधित हस्तक कर्मचारी एवं अथवा निरीक्षक सहित, संबंधित शाखा को बावेदन के आलोक में जांच प्रतिवेदन प्राप्त करने हेतु बावेदन एवं संलग्न कागजात भेजे एवं हस्तक कर्मचारी को आदेश दिया जाता है कि वे अपना विस्तृत जांच प्रतिवेदन अथवा निरीक्षक के माध्यम से दिनांक <u>5/05/11</u> तक प्रस्तुत करें। इस नामांतरण के आलोक में अगर किसी भाग/शाता को कोई आपत्ति हो तो दिनांक <u>5/5/11</u> तक अपना आपत्ति पत्र अधीक्षक/हस्ताक्षरी से समाप्त प्रस्तुत करें अन्यथा सूचना का समर्थन पर किसी प्रकार की सुनवाई नहीं होगी। अतिरिक्त दिनांक <u>6/05/11</u> को उपरोक्त करें।</p> <p>दिनांक _____</p> <p style="text-align: right;">अधीक्षक/हस्ताक्षरी, शहर अथवा रांची।</p>	<p style="text-align: right;"><i>Sinha</i></p>																				

आदेश की क्रम संख्या और तारीख

आदेश और पदाधिकारी को हस्ताक्षर

आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख के साथ

5/05/11

अभिलेख उपस्थापित। आम/खास सूचना का तामिला प्रतिवेदन प्राप्त किसी भी आन एवं खास व्यक्ति के द्वारा किसी प्रकार की आपत्ति दायर नहीं की गयी। हल्का कर्मचारी श्री विजय शोष एवं अंचल निरीक्षक शहर, राँची का विस्तृत जांच प्रतिवेदन प्राप्त है। जांच प्रतिवेदन के अवलोकन से स्पष्ट होता है कि मौजा पुंजिया थाना नं० 192 खाता नं० 915 नं० 5 प्लॉट नं० M.C. 65, 66 रकबा 24.7550 रिविजनल सर्वे/म्युनिसिपल सर्वे खतियान में के नाम पर रैयती दर्ज है। एवं जमाबन्दी पंजी के पृष्ठ सं० 67 भाग संख्या XVII पर श्री आमोम चण्डर 94E के नाम पर दर्ज है।

प्रश्नगत जमीन बिक्रेता का खतियानी जमीन है बिक्रेता को खरीदगी जमीन निबंधित पट्टा संख्या 7952 दिनांक 13/04/11 से प्राप्त है। क्रेता को आवेदित जमीन उत्तराधिकार में निबंधित पट्टा संख्या 7952 दिनांक 13/04/11 द्वारा प्राप्त किया है।

सम्बन्धित हल्का कर्मचारी एवं अंचल निरीक्षक शहर, राँची ने अपने जांच प्रतिवेदन में लिखा है कि बिक्रेता अपने हक हिस्से की भूमि बिक्री की है। खरीदगी के पूर्व बिक्रेता का प्रश्नगत जमीन पर शान्तिपूर्ण दखल कब्जा था। खरीदने के बाद क्रेता का शान्तिपूर्ण दखल कब्जा है।

बिक्रेता शहरी भू-हदबन्दी अधिनियम के सीमा के अंतर्गत धारित भू-धारी नहीं है/एवं बिक्री की अनुमति प्राप्त की है। बिक्रेता स्वयं जमाबन्दीदार है/नहीं है। आवेदित जमीन आदिवासी खाता से संबंधित है/नहीं है आवेदित जमीन भूइंहरी, सैरात वन भूमि, खास महल, भवन लीज, केशरे हिन्द मैर मजरुआ खास/आम सरकार द्वारा बन्दोबस्त भूमि भुदान सरकार द्वारा भू अर्जन की भूमि नहीं है। साथ ही प्रतिवेदित किया है कि आवेदित जमीन राँची जिला के भूमि पंढाला में चल रहे परिवार जिसका नामदा निगरानी विभाग राँची में जांच चल रहा है आवेदित जमीन से संबंधित नहीं है संबंधित हल्का कर्मचारी एवं अंचल निरीक्षक ने आवेदित जमीन का नामांतरण आवेदक/क्रेता का नाम पता रवेदित करने का अनुशंसा किया है।

Sinha

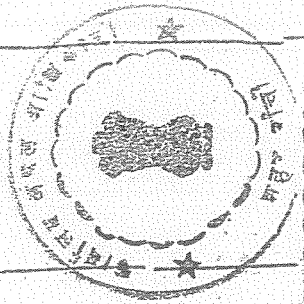
Sinha

Form No. V 40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES IN GOVERNMENT

District: Chitradurga Name of State: KARNATAKA Circle / Anchal: Chitradurga Sub-Division: Chitradurga Taluqi Number: 192 Halka: 192

Mutation cash num ber in v Registe 27	Village	Thana and Thana Number	Number tanacy to which the mu- tation relate	Authority can- tioning muta- tion with date of order	Whether mutation is due to sale gift exchange succession or person	Full details of exchanges affected by mutation	Date of contra- ction of the Halka Register by the Karnachard
2	ಮೊರಕಾಳಿ	192	XVII/67	ಅಂಚೆ ಆದೇಶ 24.4.2011	7952 13.4.2011	<p>ನಾಮ - ಪ್ರಜ್ವಲಾ ದೇವಿ ಪತಿ - ಪ್ರಜ್ವಲಾ ದೇವಿ ಪತಿ - ಮೊರಕಾಳಿ ಪತಿ - ಮೊರಕಾಳಿ ನಿರ್ಮಾ - ದೇವಿ (ಪ್ರಜ್ವಲಾ ದೇವಿ) ನಾಮ - ಮೊರಕಾಳಿ ದೇವಿ ರೂ. 24.75.50 6.0000 80000</p>	9



Handwritten signature and date: 22/3/2012

Memo No. 250 Date 30.05.11 Circle Officer/Anchal Chitradurga Circle Anchal/Adhikari Chitradurga

For information any necessary action

Handwritten signature: Seetha

221/303R 27/11-12

वज्रस्व कर्मचारी एवं अंचल निरीक्षक नामान्तरण का जांच प्रतिवेदन

जिला रंथंब अनुमंडल रंथंब अंचल रंथंब
 हल्का संख्या 70 ग्राम थाना डोरवाडी थाना संख्या 142
 हस्तांतरण की गई भूमि का स्वरूप एवं रकबा 24.75 अंश
 निबंधन संख्या 7952 निबंधन तिथि 13/04/2011 मूल्य 28,81,666/-

नामान्तरण के होल्डिंग की तिथि

खाता सं०	जमा बन्दीदार रैयत का नाम पिता/पति का नाम एवं पता	प्लॉट न०	क्षेत्रफल			सलाना लगान	अभ्युक्ति
			क.	छ.	व.		
1	2	3	4			5	6
वर्ग-1	आमोबा चौधरी पति सूर्यकुमार चौधरी पति अदुराम गुप्ता पति श्री अनिलकुमार गुप्ता	M.S 65 66 R.S 1447	57	13	39	232.40	XVII 67

नामान्तरण के बाद होल्डिंग की स्थिति

वर्ग-2	नं०	वज्रस्व कर्मचारी एवं अंचल निरीक्षक नामान्तरण					
--------	-----	--	--	--	--	--	--

नया होल्डिंग

वर्ग-2	पुनीत सिन्हा पति डिवादा सिन्हा ज्वा - डोरवाडी थाना - रंथंब जिला - रंथंब (मि.स. 65)	M.S 65 66		24.75 अंश		6.00	
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1. विक्रेता का नाम : आमोबा चौधरी पति सूर्यकुमार चौधरी पति अदुराम गुप्ता पति श्री अनिलकुमार गुप्ता

2. खतियान की स्थिति एवं रैयत का नाम : M.S. 65 - वज्रस्व कर्मचारी एवं अंचल निरीक्षक नामान्तरण M.S. 66 - डोरवाडी थाना - रंथंब

3. नाम लगान पानेवाला :

Signature

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEANCAYS IN ESTATES IN GOVERNMENT

District: ... Sub-Division: ... Circle / Anchal: ... Taluq Number: ...

Name of State: ... Taluq Number: ...

Sl. No.	Mutation number in Register	Village	Thana and Thana Number	Number tanacy to which the mutation relate	Authority mutation with date of order	Whether mutation is due to sale gift, exchange succession or person	Full details of exchanges affected by mutation	Date of contraction of the Halka Register by the Karamchari	Remarks
1	2	3	4	5	6	7	8	9	10
1

Memo No. ... Date ...

Forwarded to the Karamchari Halka No. ... for information any necessary action

Circle Offices/Anchal ...
Circle Anchal/Adhikari ...

खाता संख्या <u>११५-I</u>	खेसरा संख्या <u>M-5-65-66</u>
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अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

<u>३५,७५५०</u>	<u>१५६/XVIII</u>
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल } (नकदी)	<u>६०००</u>					<u>६०००</u>
गुजारी } (भावली)	<u>१५५</u>					<u>१५५</u>
सेस	<u>३००</u>					<u>३००</u>
*सूद	<u>३००</u>					<u>३००</u>
मुतफरकात	<u>१०२०</u>					<u>१०२०</u>
मीजान	<u>१५७०</u>					<u>१५७०</u>

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मोतलुबा हाल	फाजिल
		३रा वर्ष	२रा वर्ष	१ला वर्ष			
माल } (नकदी)					<u>६०००</u>		
गुजारी } (भावली)					<u>१५५</u>		
सेस					<u>३००</u>		
*सूद					<u>३००</u>		
मुतफरकात					<u>१०२०</u>		
मीजान अदायकारी					<u>१५७०</u>	<u>१५७०</u>	

(१) मीजान कुल (लफजों में) कुल बकाया १५७०

(२) नाम देहन्दा - रकार

(३) कुल बकाया - १५७०

दस्तावेज की तारीख १५/११/१९७० तहसील कुनिन्दा

*यहां मराल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

अचल क्रो नोन
नाम सर्कल । नाम नौजा मय
थाना वो थाना नम्बर

नाम रैयत मय वल्लियत जनाबन्दा
वो सकुनत नम्बर। JB
44

5128442

खाता संख्या अराजी नकदी	खेसरा संख्या अराजी भावली	NC-65-68
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2V-75 5/1
तफसील हिसाब लगान भावली
2VIII/156

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	6000					
गुजारी } (भावली)	1500					
संस						
*सूद	3000					
मुतफरकत	3000					
मीजान	1200					
		14570	तफसील अदायकारी			

2010

Seena

अदायकारी बाबत	तीन वर्ष से ज्यादा	उरा वर्ष	2रा वर्ष	1ला वर्ष	बकाया	
					हाल	वितीलबा
माल } (नकदी)					6000	
गुजारी } (भावली)					1500	
संस					3000	
*सूद					3000	
मुतफरकत					1200	
मीजान अदायकारी						

- (1) मीजान कुल (लफज्जा म)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

दस्तखत वो तारीख अमला तहसील कुनरदा

NCCF-2010

*खास महाल का बकाया (मालगुजारी पर (स्थाय देसो बकाया) पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. OLP04062021120648
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 04-06-2021
Ward No : 3
New Ward No. : 3
Holding No : 3/A2
New Holding No : 0030000675000A2

Received From Shri / Smt. **MRS.PRAVEENA SINHA W/O DR.HIMADRI SINHA**

Address : **SREENIBAS CAMPUS SHIV BHAWAN LANE MORABADI**

A Sum of Rs. 146.00 (in words) One Hundred Fourty Six Rupees Only

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No order HltXAPiUfEuXKu

Dated 04-06-2021 Drawn on _____

RazorPay _____ Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Sinha

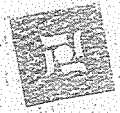
HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	162.28
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2021-2022 I - 2021-2022 IV	0.00
1105203	Health Cess	2021-2022 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	162.00
		Rebate on Current Demand	16.22
		Amount Received	146.00

For Details Please Visit : www.ranchimunicipal.com
OR Call us at 18008904115 OR 0651-3500700

In Association with
Sri-Publication & Stationers Pvt. Ltd.

****This is a computer-generated receipt and it does not require a signature.****



लगान रसीद

Sch XIV F. No. 180V

जिला का नाम राँची
 अनुमण्डल का नाम कुर्से
 अंचल का नाम शुभ
 मौजा मरहाण्डा
 खाना पो आवा नम्बर 199

रसीद क्रमांक JH 01 A077222
 रयत का नाम जीता सि-ए
 पिता का नाम जीता सि-ए
 जमाबन्दी नम्बर XVIII/158

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
<u>67 M S Plot 65-66</u>		<u>4.75</u>

जोत की सालाना मरिचयत मांग का विवरण (बकाया एवं हक) चालू वर्ष का

हाल	मांग	वार्षिक	3 वर्ष से ज्यादा	3 साल	रा वर्ष	विगत वर्ष
	लगान	<u>6=00</u>				
	सेस	<u>10=50</u>				
	ब्याज	<u>18=00</u>				
	विविध	<u>7=00</u>				
	योग	<u>41=50</u>				

भुगतान का विवरण

अदाकारी	हाल				विगत वर्ष
	3 वर्ष से ज्यादा	3 साल	2 साल	1 साल	
लगान					<u>10=15</u>
सेस					<u>6=00</u>
ब्याज					<u>10=00</u>
विविध					<u>7=00</u>
योग					<u>33=15</u>

- कुल योग शब्दों में याना 8 हजार 75 रु
- नाम अदाकारी जीता
- कुल बकाया 78

हस्ताक्षर एवं दिनांक

यदि खस महारत का बकाया माहसुजरी पर (विविध से बकाया जमा कर कि सही किट जारी हो) सूद नहीं लिया जाता है।
 SPL/2013

Seema

215

3

23613
2/3

21476

Taiger Hill Rd
Mambadi

Plot No. 135

Smt. Praveena Sinha col Dr. Himansu Sinha

(in words)

बिना कुल रूपया वसूल प्राया

Rs. 5192

Sl. No.	Description	PREVIOUS YEAR (2012)				CURRENT YEAR (2013)			
		1st qr 1st Quarter	2nd qr 2nd Quarter	3rd qr 3rd Quarter	4th qr 4th Quarter	1st qr 1st Quarter	2nd qr 2nd Quarter	3rd qr 3rd Quarter	4th qr 4th Quarter
					4.19	4.19	4.19	4.19	16.76
					2.51	2.51	2.51	2.51	10.04
					2.51	2.51	2.51	2.51	10.04
					2.09	2.09	2.09	2.09	8.36
					1.68	1.68	1.68	1.68	6.72
					12.98	12.98	12.98	12.98	51.92

Rd. Fifty one & Praso
Windy Tues. only

Revenue Officer
राजस्व परामर्शी

[Signature]

vide M. case No. 13298/2011/0523 dt. 7.7.11

RANCHI MUNICIPAL CORPORATION

RECEIPT FORM

3

23613

237 Taiger Hill Rd, Mambadi

Plot No. 135

Smt. Himansu Praveena Sinha, W.P. Dr. Himansu Sinha

Rs. 5192 only

[Signature]

Sl. No.	Description	PREVIOUS YEAR (2012)				CURRENT YEAR (2013)			
		1st qr 1st Quarter	2nd qr 2nd Quarter	3rd qr 3rd Quarter	4th qr 4th Quarter	1st qr 1st Quarter	2nd qr 2nd Quarter	3rd qr 3rd Quarter	4th qr 4th Quarter
					4.19	4.19	4.19	4.19	16.76
					2.51	2.51	2.51	2.51	10.04
					2.51	2.51	2.51	2.51	10.04
					2.09	2.09	2.09	2.09	8.36
					1.68	1.68	1.68	1.68	6.72
					12.98	12.98	12.98	12.98	51.92

Rec. Windy Tues. only

[Signature]

31280

HOLDING TAX RECEIPT

Head Office / Sectional Revenue Section
 Ward Office / Holding Tax & Others
 Togaiah Rd

Date: 28/3/2014
 Ward No: 3
 Holding No: 3/11

Name: Praveena, Smita aka Hemadri Smita
 SI-901 (in words) Fifty one & Paise only

Mode of Payment: Others (via Cash/Cheque/Demand Draft/Bankers Cheque No.)

Drawn on:

Place of Issue:

Name of Clerk:

Signature of Authority: 

Noted in Collection Register:

Page No:

Bank/Post Office cheques are subject to realisation

ACCOUNT TAX DETAILS

Sl. No.	ACCOUNT DESCRIPTION	PERIOD	Amount
01-001	Holding Tax Arrear	2013-2014	
01-002	Holding Tax Current	I To II	16.76
02-001	Water Tax Arrear		
02-002	Water Tax Current	do	10.00
03-001	Conservancy Tax / Latrine Tax Arrear		
03-002	Conservancy Tax / Latrine Tax Current	do	10.00
04-001	Lighting Tax		
04-002	Education Cess	do	67.00
04-003	Health Cess	do	8.36
05-001	Interest on Holding Tax Receivable		51.50
	TOTAL		113.62

