1052 940

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 14ec1e36b66b19793a13

Receipt Date : 03-Sep-2020 12:01:25 pm

Receipt Amount : 3043600/-

Amount In Words : Thirty Lakhs Forty Three Thousands Six Hundred Rupees Only

Token Number : 20200000069342

Office Name : SRO - Deoghar

Document Type : Sale Deed

Payee Name : ILIKA PROPERTIES Through Its Authorized Partner Sri Birendra Pradhan (Vendee)

GRN Number : 2001787295

-: For Office Use :-

P.S Deoghar | Area 4752Dec | Stamp 3043600

Sale 7,60,90,000-

feepaid
A(I)- 2282700-
LL- 3-
PR- 1-

03/09/2020

निबंधन अधिनियम.....1908.....के अधीन और छोटानागपुर/संथालपरगना टेनेन्सी एक्ट की धारा.....21.....के अधीन भी ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूची A(1) के मद.....23.....के अधीन यथावत स्टाम्प सहित (या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

निबंधन अधिकारी

CONSTITUTES POWER OF ATTORNEY HOLDER

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

CONSTITUTED POWER OF ATTORNEY

राजस्व, निबंधन एवं मुद्रांक कल्याण विभाग के पत्र
दिनांक-19.2.16 के आलोक में अंतर्गत कार्यालय के अधिसूचना 195
दिनांक 12.3.2020 के आलोक में किया जा सकता है। कृपया निबंधन।

04/03/2020

जिला आवर निबंधक
मुंगेर

THIS DEED OF ABSOLUTE SALE is made and executed on this the 4th day of September, Two Thousand Twenty (2020, A.D.) at Deoghar ;

BETWEEN

SRI HARI NARAYAN CHAKRABARTY (PAN:AYCPC6952F, AADHAR No. 3871 2152 1464 and Mobile No. 9508038876), son of Late Rabindranath Chakrabarty and grand son of Late Gangadhar Chakrabarty, by faith: Hindu (India), by caste: Brahamin, by occupation: Social Service, residing at "Akshoy Smiriti".at Baidanath, Deoghar, Village:Suratilona, P.O. Satsang - 814112, P.S. Deoghar, District : Deoghar, Jharkhand, through his constituted attorney **Sri AKASH ADUKIA** (Aadhar no: 613399707982, Mobile No: 9431115426), son of Late Prakash Kumar Adukia, grand son of Sita Ram Adukia, by faith :Hindu, by caste: Agarwal, by occupation: Business, resident of 5A, Exotica Apartment, near Gandhi Nagar,

CONSTITUTED POWER OF ATTORNEY HOLDER

Akash Adukia
14/9/20
CONSTITUTED POWER OF
ATTORNEY HOLDER

श्री आकाश अदुकिया पिता नाम श्री/स्व० आकाश अदुकिया
निवास स्थान गांधी नगर कांके रोड रांची
जाति अग्रवाल पेशा व्यापार को लेख्यकारी/कावेदार
या आवर निबंधक देवघर द्वारा प्रमाणित/कृत मुख्तारनामा
संख्या 55 वर्ष 2020 के अधीन लेख्यकारियों या कावेदारों
मे से एक श्री हरि नारायण प्रसाद के अभिकर्ता (अटर्नी) है ने
ता० 4/9/2020 के पूर्वाह्न/अपराह्न में 10:41
(समय) निबंधन के लिए पेश किया ।

Akash Adukia
उपस्थापक का हस्ताक्षर

निबंधन पदा० का हस्ताक्षर

Kanke Road, Ranchi-834008, P.S: Misirgonda, District: Ranchi, Jharkhand, Indian National empowered, constituted and appointed by virtue of a Registered General Power of Attorney dated 18.05.2020 being document no: 2020/DEO/545/BK4/55 in Book No: BK4, Volume No: 8 at pages from 333 to 380 of the office of the SRO, Deoghar, hereinafter called the "**VENDOR**" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include his self, his heirs, successors, administrators, executors and assigns) of the **ONE PART**;

AND

INFAVOUR OF

ILIKA PROPERTIES (PAN: AAIFI5542C), a partnership concern having its office at 2-A, 2nd Floor, GEL Church Complex, Main Road, Ranchi-834001, represented by and through its authorized Partner **Sri Birendra Pradhan (PAN: ACFPP0409D; AADHAR No. 5315 5492 6520 and MOBILE No. 9934580309)** son of Late Gouri Shankar Pradhan and grandson of Late Baleshwar Pradhan, by faith: Hindu, by caste: Bhumihar Brahamin, by occupation : Business, resident of Pradhan Mansion, North Office Para, Doranda, Ranchi - 834002, P.S. Doranda, District: Ranchi, Jharkhand, Indian National, hereinafter called the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include themselves, their partners for time being, the survivors or surviving of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the **OTHER PART**;

CONSTITUTED ATTORNEY OF
ATTORNEY HOLDER

In this deed unless the context otherwise demands the reference to :-

(i) the words importing masculine gender shall include feminine and/or neuter gender. Likewise the words importing feminine gender shall include masculine and/or neuter gender and the words importing neuter gender shall include masculine and/or feminine gender as the case may be;

(ii) singular shall mean and include plural and vice-versa; and

(iii) living person shall mean and include body corporate and/or any other artificial person. ;

WHEREAS the VENDOR is the lawful owner and is seized and possessed of and hold and otherwise well and sufficiently entitled to all that piece and parcel of land having BASAURI with heritable and transferable rights, fortified by boundary wall on all sides, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 8 Katha 3 Dhur equivalent to 20700 sq.ft. or thereabouts of Mouza : Suratiloria, Taluka : Rohini, P.S. and Registry office: Deoghar, Thana No. 270, situated in the Town and District of Deoghar being northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to Town Plan Plot No. 1421(portion) appertaining to Jamabandi No.16/3432Na and comprised within Municipal Holding No. 0110000397000A1 in Ward No. 11 of Deoghar Municipal Corporation, Deoghar TEOGETHER WITH one double storeyed building of 5000 sq.ft. approx. standing thereon, named as Akshoy Smriti and all things attached to earth and further togetherwith all easements and inheritance thereto and more particularly described in the SCHEDULE hereunder written and

delineated on the plan thereof hereto annexed and shown with **RED COLOUR** thereon and hereinafter collectively referred to as the SAID PROPERTY"; AND

WHEREAS one Sri Surendranath Bhattachariyya, son of Late Sarat Chandra Bhattachariyya had acquired land of the C.S. Dag No.220, 221, 222, 328, 329 and 330 containing an area of 16 Katha 4 Dhur in Land Acquisition Case No. 4 of 1949-50 and D.C.s Rev. Misc. Case No.149 of 1950 of the Court of the Sub-Divisional Officer, Deoghar on the 31st March, 1950 and got possession of the said land on 18.04.1950 through the process of court upon depositing the compensation amount in Chalan No. RD/9 dated 06.04.1950 of Deoghar Sub-Treasury ; AND

WHEREAS the said Sri Surendranath Bhattachariyya divided the said land in two parts i.e. (i) northern portion measuring in area 8 Katha 3 Dhur and (ii) southern portion measuring in area 8 Katha 1 Dhur ; AND

WHEREAS the said Sri Surendranath Bhattachariyya constructed pucca structures on the said northern half portion and named the building as Akshoy Smriti, containing four rooms, one store room, privy, bath room, etc. and the said northern portion was also fortified by boundary walls on all sides and he was paying rent and taxes to the authorities concerned in respect of the said property ; AND

WHEREAS the said Sri Surendranath Bhattachariyya through and by virtue of a Registered Deed of Indenture dated 11.08.1972,

CONSTITUTED POWER OF ATTORNEY HOLDER

registered at the office of the Registrar of Assurances, Calcutta vide Deed No.4131 for the year 1972, entered in Book No.1, Volume No.140 from Pages 78 to 81 sold and transferred the said northern portion of landed property, that is all that piece and parcel of land having BASAURI with heritable and transferable rights, fortified by boundary wall on all sides, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 8 Katha 3 Dhur equivalent to 20700 sq.ft. or thereabouts of Mouza : Suratilona, Taluka : Rohini, P.S. and Registry office: Deoghar, Thana No. 270, situated in the Town and District of Deoghar being northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to the Town Plan Plot No. 1421(portion) appertaining to Jamabandi No.16/3432Na and comprised within Municipal Holding No. 011000039700A1 in Ward No. 11 of Deoghar Municipal Corporation, Deoghar TEOGETHER WITH one double storeyed building of 5000 sq.ft. approx. standing thereon, named as Akshoy Smriti"and all things attached to earth and further togetherwith all easements and inheritance thereto to and in favour of Sri Hari Narayan Chakrabarty (the VENDOR herein) for valuable consideration and put him in possession of the said vended property ; AND

WHEREAS the name of the VENDOR has been mutated in respect of the SAID PROPERTY in the Sherista of the State and Zamabandi of the SAID PROPETY is running in the name of the VENDOR in register-II maintained in the office of the Circle Officer, Deoghar, at Page 12 in Volume -1 and the VENDOR is paying rent to

CONSTITUTED POWER OF ATTORNEY HOLDER

CONSTITUTED POWER OF ATTORNEY HOLDER

the State in his own name and in his own rights, title, interest and possession and the State is going on to grant rent receipt to him. The VENDOR has regularly paid rent to the State; AND

WHEREAS the SAID PROPERTY is assessed to Municipal Taxes in the name of the VENDOR and Municipal Holding No.0110000397000A1 in Ward No.11 has been assigned to the Said Property by Deoghar Municipal Corporation, Ranchi and the VENDOR has paid Municipal Taxes upto 2018-19 vide Receipt No. 33896518081811 0558 dated 18.08.2018; AND

WHEREAS the VENDOR, thus, holds, own and is in possession of the SAID PROERTY all all that piece and parcel of land having BASAURI with heritable and transferable rights, fortified by boundary wall on all sides, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 8 Katha 3 Dhur equivalent to 20700 sq.ft. or thereabouts of Mouza : Suratilona, Taluka : Rohini, P.S. and Registry office: Deoghar, Thana No. 270, situated in the Town and District of Deoghar being northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to the Town Plan Plot No. 1421(portion) appertaining to Jamabandi No.16/3432Na and comprised within Municipal Holding No. 0110000397000A1 in Ward No.11 of Deoghar Municipal Corporation, Deoghar TOGETHER WITH one double storeyed building of 5000 sq.ft. approx. standing thereon, named as "Akshoy Smriti" and all things attached to earth and further togetherwith all easements and inheritance thereto, which is subject matter of these presents in his own rights, title, interest and

CONSTITUTED POWER OF ATTORNEY HOLDER

possession and the VENDOR is in seisin of the SAID PROPERTY and more particularly described in the SCHEDULE hereunder written as absolute and lawful owner and has been coming in and enjoying quiet and peaceful possession thereof, having exclusive and sole rights to sell and transfer the same ; AND

WHEREAS in order to raise fund to meet his lawful expenses and also some important, urgent and unavoidable expenses the VENDOR is desirous of selling the SAID PROPERTY, morefully described in the SCHEDULE hereunder written ; AND

WHEREAS on having come to know the above desire of the VENDOR, the PURCHASER approached the VENDOR and on the approach made by the PURCHASER, the VENDOR has negotiated with the PURCHASER to sell the SAID PROPERTY. Upon due deliberation and negotiation, the VENDOR has agreed to sell the SAID PROPERTY, that is, all that piece and parcel of land having BASAURI with heritable and transferable rights, fortified by boundary wall on all sides, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 8 Katha 3 Dhur equivalent to 20700 sq.ft. or thereabouts of Mouza : Suratilona, Taluka : Rohini, P.S. and Registry office: Deoghar, Thana No. 270, situated in the Town and District of Deoghar being northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to the Town Plan Plot No. 1421(portion) appertaining to Jamabandi No. 16/3432Na and comprised within Municipal Holding No. 0110000397000A1 in Ward No.11 of Deoghar Municipal Corporation, Deoghar TOGETHER WITH one double

CONSTITUTED POWER OF ATTORNEY HOLDER

storeyed building of 5000 sq.ft. approx. standing thereon, named as Akshoy Smriti and all things attached to earth and further togetherwith all easements and inheritance thereto and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon absolutely and for ever, free from all encumbrances, charges, mortgages, attachments, lis, lispendences, demands, liens and trusts of whatsoever nature at and for the total consideration amount of **Rs. 7,60,90,000/- (Rupees Seven Crore Sixty Lakhs Ninety Thousand only)** and the PURCHASER has agreed to purchase the SAID PROPERTY at the said price, absolutely and for ever, free from all encumbrances, charges, mortgages, attachments, lis, lispendences, demands, liens and trusts of whatsoever nature. Accordingly an Agreement for Sale dated 23rd day of March, 2020 has been entered into by and between the VENDOR SRI HARI NARAYAN CHAKRABARTY and the PURCHASER ILIKA PROPERTIES whereby and whereunder the VENDOR has agreed to sell the SAID PROPERTY to the PURCHASER, and the PURCHASER has agreed to purchase the SAID PROPERTY free from all encumbrances at and for the total consideration of Rs. 7,60,90,000/- (Rupees Seven Crore Sixty Lakhs Ninety Thousand only) and upon the terms and conditions recorded therein. Upon payment of the entire consideration amount after deducting T.D.S. @ 1% therein amounting to Rs. 7,53,29,100/- (Rupees Seven Crore Fifty Three Lakhs Twenty Nine Thousand One Hundred only) by means of Cheque No. 546833 dated 23.03.2020 drawn on Axis Bank Ltd.,

CONSTITUTED POWER OF ATTORNEY HOLDER

Ranchi to the VENDOR by the PURCHASER, the VENDOR has granted the money receipt dated 23.03.2020 (hereunto annexed and marked as "Annexure – 1") to the PURCHASER, acknowledging receipt of the said payment and simultaneously the VENDOR has delivered vacant possession and put the PURCHASER in quiet and peaceful possession of the SAID PROPERTY as prospective buyer thereof and in part performance of the Contract/Agreement.

NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH that pursuant to foregoing and in pursuance of the said agreement and in consideration of the entire sale consideration of **Rs. 7,60,90,000/- (Rupees Seven Crore Sixty Lakhs Ninety Thousand only)** well and truly paid by the PURCHASER to the VENDOR on or before execution of these presents in the manner set-out in the Memo of Consideration mentioned hereinbelow, being the full and final consideration money agreed to be paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge as well as by his signature in the Memo of Consideration hereunder written as having been received in full and final and of and from the same and every part thereof for ever acquit, release and discharge the PURCHASER as well as the SAID PROPERTY) the VENDOR doth hereby indefeasibly transfer, grant, assign and convey by way of sale and assure ABSOLUTELY AND FOREVER TO AND UNTO the PURCHASER free from all encumbrances, charges, mortgages, attachments, liens, lis, lis pendences, acquisition and/or trusts of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDOR and further ensuring quiet and peaceful

possession in and over the SAID PROEPRTY, i.e. all that piece and parcel of land having BASAURI with heritable and transferable rights, fortified by boundary wall on all sides, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 8 Katha 3 Dhur equivalent to 20700 sq.ft. or thereabouts of Mouza : Suratilona, Taluka : Rohini, P.S. and Registry office: Deoghar, Thana No. 270, situated in the Town and District of Deoghar being northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to the Town Plan Plot No. 1421(portion) appertaining to Jamabandi No.16/3432Na and comprised within Municipal Holding No. 0110000397000A1 in Ward No. 11 of Deoghar Municipal Corporation, Deoghar TOGETHER WITH one double storeyed building of 5000 sq.ft. approx. standing thereon, named as Akshoy Smriti and all things attached to earth and further togetherwith all easements and inheritance thereto and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROEPRTY now are or is or heretobefore were or was situated, butted, bounded, called, known, numbered, described or distinguished AND with all trees, compound walls, areas, sewers, drains, ditches, ways, path, passages, water-course, lights, liberties, privileges, easements, profits, advantages, rights, emoluments, appendages and appurtenances whatsoever belonging to or in any wise appertaining to the SAID PROPERTY or any part thereof or which now are or is or at any time before were or was held , used, occupied and enjoyed therewith or forming part and parcel or member thereof and the reversion or

CONSTITUTED ATTORNEY

reversions, remainder or remainders AND ALL THAT the rents issues and profits thereof and every part thereof AND ALL the ESTATE, right, title, interest and possession, use, claim and demand whatsoever of the VENDOR IN TO OUT OF or UPON the SAID PROPERTY and every part thereof TO HAVE AND TO HOLD the SAID PROPERTY and every part thereof hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with their rights members and appurtenances UNTO and TO the use and benefit of the PURCHASER absolutely and forever and the PURCHASER shall at all times hereinafter be entitled to hold, possess, use and enjoy the same in permanent heritable and transferable Basauri right in the manner as required by them as absolute owner thereof being their own chattel.

AND the VENDOR doth covenant with the PURCHASER:-

(1) That the VENDOR hereby and hereunder covenants that the PURCHASER who has earlier been put in possession of the SAID PROPERTY on 23.03.2020, as prospective buyer thereof shall continue remain in physical and peaceful possession of the SAID PROPERTY as absolute owner thereof and in its own rights, title, interest and possession.

(2) AND THAT the VENDOR doth categorically covenant that he and/or any person or persons lawfully or equitably claiming by, from , through under or in trust for him or any of them have/has not at any time heretobefore made, committed, done or suffered, permitted to have been and/or has been a party or privy to any act, deed, matter or thing whether by commission

CONSTITUTED POWER OF ATTORNEY

or omission by reason whereof the SAID PROPERTY referred to above and in the schedule below and the subject matter of these presents or any part thereof has been alienated, charged, mortgaged, encumbered, transferred in any form, sold or in any way impeached its title and possession and further whereby or by reason or means whereof the VENDOR is prevented from conveying, transferring, selling or assuring the SAID PROPERTY in the manner aforesaid. The SAID PROPERTY is free from all encumbrances, charges, lis, lispendens, liens, demand, let and attachment, whatsoever.

(3) AND THAT the VENDOR now has good perfect and subsisting title and right full power and absolute authority to grant, convey, sale, transfer and assure the SAID PROPERTY and every part thereof hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the PURCHASER in the manner aforesaid.

(4) AND THAT the VENDOR doth hereby confirm and record that on execution hereby put the PURCHASER in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold enter upon use occupy possess and enjoy the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured with their appurtenances and receive the rents issues and profits thereof and every part thereof to and for their own use and benefit

CONSTITUTED POWER OF ATTOR

without any suit or lawful eviction, interruption, hindrances, obstructions, claim and demand whatsoever from or by the VENDOR or his successors and assigns or any of them, from or by any person lawfully or equitably claiming or to claim by from under or in trust of the VENDOR.

(5) AND THAT the PURCHASER henceforth shall HAVE AND HOLD the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured to them and shall exercise all acts of ownership and possession over the same. The PURCHASER shall be at liberty to use the SAID PROPERTY as per their own wishes and volition and/or in any manner as required by them. The PURCHASER shall have and enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASER shall have full right and absolute authority and liberty to transfer assign the SAID PROPERTY or any part thereof in any manner to and in favour of any person, whomsoever.

(6) AND THAT the PURCHASER shall further get their name mutated in the official and public records of the Sherista of the State and Deoghar Municipal Corporation. The PURCHASER henceforth shall pay all rent, taxes, cess etc. to the concerned authority and obtain receipt in their own names.

(7) AND THAT against encumbrances the VENDOR doth covenant with the PURCHASER that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the VENDOR and well and

sufficiently saved defended kept harmless and indemnified of from and against all former or other estates title, lis, charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the VENDOR or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the VENDOR. The VENDOR doth further covenant that should there ever be discovered any defect deficiency or flaw in the title and possession of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY or portion thereof, the VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof.

(8) AND FURTHER that the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by from under or in trust for them the VENDOR and his successors, assigns, legal representatives shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by

the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted conveyed sold assigned and assured unto and to the use of the PURCHASER

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of land having BASAURI with heritable and transferable rights, fortified by boundary wall on all sides, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 8 Katha 3 Dhur equivalent to 20700 sq.ft. or thereabouts of Mouza : Suratilona, Taluka : Rohini, P.S. and Registry office: Deoghar, Thana No. 270, situated in the Town and District of Deoghar being northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to the Town Plan Plot No. 1421(portion) appertaining to Jamabandi No.16/3432Na and comprised within Municipal Holding No. 011000039700A1 in Ward No.11 of Deoghar Municipal Corporation, Deoghar TEOGETHER WITH one double storeyed building of 5000 sq.ft. approx. standing thereon, named as Akshoy Smriti"and all things attached to earth and further togetherwith all easements and inheritance thereto, bounded and butted as follows :-

NORTH : Land of Amrendra Nath Chakravorty.

SOUTH : Land of Sri Surendranath Bhattachariyya's southern vacant land.

EAST : Rohini Road.

WEST : Patit or fallow land.

This Property is Situated Main Road which residential.

CONSTITUTED POWER OF ATTORNEY HOLDER

CONSTITUTED POWER OF ATTORNEY HOLDER

For greater clearness the land has been delineated in the trace map annexed hereunto and thereon shown in **RED COLOUR**, forming part and parcel of all these presents.

LANDLORD : The State of Jharkhand, through the Circle Officer, Deoghar

RIGHT : Basauri right with permanent heritable and Chhaparbandi right.

RENT : Rs. 16.24 per annum with cess, etc.

DISTRICT AND SUB-REGISTRATION OFFICE : Deoghar.

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within named PURCHASER M/s. ILIKA PROPERTIES THE WITHIN MENTIONED sum of Rs. 7,60,90,000/- (Rupees Seven Crore Sixty Lakhs Ninety Thousand only) being the consideration amount in full and final for sale abovementioned as per memo hereunder written :-

Date	Mode of payment	Bank	In favour of	Amount (in Rs.)
23.03.2020	Cheque No. 546833	Axis Bank Ltd.	Sri Hari Narayan Chakrabarty	7,53,29,100/-
T.D.S. remitted under the provisions of the Income Tax Act, 1961 vide Challan No. 31789 dated 27.05.2020, B.S.R. code 6360218				7,60,900/-
			Total Rs.	**7,60,90,000/-**

(Rupees Seven Crore Sixty Lakhs Ninety Thousand only)

CONSTITUTED ATTORNEY OF

CONSTRUCTION EXISTS

1. Double storeyed building.
2. Total area 5000 sq.ft. or thereabouts.
3. Constructed in accordance with the plan secured in B.P.11-9/76-77.
4. Constructed by brick, cement-mortar, having R.C.C. Pillars and R.C.C. Roof (being sold without roof right) tiles floor.
5. Standard floor.
6. Having wiring and switches for electricity.
7. No independent Government water connection.
8. For Residential use.
9. Not on lease /rent.

Though the transaction of sale has been concluded at **Rs. 7,60,90,000/- (Rupees Seven Crore Sixty Lakhs Ninety Thousand only)** but for the purpose of stamp duty and registration, valuation is assessed as under :-

Cost of Construction 5000 sq.ft. approx.	: Rs. 1,50,00,000/-
Cost of land 20700 sq.ft. (equivalent to 47.5 decimal approx.).	: Rs. 6,10,90,000/-
Total	: Rs. 7,60,90,000/-

(Rupees Seven Crore Sixty Lakhs Ninety Thousand only)

CONSTITUTED ATTORNEY OF

CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Keshar-e-hind land. The same is neither acquired by the Government for civic purposes nor it is Bhoodan land. The land is outside from forest areas limit and it does not belong to C.C.L., BCCL, or E.C.L.

It is further certified that the land does not belong nor connected with any member of Scheduled Tribe, Scheduled Caste or Backward Class and this land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khutkatti, Sarna, Masna, Hargauhi, Fodder Scam, Land Scam land, and it is also certified that the said land has not been mortgaged with any Institution. The land is not Khas Mahal Land. The land is Basauri land .

THIS is also to certify that the VENDOR does not belong to Schedule Tribe, Schedule Caste and Backward Class as notified under Section 46(6) of the C.N.T. Act 1908.

All the documents and the statements presented for registration have been presented voluntarily and are true to the best of knowledge of both the parties. The onus in case of any discrepancy or wrong submission will be on the party /parties who have presented and appeared for registration of the documents.

CONSTITUTED POWER OF ATTORNEY

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed his hand to this Deed of Absolute Sale and has executed these presents at Deoghar on the day, month and year written first above.

SIGNED AND DELIVERED by the within named VENDOR Sri Hari Narayan Chakrabarty through his Power of Attorney holder namely Sri Akash Adukia in presence of the

WITNESSES :

1. Abhishek Singh
S/o Late Ranjit Sinh
303, Arunachal Apt
North office Para Doranda
Ranchi 834002

2 स्वयंवर राय
पि. स्व. राजदेव राय
ग्रा. प्रतापपुर पो. वासुदेवपुर
जि. गाजीपुर (यू.पी.)

Akash Adukia

CONSTITUTED ATTORNEY OF
VENDOR

SIGNATURE, THUMB WITH PHOTO OF PURCHASER

ILIKA PROPERTIES

Partner

Thumb	**Index**	**Middle**	**Ring**	**Little**

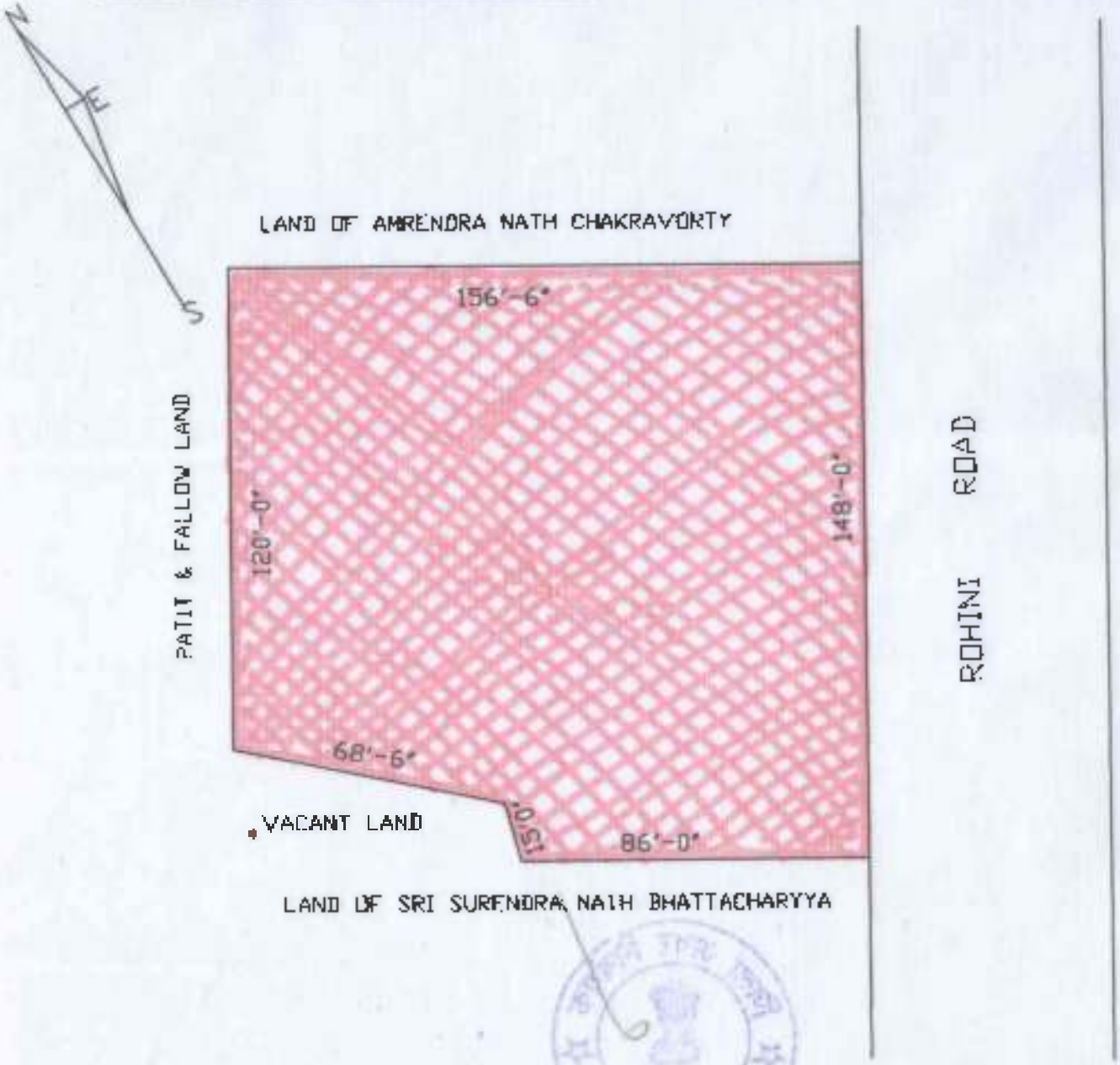
Certified that the finger prints of the **left** hand of each person whose photograph is affixed in the document have been obtained by me or before me.

Typed by :-

Drafted by :-

Madhukar Kumar Jaiswal
Adv., Deoghar 04/09/2020

PLAN OF LAND UNDER MOUZA:- SURATILONA NO- 270 WITHIN DEOGHAR NAGAR NIGAM WARD NO- 11 JAMABANDI NO- 16/3432Na PART OF T. P. PLOT NO- 1421 SETTLEMENT PLOT NO- 220, 221, 222, 328, 329 & 330 AREA:- 20700sqft. SHOWN IN RED COLOUR BELONGS TO SRI HARI NARAYAN CHAKRABARTY S/O LATE RABINDRA NATH CHAKRABARTY & NOW SOLD TO M/S ILIKA PROPERTIES.



CONSTITUTED POWER OF ATTORNEY HOLDER

Traced By.
M.K.R.
3/9/2020

ANNEXURE-1

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँचसौरुपये Rs. 500

INDIA NON JUDICIAL

झारखण्ड JHARKHAND **MONEY RECEIPT** B 666323

Vol No. 4XX Date 24/5/16

I, SRI HARI NARAYAN CHAKRABORTY son of Late Rabindranath Chakraborty, by religion: Hindu (India), by caste: Brahamin, by occupation: Social Service, residing at "AkshoySmiriti", Mouza-Suratilona, P.O. Satsang-814112, P.S. Deoghar, Sub-division, Sub-registry and District: Deoghar, Jharkhandhas Received Rs.7,53,29,100.00 (Rupees Seven Crore fiftythree lacs twentynine thousand onehundred) only from purchaser**HIKA PROPERTIES**, a partnership concern having its registered office situated at 2-A, GEL Church Complex, Main Road, Ranchi, Jharkhand, through its authorized Partner for my land In the district of Deoghar, Sud-division; Sub-registry and Police Deoghar, MouzaSuratilona, Thana No.270 all that and parcel of acquired Basauri transferable land measuring 8 Kathas and 3 Dhurs according to local Rohini estate measurement i.e.20,700 sq.ft. with boundary walls and

Hari Narayan Chakraborty

ILIKA PROPERTIES

Certified true copy of an extract from minutes of the meeting of the Partners of ILIKA PROPERTIES Duly convened and at which a proper quorum was present, held at office of the Company at 2A, 2nd Floor, G.E.L. Church Complex, Main Road, Ranchi-834001,and Jharkhand on 2nd Day of September, 2020.

DECIDED THAT the Firm is purchasing a property measuring 8 Katha 3 Dhur equivalent to 20700 sqft or thereabouts of Mouza: Suratilona, Taluka: Rohini, P.S. and Registry Office: Deoghar, Thana No. 270 Situated in the town and district of Deoghar being Northern half portion of plot no. 220, 221, 222, 328, 329, 330 Together with one double storeyed building of 5000 sqft approx.

DECIDED FURTHER THAT the Firm do execute necessary documents, agreement form(s),Authority letter(s) and/or any other related documents from time to time for this purpose and accept its terms and conditions including any modifications thereof.

Sri Birendra Pradhan son of Late G.S. Pradhan (Aadhar No 5315 5492 6520) (PAN No. ACFPP0409D) resident of Near A G Mandir, Pradhan Mansion, North Office Para, Doranda, Ranchi (Jharkhand) as a Partner of the Firm has been authorized to do,all acts, deeds and things in the name and on behalf of the Appointers of the Firm to sign and execute all other deeds, instruments and assurance.

Further Decided that **Sri Birendra Pradhan son of Late G.S. Pradhan (Aadhar No. 5315 5492 6520) (PAN No. ACFPP0409D)** resident of Near A G Mandir, Pradhan Mansion, North Office Para, Doranda, Ranchi (Jharkhand) as a Partner of the Firm has been authorized to present Sale deed(s) or any such conveyance or conveyances for registration, to admit execution and receipt of the consideration before the District Sub-Registrar or the District Registrar or any statutory Authorities having authority for and to have the said Sale deed(s) or conveyance(s) registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying/Sale out to the purchaser/purchasers of the Firm could do the same if personally present.

/CERTIFIED TO BE TRUE/

ILIKA PROPERTIES

Place: Ranchi

Date: 02.09.2020

Partners of the Meeting

double storeyed building of 5,000 sq.ft. approx. known as AkshoySmriti being Settlement Plot Nos. 220, 221, 222, 328, 329 and 330 under Jamabandi No.16/3432 Na and comprised within Municipal Holding No.01100000397000A1 in Ward No.11 of Deoghar Municipal Corporation, Deoghar*for which we have entered into an agreement for sale on 23/03/2020.* Now there is no dues against the above named purchaser.

IN WITNESS WHEREOF, I have put the signature on this money receipt in presence of witnesses, dated 23/03/2020 at Deoghar.

WITNESSES : -

1. सुनील कुमार ठाकुर
पिता – श्री सत्यानन्द ठाकुर
पता – जमाव पुर प्रखण्ड देवघर
Sunil Kumar Thakur

2. Sri Chandrabhath
S/o Late Rabindranath Chakraborty
Akshoysmriti, Satsang Nagar
Deoghar.

Amar Narayan Chakraborty
Signature

K. Sinha
23/3/2020
K. K. Sinha
Notary, Deoghar Court
Jharkhand

NOTARY
Government of Jharkhand

545 55

भारत INDIA

Rs. 500 FIVE HUNDRED RUPEES

Rs. 500

झारखण्ड JHARKHAND

JB 666328

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **SRI HARI NARAYAN CHAKRABORTY** (PAN : AYCPC6952F, AADHAR No. 3871 2152 1464 and MOBILE No. 9508038876) son of Late Rabindranath Chakraborty, grand son Late Gangadhar Chakraborty , by faith : Hindu, (India), by caste : Brahamin, by occupation : Social Service, residing at "Akshoy Smriti" at Baidanath - Deoghar, village : Suratilona, P.O. : Satsang, P.S. : Deoghar, Sub-Registry and District : Deoghar, Jharkhand SEND GREETINGS;

WHEREAS :

1. I am seized and possessed of and/or otherwise well and sufficiently entitled to as full and absolute owner ALL THAT PIECE AND PARCEL of land having BASAURI with heritable and transferable rights on the northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to the Town Plan Plot No. 1421(portion) in Mouza : Suratilona, Taluk : Rohini, P.S. and Registry Office and sub registration office at Deoghar, Sub-Division : Deoghar, Thana No. 270, District : Deoghar, containing by total admeasurements 8 katha 3 Dhur equivalent to 20,700 Sq.ft. or thereabouts, bounded on all sides by walls togetherwith a double storeyed building of 5,000 sq.ft. approx. standing thereon named Akshoy Smriti" and comprised within Municipal Holding No. 011000039700A1 in Ward No. 11 of Deoghar Municipal Corporation, Deoghar and hereinafter for the sake of brevity be referred to as the Said Property.

2. That Executant/Principal has purchased the Said Property from its erstwhile lawful owner Sri Surendranath Bhattachariyya, son of Late Sant Chandra Bhattachariyya on a valuable consideration by virtue of a Registered Indenture dated 11.08.1972, registered in the office of the Registrar of Assurances at Calcutta vide Deed No. 4132 for the year 1972, entered in Book No.I, Volume No. 140 from pages 78 to 81 and came in khas and exclusive possession their of as absolute owner in his own name, title, rights and possession. The name of the Principal/Executant has been mutated in the office of the Circle Officer, Deoghar and Zamabandi of the Said Property is running in the name of the Principal/Executant in Register II at page No.12 in Volume 1 maintained in the office of the Circle Officer, Deoghar. The Said Property is also assessed to Municipal Taxes in the name of the Executant/Principal.

3. The aforesaid Sri Surendranath Bhattachariyya from whom the Executant/Principal has purchased the Said Property, had acquired the land of the C.S. Dag Nos. 220, 221, 222, 328, 329 and 330 containing an area of 16 Katha 4 Dhur in Land Acquisition Case No. 4 of 1949-50 AND D.C.'s Rev. Misc. Case No. 149 of 1950 of the court of the Sub Divisional Officer, Deoghar on the 31st March, 1950 and got possession of the said land on 18.04.1950 after depositing the compensation money in Challan No. RD/9 dated 06.04.1950 of Deoghar Sub Treasury. The said Sri Surendranath Bhattachariyya constructed pucca structure on the land of the SAID PROPERTY and named the building as "Akshoy Smiriti", containing four bed rooms, one store room, privy, bath-room etc.

4. I am personally unable to look after, supervise, manage and control the Said Property and I further desire and intend to sell, transfer, convey and assign the Said Property. However due to pre-occupation and other commitments it is not possible for me to negotiate and conclude sale and as also at the same time and at the same place to be present for execution, registration and delivery of the proper Deed of Conveyance for effectuating a proper transfer of the Said Property in favour of the prospective Purchaser(s), and therefore, I am desirous to appoint some fit person as my true and lawful Attorney as and for the purposes hereinafter contained.

NOW KNOW BY THESE PRESENTS, I, the within named SRI HARI NARAYAN CHAKRABORTY do hereby nominate, constitute and appoint Sri Akash Adukia AADHAR No. 613399707982 , Mobile No. 9431115426 son of Late Prakash Kumar Adukia, grand son of Late Sita Ram Adukia by faith: Hindu, by caste Agarwal by occupation: Business, resident of Near Gandhi Nagar, Kanke Road, Ranchi-834008 P.S. Misirgonda , District: Ranchi, Jharkhand, Indian National as my true and lawful attorney for in my name and on behalf of me to do execute

exercise and perform all or any of the following acts, deeds and things relating to the Said Property as hereinafter contained :-

1. To look after, manage, supervise and control the Said Property.

2. To negotiate with the person or persons interested in purchasing and/or acquiring the said property and to sell convey transfer assign deal with or otherwise dispose of the same to such person or persons interested in purchasing and/or acquiring the same at such consideration and on such terms and conditions as the said Attorney may think deem fit and proper.

3. To execute and sign Agreement(s) of sale and /or Deed(s) of sale, Indenture(s) of Transfer Deed(s) of Conveyance in my name and on my behalf and as my acts and deeds in respect of the said property in favour of the Purchaser(s), Transferee(s) and to conclude the transaction of sale.

4. To receive the consideration amount payable by the intending transferee or transferees or Purchaser(s) of the said property by means of negotiable instrument and grant valid receipts and discharges therefor which shall fully exonerate the person or persons paying the same.

5. To apply for and obtain all clearances certificates permissions, and/ or no objection certificates as be required for completion for sale of the said property in favour of the intending transferee or transferees Purchaser(s) thereof and as also to apply for and obtain Land Possession Certificate in my name on my behalf.

6. To appear and represent me before the Income Tax Authorities and other authorities, statutory bodies and government departments and/or its officers and also all other State Executives, Circle Officer, Deoghar, SDO, D.C., Judicial or quasi Judicial Municipal and other authorities for all matters connected with the said property and to produce deliver and/or explain all matter including title,

deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

7. For all or any of the purposes herein stated to prepare alter approve enter into sign execute and deliver, all agreements, assignment deeds, nomination agreements, sale deeds, deeds of transfer, declarations, affidavits, undertakings, indemnities, applications forms, rectifications, plans, title deeds, accountings and such other papers documents and writings in any way be required to be so done.

8. To appear and represent me before any Registrar, Sub-Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.

9. To appear and represent me before the concerned Registrar, Sub-Registrar, or the concerned Collector with regard to assessment of the market value of the said property and for that to do all acts, deeds and things and sign execute deliver and submit all papers documents application, objections, notices etc., as may be required and found necessary or expedient by the said Attorney.

10. To appear and represent me before any Notary Public, Metropolitan Magistrate, First Class Magistrate or other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed instrument declaration affidavit indemnity or writing signed or made by the said Attorney by virtue of the powers hereby conferred.

11. To file and submit all declarations, clearances, permissions, certificates, forms, statements, affidavits and undertakings for having the registration completed of all documents, instruments and writing

executed by the said Attorney by virtue of the powers hereby conferred.

12. To receive and endorse the registration receipt or receipts that may be granted by the concerned registration office and to deliver the same to the intending transferee or transferees.

13. To commence prosecutes enforce defend answer and oppose all actions suits writs, appeals revisions and other legal proceedings and demands, civil criminal or revenue, labour case, concerning the said Property and/or touching any of the matters herein stated in which I am in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to Arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil or criminal or revenue including all Tribunals, Collector, etc.

14. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnma, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding to be filed as the occasion shall require and/or as the said Attorney may think fit and proper.

15. To accept notices, summons and services of papers from any court, tribunal, postal authorities and/or other authorities and/or persons.

16. To receive or pay and/or deposit all moneys including court fees etc. and to receive refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.

17. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

AND GENERALLY to do all acts, deeds and things for better exercise of the authorities herein contained relating to the said property

which I myself could have lawfully done under my own hands, if I personally present and for giving full effect to the authorities hereinbefore contained as full and effectually and efficiently as I in person could do.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney has done or shall lawfully do or cause to be done in or about the premises aforesaid in the same manner and to the same extent as if they have been done by us directly and in person. that there is no transaction of money between the principle and the attorney vide this power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of land leaving BASAURI with heritable and transferable rights on the northern half portion of Plot Nos. 220, 221, 222, 328, 329 and 330 corresponding to the Town Plan Plot No. 1421(portion) in Mouza : Suratilona, Taluk : Rohini, P.S. and Registry Office at Deoghar, Sub-Division : Deoghar, Thana No. 270, District : Deoghar, containing by total admeasurements 8 katha 3 Dhur equivalent to 20,700 Sq.ft. or thereabouts, bounded on all sides by walls together with a double storeyed building of 5,000 sq.ft. approx. standing thereon named Akshoy Smriti" and comprised within Municipal Holding No. 0110000397000A1 in Ward No. 11 of Deoghar Municipal Corporation, Deoghar, butted and bounded as follows :-

NORTH : Land of Amarendranath Chakravarty.

SOUTH : Sri Surendranath Bhattachariyya's southern half of vacant land.

EAST : Rohini Road.

WEST : Patit or fallow land.

Jai Narayan Chakravarty

CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Keshar-e-hind land. The same is neither acquired by the Government for civic purposes nor it is Bhoodan land. The land is outside from forest areas limit and it does not belong to C.C.L., BCCL, or E.C.L.

It is further certified that the land does not belong nor connected with any member of Scheduled Tribe or Scheduled Caste and this land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khutkatti, Sarna, Masua, Hargarhi, Fodder Seam, Land Seam land and Khas Mahal land and it is also certified that the said land or the said property has not been mortgaged with any Institution.

THIS is also to certify that the Principals do not belong to Schedule Tribe, Schedule Caste and Backward Class as notified under Section 46 (6) of the C.N.T. Act 1908.

All the documents and the statements presented for registration have been presented voluntarily and are true to the best of knowledge of both the parties. The onus in case of any discrepancy or wrong submission will be on the party/ parties who have presented and appeared for registration of the documents.

IN WITNESS WHEREOF I have executed this Power of Attorney at Deoghar on this the 19th day of ..May...., 2020.

SIGNED AND DELIVERED by the within named Sri Hari Narayan Chakraborty at Deoghar in presence of:

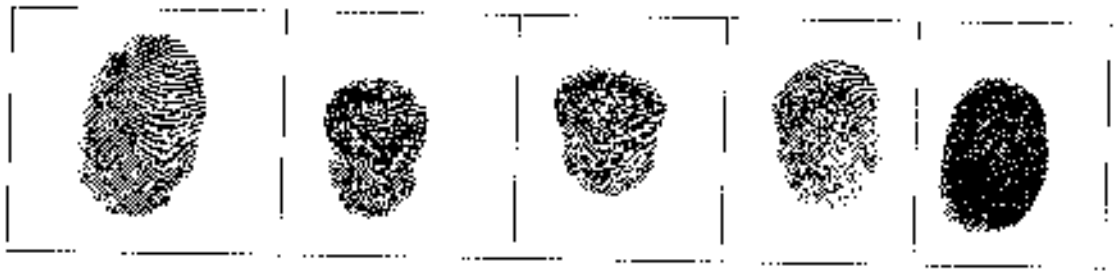
WITNESSES :

1. सुनील कुमार ठाकुर
पिता - श्री रामानन्द ठाकुर
पता - हरियाणा देवघर

2. नरेश कुमार वर्मा
पिता श्री शिव प्रसाद वर्मा
देवघर
8051052471

PRINCIPAL

Signature of Power of Attorney Holder



Left Thumb	Left Index	Left Middle	Left Ring	Left Little

Certified that the fingers prints of left hand of each person whose photographs are affixed in this document have been obtained before me.

भारत सरकार

3871 2152 1464

भारत सरकार
Unique Identification Authority of India
Government of India

आधार

नामांकन क्रमांक/Enrolment No.: 0000/10342/47194

Akash Adukia (आकाश अदुकिया)

S/O: Prakash Adukia, Exotica, Gandhi Nagar Kanke Road, Mislgonda alias pahargonda, Ranchi,
Jharkhand - 834008

Date: 18/01/2017

आपका आधार क्रमांक/ Your **Aadhaar** No.:

6133 9970 7982

मेरा आधार, मेरी पहचान

सूचना

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

Validity at time of issue

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन करवाने की आवश्यकता है।
- कृपया अपना मोबाइल नंबर और ईमेल पता दर्ज करवाएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी।

- **Aadhaar** is valid throughout the country.
- You need to enrol only once for **Aadhaar.**
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार

आकाश अदुकिया
Akash Adukia
जन्म तिथि/ DOB: 16/01/1992
पुरुष / MALE

6133 9970 7982

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
INDIA

पता:
S/O: प्रकाश अदुकिया, एक्सोटिका, गांधी नगर कांके रोड, मिसिरगोंदा एलिअस पहारगोंदा, राँची, झारखण्ड - 834008

Address:
S/O: Prakash Adukia, Exotica, Gandhi Nagar Kanke Road, Mislgonda alias pahargonda, Ranchi, Jharkhand - 834008

6133 9970 7982

MERA AADHAAR, MERI PEHACHAN

Government of India

सुजीत कुमार ठाकुर
Sujeet Kumar Thakur
जन्म तिथि/DOB: 15/07/1982
पुरुष/MALE

4232 6249 6138

VID: 9127 5045 3076 5275

मेरा आधार, मेरी पहचान

Unique Identification Authority of India

पता:
सोनारी पिता: सुनरी देवी
सोनारी पिलखा, जिला-देवघर
झारखण्ड-814112

Address:
Jhousagarhi Near Dulari Devi
Jhalkan Simargarha,Dist-Deoghar
Jharkhand-814112

4232 6249 6138

VID: 9127 5045 3076 5275

Sujeet Kumar Thakur
सुजीत कुमार ठाकुर

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रमांक/Enrolment No.: 1172/80002/02644

To: Naresh Kumar Verma
[illegible]
S/O Sri Prasad Verma
House No. 79
Ward No. 13
[illegible]
Jasidih
Deoghar
Jharkhand 814112

Date: 22/07/2014

R/ No.: [illegible]

UB 05625173 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4406 0032 0915

आधार - आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

[illegible]

Naresh Kumar Verma

जन्म तिथि / Year of B. th 1975

पुरुष / Male

4406 0032 0915

आधार — आम आदमी का अधिकार

नरेश कुमार वर्मा

Pre Registration Docket

Date :- 18-05-2020 02:14 pm

Office Name :-

Token No:- 20200000038452

Article	Power of Attorney
Pre Registration Date	18-May-2020
No. Of Pages	24
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 10,720

Property Address	SURAMLONA
PRINCIPAL	-**Mr. HARI NARAYAN CHAKRABORTY**, **Address** - AKSHOY SMRITI, SATSANG, DEOGHAR- **Father/Husband Name** RABINDRANATH CHAKRABORTY , **PAN No.-** ,**Permission Case No.-** , **Aadhaar No.** ********1464
ATTORNEY	-**Mr. AKASH ADUKIA**, **Address** - EXOTICA APPARTMENT, KANKE ROAD RANCHI ,**Father/Husband Name** PRAKASH KUMAR ADUKIA , **PAN No.-** ,**Permission Case No.-** , **Aadhaar No.** ********7982

Witness Information	**Mr. NARESH KUMAR VERMA** , **Address -** KALYANPUR, DEOGHAR-, **Father/Husband Name**-SHIV PRASAD VERMA
Identifier Details	**Mr. SUJEET KUMAR THAKUR** , **Address -** JHOUSAGAHI, DEOGHAR-, **Father/Husband Name**-SATYANAND THAKUR

1	Stamp Duty	16

1	E(III)	10,000
	Total	**10,000**
2	SP	720
	Total	**720**

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Deed Writer / Advocate **Vendee / Claimant** **Vendor / Executant**

Document Registration Summary 1

Date :-18-May-2020

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

On Date 18-05-2020 Presented at SRO - Deoghar
Signature of Presenter

SRO - Deoghar

Receipt : 315727
Receipt Date : 18-05-2020
Presenter Name: -

E(III)	₹10000
SP	₹720
Stamp Duty	₹500
Total	₹11220

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	500	-484	Stamp Paper		• Stamp Number : B 666828	500
E(III)	10000	10000	0	GRAS	HariNarayanChakraborty	• GRN Number : 2001009300 • DEPT Transaction Id : c5cfa08810ed88ba0f94 • Transaction Type :	10000
SP	720	720	0	GRAS	HariNarayanChakraborty	• GRN Number : 2001009300 • DEPT Transaction Id : e5cfd08810ed88ba2f94 • Transaction Type :	720
Sub Total	10736	11220	-484				

Article : Power of Attorney **Number of Pages :** 48

Signature of Operator **Signature of Head Clerk** **Signature of Registering Officer**

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :-

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000039452

Deed Type	Power of Attorney
Number of Pages	48
Fee Details	Stamp Duty :- Rs. 16 E(III) :- Rs. 10000, SP :- Rs. 720,

Sh./Smt.HARI NARAYAN CHAKRABORTY s/o/d/o/w/o RABINDRANATH CHAKRABORTY has presented the document for registration in this office today dated :- 18-May-2020 Day :- Monday Time :- 14:52:12 PM

HARI NARAYAN CHAKRABORTY(Individual)

Party Name	Document Type	Document Number
HARI NARAYAN CHAKRABORTY	PAN/UID	387121521464

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	HARI NARAYAN CHAKRABORTY Address1 - AKSHOY SMRITI, SATSANG, DEOGHAR, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Hari Narayan Chakrabarty Address:- Akshoy smrity R.N Bose Road-Satsan Nagar Deoghar,Jarkhand, Deoghar, Deoghar, Deoghar, 814112, , Jharkhand, India		PRINCIPAL Age:70			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	AKASH ADUKIA Address1 - EXOTICA APPARTMENT, KANKE ROAD, RANCHI, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Akash Adukia Address:- Exotica, , , Gandhi Nagar Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand India		ATTORNEY Age:28			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUJEET KUMAR THAKUR S/o-D/o SATYANAND THAKUR Address1 - JHOUSAGAHI, DEOGHAR, Address2 - , , Jharkhand PAN No.:			

Witness:
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NARESH KUMAR VERMA Address1 - KALYANPUR, DEOGHAR, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, (**HARI NARAYAN CHAKRABORTY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SUJEET KUMAR THAKUR**) Son/Daughter/Wife of (**SATYANAND THAKUR**) resident of (**JHOUSAGAHI, DEOGHAR**) and by occupation (**Business**)

Signature of Registering Officer

Date:- 18-May-2020

Seal and Signature of Registering Officer

Token No.: 20200000038452

CERTIFICATE

Office of the SRO - Deoghar

This **Power of Attorney** was presented before the registering officer on date **18-May-2020** by **HARI NARAYAN CHAKRABORTY**, S/O, D/O, W/O **RABINDRANATH CHAKRABORTY** resident of AKSHOY SMRITI, SATSANG, DEOGHAR ,.

This deed was registered as Document No:- **2020/DEO/545/BK4/55** in Book No :- **BK4**,Volume No :- 8 from Page No :- 333 to 380 at, office of **SRO - Deoghar**

Date:- **18-May-2020**

Registering Officer

Serial No.

... Form No. ...

27/5/5[illegible]

ORDER SHEET

(See Rule 329 of the [illegible] Manual, 1941.)

Order Sheet, dated from [illegible] to [illegible]

District—

No. 4 of 19[illegible]

Nature of the case

Serial number and date of order	Order and signature of officer	[illegible]
1	2	3
[illegible]	The record of [illegible] and [illegible] (2) Sri S.N. B[illegible] [illegible] and [illegible] 2. [illegible] [illegible] Sri S. N. [illegible] [illegible] 27.5.58	
[illegible]	[illegible] 11/12/59	

antal Parganas Revenue Misc. [illegible]

[illegible]

Date [illegible] the 2[illegible]

esent:- K.Ramu, Esqr., I.C.S., [illegible] Commissioner.

Appeal against the order of [illegible] Deputy Commissioner, [illegible] Sonantal Parganas [illegible] dated 17.1.5[illegible] in Land Acquisition [illegible] no. 40 of 1949-50 in the matter of acquisition of land.

Suraj Narain Singh.....Applicant.

Versus

Shree Surendra Nath Bhattacharji.....Opposite.

ORDER.

This order will govern [illegible] Revenue Misc. Appeal no. 20[illegible] of 1949-50 and S.P.Revenue Misc. Appeal no. 10 of 50-51.

2. A land acquisition proceeding was started in the year 19[illegible] for acquisition of plots nos. 220, 221, 1[illegible] and 130 of [illegible] (now plot no. 1[illegible]/8) in Deoghar town covering approximately an area of 1.01 acres. The Manager Rohini Wards Estate started these proceedings on the application of one Babu Suraj Narain Singh. The land acquisition proceeding was stayed under Government orders and it was revived on 2.1.5[illegible]. At that time Babu Surendra Nath Bhattachar[illegible] applied also for [illegible] of those lands on the ground that he lost his property during the [illegible] movement. The learned S.D.O. of Deoghar dropped the proceedings in connection with the acquisition of land for Babu Suraj Narain Singh and allowed the application of Babu S.N.Bhattacharji. Under the land acquisition proceeding, the land was valued at Rs. 000/- per acre. An objection has now been filed by the tenants that the land should have been valued at 5000/- per acre. This objection was rejected by the S.D.O. and was [illegible] by the Deputy Commissioner.

3. S.P. Rev. Misc. appeal no. 20 of 1949-50 has been filed against the decision of the learned Deputy Commissioner in dropping the proceedings in favour of Babu Suraj Narain Singh and in acquiring the land on behalf of Babu Surendra Nath Bhattacharji. S.P.Revenue Misc. Appeal no. 10 of 1950-51 has been filed against the decision of the learned Deputy Commissioner refusing to entertain the claim for compensation at the rate of Rs. 5000/- per acre.

4. It was argued before me by the learned advocate on behalf of Babu Suraj Narain Singh and the tenants that the land acquisition proceedings were originally initiated for acquisition of lands in favour of Babu Suraj Narain Singh. It was further argued that Babu S.N.Bhattacharji himself mentioned in his application if the lands in question [illegible] be acquired for him only if it was possible. It therefore fo[illegible]

Serial number and date of order — Bengal (Sub-Divisional Provisions) Act 19[illegible] with dues to the Deputy Commissioner to sanction [illegible] negotiation pro-ceedings on the application of [illegible] minor. I do not [illegible] before thinking [illegible] the consent of the Guardian is very essential.

[illegible] having regard to the facts mentioned above [illegible] in [illegible] claims [illegible] proceedings initiated on behalf of the Guardian [illegible] land in favour of Babu [illegible], the Deputy Commissioner was trying to give effect to the orders of Government. I would at the same time direct that if alternative lands of suitable quality are available Babu [illegible] may be asked to apply for the same. If such lands are not available, Babu [illegible] claim of Babu [illegible] will certainly get preference over the claim of Babu [illegible] and further steps of the land acquisition proceeding would proceed. The valuation [illegible] per acre is reasonable and the excessive claim is rejected.

10. Subject to the above observations the case is remanded to the lower court.

Sd/- [illegible],
Commissioner.

Certified that the above order has been typed at my dictation and can this have been made and initialled.

Sd/- K. [illegible],
Commissioner.

Memo No. 1225/R.V. Bhagalpur the 7th July, 1950.

Copy forwarded to the Deputy Commissioner, Santal Parganas, for information and necessary action.

Records of the marginally noted cases received with his letter [illegible] dated 25.5.50 are returned herewith in original.

An acknowledgment of receipt of records etc. is requested.

1. L.A. case No. 4 of 1949-50.
2. L.A. case No. 8 of 1944-45.
3. Rev. Misc. case no. 47 of 1944-45.
4. L.A. case No. 9 of 1944-45.
5. L.A. case no. 11 of 1944-45.

Sd/- [illegible],
P.A. to Commissioner, Bhagalpur Division.

Memo No. 11044 /50. Dated Dumka, the 24th July, 1950.

Copy with the records of the case referred to in the margin forwarded to S.D.O., Deoghar for information and necessary action.

Deputy Commissioner,
Dumka.

To Sri Mohan along with records

N/C.

In the Court of the Sub-Divisional Officer, [illegible]

[illegible] No. 4 of 1949/50

Applicant:- Suraindra Singh, District Board Overseer, Sibsagar.

The humble petition of the above-named applicant . . . . . .

Most respectfully sheweth:-

1. That a notice has been served on the petitioner to report details of a suitable land for Sree S. B. Bhattacharjee and in obedience to the said notice, the petitioner begs to submit as follows:

i) That in Acquisition Cases, the land is required by the party is selected by him which he thinks suitable for him.

ii) That petitioner is informed that there are large tracts of land adjoining the land in question in Joint Estate available for acquisition and there suitable lands for acquisition in the vicinity and as petitioner being a District Board Overseer posted at Sibsagar, it is not possible for him to find out a land for Sree S.B. Bhattacharjee.

It is, therefore, prayed that Sree S.N. Bhattacharjee may be asked to

to select some land for himself or the Bohini Estate may be asked to mention the lands in the vicinity available for acquisition.

And the petitioner as in duty bound shall ever pray.

22/8/50

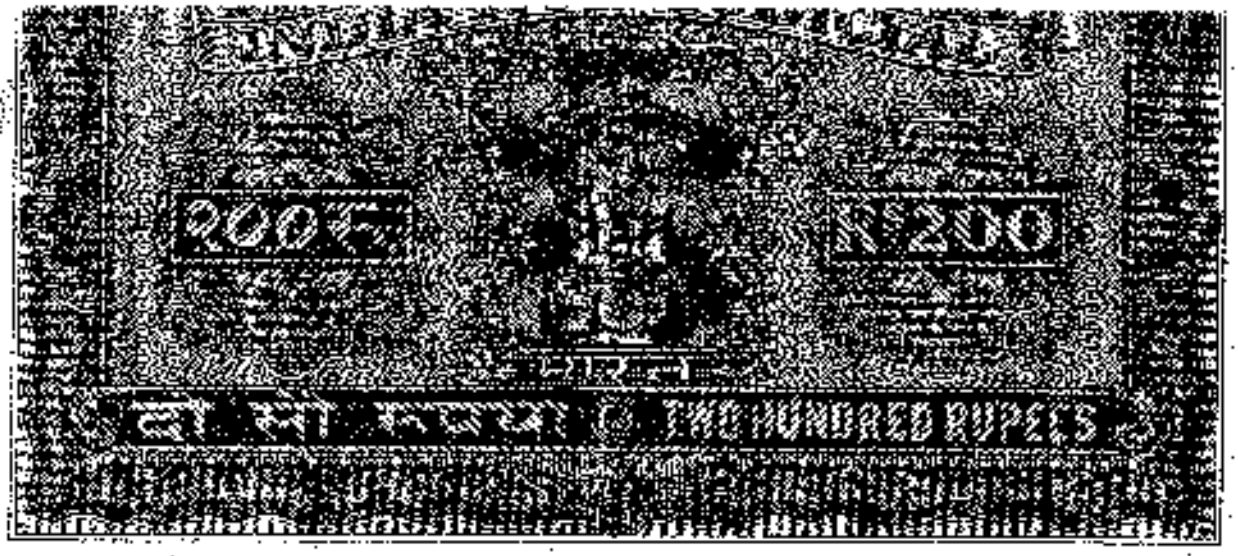
Suraj Narain Singh
Dist Board Surveyor
Bihta P.O.
(Patna)

Subscribe under No
11, Duly stamped under
the Indian Stamp Act
1899 & incl as amended
by W. Bengal Stamp
Amendment Act 1968 Article
Schedule 1A Sec 23

Fee paid as under
A 121=50
B 30=00
Ka. 20=00
Kh. 2=00
N 0=50
174=00

Registrar of Assurances
Calcutta

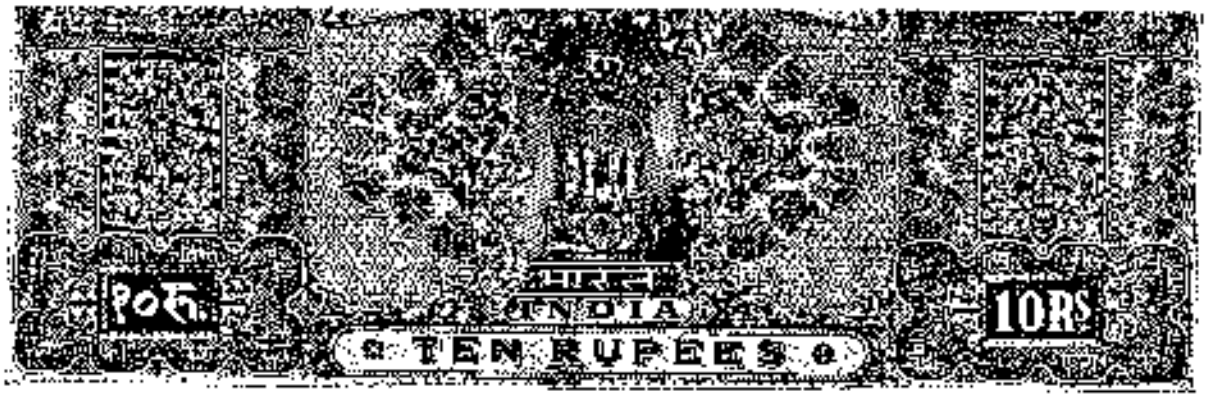
THIS INDENTURE made this the 11th day of August One Thousand Nine Hundred and Seventy Two BETWEEN - Sri Surendranath Chattacharjya son of Late Sarat Chandra Chattacharjya by religion Hindu by occupation social - service residing at present at village Chitrasali, Police-Station Ranaghat, District Nadia hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART AND Sri Hari Narayan Chakraborty son of late



late Rabindranath Chakraborty by religion Hindu by occupation Social Service residing at "Arshoy Smriti" at Baidyanath - Deoghar Police-Station and Registry Office at Deoghar District Santal Parganas hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the Vendor Acquired lands in Mouza - SUJATILONA Taluk Rohini Police-Station Deoghar in the District of Santhal Parganas being C.S.Dag Nos.220, 221, 222, 329, 329 and 330 containing an area of 16K. 4 Dhs.more or less in local measurement more specifically described in the Schedule hereunder in Land Acquisition Case No.4 of 1949-50 (D C.S Rev.Misc.Case No.149 of 1950 of the Court of the Sub-Divisional Officer, Deoghar on the 31st.March, 1950).

AND WHEREAS the Vendor duly deposited the compensation money in Chalan No.29/9 dated 6.4.50 of the Deoghar



Deoghar Sub-Treasury and applied for delivery of possession of the said property.

AND WHEREAS possession thereof was duly delivered to the Vendor on the 18th.day of April 1950.

AND WHEREAS the Vendor on obtaining such possession demarcated the northern portion of the said land marked red in his plan and numbered as T.S.No.14214 having an area of 17. 8 Dh.in local measurement and - northern portion marked Blue in his Plan and numbered 14213(1) having an area of 8K.1Dh. in local measurement.

AND WHEREAS the Vendor constructed pucca structures on the said northern-half and named the building as "Ashoy Kutir" containing four bed rooms, one store room, privy, bath etc.

AND WHEREAS the Vendor raised pucca walls on all sides on the said northern-half portion of the lands and has been in ownership and possession thereof by paying rents and Municipal taxes and by inducting tenants in the said premises;

10nP

TEN NAYE PAISE

-4-

AND WHEREAS the Vendor having declared to sell the said northern half portion of the lands with building standing thereon more specifically mentioned in the -- schedule hereunder for a consideration of Rs.20,000/- (Rupees twenty thousand only);

AND WHEREAS the Purchaser agreed to purchase the said northern half portion of the land together with - the building standing thereon for the said consideration;

AND WHEREAS the property hereby sold is free from all encumbrances;

AND WHEREAS the Purchaser wants to purchase the said property for implementing the very same purpose for which the land was granted to the Vendor;

AND WHEREAS all rents and taxes up-to-date have been duly paid and nothing is in arrears;

NOW THIS INDENTURE WITNESSETH:

That in consideration of the said sum of Rs.20,000/-

Rs.20,000/- (Rupees twenty thousand only) the receipt of which the Vendor doth hereby acknowledge the Vendor doth hereby transfers all rights, interest in respect of the property specifically mentioned in the Schedule hereunder with all rights of easements appurtenances, privileges, rights of air, lights, sewerage, drainage and other rights to the Purchaser absolutely and for ever and since the Purchaser is in possession of the premises hereby sold he would remain thereon. The Purchaser shall from this day enjoy the property hereby sold as absolute owner by mutating his names with the Government Sherista and on the Municipality and paying rents and taxes without any interruption or hindrances from the Vendor.

Schedule above referred to :-

ALL THAT piece and parcel of land on the northern half portion of Plots Nos.220, 221, 228, 329, 329 and 330 in Mouza Suratlona Tahsil Rohini Police-station and Registry Office at Deoghur Sub-division Deoghur measuring by estimation 5K.3Dh.in local measurement bounded on all sides by walls with a building thereon named "Akshoy Smriti" marked red in the attached Plan of demarcation made by the Vendor butted and bounded as under :

under :

North - land of Amarendranath Chakravarty;

East - Rohini Road;

South - Vendor's southern half of the vacant land;

West - Patit or fallow land for grazing cattle.

There is no co-sharer in the property hereby sold.

IN WITNESS WHEREOF the Vendor put his hand this the day and year first above-written;

Memo of Consideration:

G.C.Notes of Rs.100/- each 200 pieces ... Rs.20,000/-

(Rupees Twenty thousand only).

In presence of witnesses :

1. Ganganarayan Chandra
Advocate High Court

Sarendra Nath Bhattacharjee

2. Kewal Prasad Shaw
Advocat, High Court

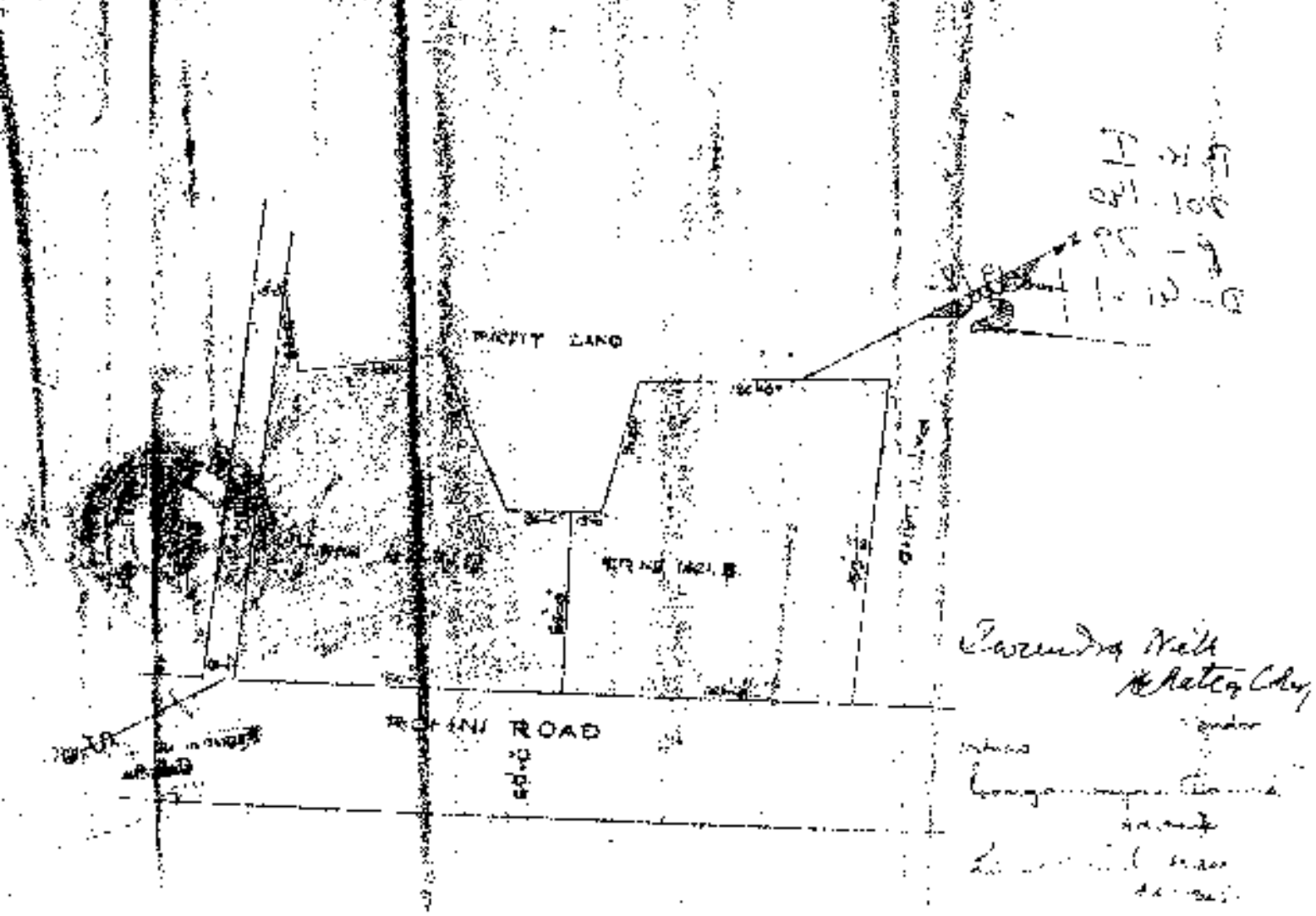
PLAN OF LAND

IN THE MATTER OF THE ESTATE ROTHI.

PLAN FOR PROPOSED [illegible] TO BE SPLIT UP INTO TWO PARTS [illegible]

[illegible]

[illegible]	AREA OF LAND	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]



Surendra Nath
Mahato

				STANDARD			RECORDED WEIGHT
				B.	K.	DN	
32A	0	[illegible]	[illegible]	2-9-0		0-43	CHIEF MINISTER AND OTHERS.
281	0	[illegible]	[illegible]	0-5-19		0-16	DOGLER NUMBER.
222	0	[illegible]	[illegible]	0-5-9		0-09	HOUSE SEAT OF MANA
1328	0	[illegible]	[illegible]	0-5-9		0-09	[illegible] SEAT OF [illegible] TANK.
129	0	[illegible]	[illegible]	0-4-17		0-02	[illegible] SEAT OF [illegible] TANK
1330	0	[illegible]	[illegible]	0-2-8		0-04	[illegible] SEAT OF MANA TANK.
TOTAL	0	[illegible]	[illegible]	2-16-17		0-34	

FOR SETTLEMENT
FOR ROAD.

B.	K.	DN
0	16	4
4	2	0

SD. SAMAY.
31-3-50
SUBDIVISIONAL OFFICER,
DEOGHAR.

SD. A. CHAUDHURY, R.S.O.
30-12-49.

Surendra Nath
Bhattacharjee

Vide
Deputy Commissioner Santhal Parganas
Advocate High Court Calcutta
Board Revenue Bihar
Records

To

The Special Officer,

Deoghar Municipality.

Re:—Petition No. [illegible] *of 196* 197

Name of petitioner [illegible]

Subject [illegible]

Sir,

I beg to state that I have inspected the place mentioned in the application forwarded by you, and I beg to submit my report as per conditions detailed below in Item Nos. [illegible]

Municipal office,

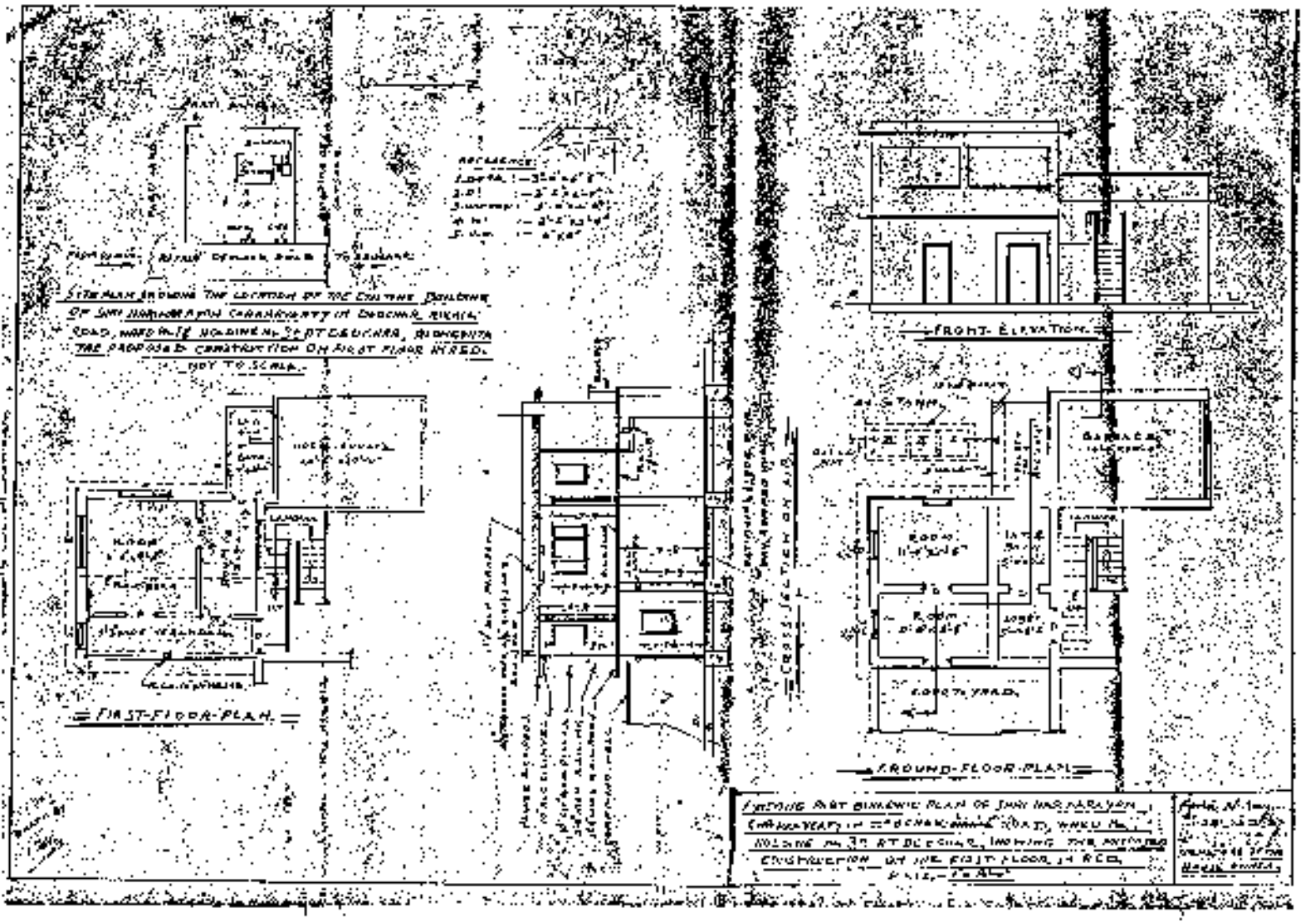
Deoghar the *19*

Supervisor

Item No

CONDITIONS

1. He must submit plans in duplicate for proposed construction showing every possible informations viz—(a) site plan showing its boundaries; Ward No. & Holding No.
   (b) position in relation to neighbouring street, road and house etc.
   (c) the position of the proposed construction;
   (d) drawing showing a ground plan, with the measurement of length breadth and height of rooms etc.
   (e) There must also be shown all proposed drains, privies cess-pools etc. If any.
   The notice and all drawing must be signed by the applicant.
   (f) State the purpose for which the house is intended.
   (g) Each plan must be signed by you.
   (h) He must stop all works in this connection till it is sanctioned, otherwise legal steps will be taken against you, without any further notice.
2. Sanctioned as per plan and on conditions noted below.
   (i) There must be an open space in the rear of every dwelling house extending along the entire width of the house of not less than 10 (ten) feet.
   (ii) Every interior courtyard and every open space must be raised at least 6" (six inches) above the level of the nearest street road or lane, so as to admit easy drainage in to the Municipal pucca drain.
   (iii) The plinth of the building must be erected at least 2 (two) feet above the centre of the nearest street, road or lane.
   (iv) No house shall be constructed of bricks set in mud which shall have more than one story or be higher than 18 (eighteen) feet.
   (v) The wall of the second story must be built of well burn bricks with lime mortar and the width of the wall be not less than 15 (fifteen) inches.
   (vi) No portion of the building shall be higher than the distance from its base to the opposite side of the street, road or lane if the road or lane is less than 20' (twenty) feet wide, the height may be exceeded to, but shall not exceed 20' (twenty) feet, which is against Rule 7 of the Deoghar Building Regulation.
   (vii) The other walls of masonry house must be constructed of burnt bricks or some other hard incombustible substance.
   (viii) The height of a room on the lowest or ground-floor shall not be less than 9 (nine) feet.
   (ix) Water-spouts should be so arranged as to discharge water into Municipal pucca drain or on to land belonging to the proprietor of the house which the water-spout is attached and not to any other land or into Municipal katcha drain.
   (x) There must be 6 (six) inches dia holes with grating just below the ceilings at least two on each side of each room for free ventilation.
   (xi) Must discharge the rain water of the roof (specially on road side) by means down pipes. Projecting pipes are not allowed.
   (xii) For—Construction of culvert of following dimensions are allowed.
   (a) Length—2 two feet (b) Breadth beyond drain—10 ten inches. (c) Ventage—
   same size as the area of drains up to maximum of 3 three square feet The number entrance culverts in any house. The intervening space between culverts over a drain shall not be covered over by planks stone slates or in any other manner.


SITE PLAN SHOWING THE LOCATION OF THE CULTURE BUILDING OF SHRI HARIHARAPUR CHARITABLE TRUST ON DOCHAK RIGHT ROAD, WARD NO. 12 BY DEVCHAK, SUBMITTED THE PROPOSED CONSTRUCTION ON FIRST FLOOR NEED.
NOT TO SCALE.
FIRST-FLOOR-PLAN
FRONT-ELEVATION
GROUND-FLOOR-PLAN
CROSS-SECTION ON A.B.

Sch. XIV—F. No. 180V.

DEOGHAR MUNICIPAL CORPORATION, DEOGHAR

HOLDING TAX RECEIPT

Receipt No. 3389651808181105 58
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 18-06-2018
Ward No : 11
Holding No. : 0110000397000A1

Name HARI NARAYAN CHAKRABARTY
S/O,- LATE RABINDRA CHAKARBARTY
Address : AKSHYA SMRITY,R.N. BOSE ROAD DEOGHAR DEOGHAR - 814112
MOB : 5165545143
A Sum of Rs. 466.00 In Words, Four Hundred and Sixty Six Only
towards Holding Tax & Others vide Cash
Dated ..... Drawn on .....
..... Place Of The Bank.

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

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	2018-2019 / 1 - 2018-2019 / 4	464.00
	Total	464.00
	Additional Tax	0.00
	Penalty / Interest Amount	2.00
	Rebate on current Demand	0.00
	Adjust amount	0.00
	Amount Received	466.00
	Advance Amount	0.00

Signature of Tax Collector

Note:-
- This is a Computer genrated Receipt.This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year.

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

July 26, 2018

पंजी II प्रति

आग वर्तमान	1	पृष्ठ संख्या	12						
जिले का नाम	देवघर	अनुमंडल नाम	देवघर	अंचल का नाम	देवघर	हल्का का नाम	हल्का-11	इस्टेट का नाम	झारखंड सरकार
मौजा का नाम	सुराहिलोला	होल्डिंग संख्या	16/3432Na	ताँती संख्या	0	खाता नम्बर	11/0270	खाता का प्रकार	—

हरिनारायण चक्रवर्ती , ——————, जाति- ——————

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
16/3432Na	0	0 ऐ 0 डि 0 हे	———	8.72	11.77
	कुल परिमान	0 ऐ 0 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लगान बकाया	लगान चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति

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 अंचल पदाधिकारी से संपर्क करें

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

अंचल अधिकारी का कार्यालय, देवघर

दूरभाष संख्या – ..... फैक्स – ई-मेल [illegible]
पत्रांक – 730/रा0, देवघर, दिनांक – 03 अगस्त, 2020 ई0।

प्रेषक,

अंचल अधिकारी,
देवघर।

सेवा में,

प्रभारी पदाधिकारी
जिला विधि प्रकोष्ठ,
देवघर।

विषय : अधिग्रहित नसौड़ी रात्य के जमीन का सत्यापन के संबंध में जाँच प्रतिवेदन।

महाशय,

उपर्युक्त विषयक आवेदक श्री हरि नारायण चक्रवर्ती, पिता–रविन्द्र नाथ चक्रवर्ती द्वारा समर्पित आवेदन के आलोक में हल्का कर्मचारी एवं प्रभारी अंचल निरीक्षक से स्थलीय एवं अभिलेखीय जाँच करायी गयी। प्रतिवेदनानुसार प्रश्नगत भूमि मौजा–सुरातिलीना, थाना संख्या 270 दाग संख्या–220, 221, 222, 328, 329 एवं 300 सर्वे खतियान के अनुसार रैयती किस्म की है। संथाल परगना रेगुलेशन II ऑफ 1886 की धारा 25A के तहत L.A. केस नं0–04/1949–50 द्वारा अधिग्रहित है।

आवेदक श्री हरि नारायण चक्रवर्ती द्वारा निबंधित बिक्री पत्र संख्या 4131, दिनांक 11.09.1972 के माध्यम से श्री सुरेन्द्रनाथ भट्टाचार्य से मौजा–सुरातिलीना थाना संख्या–270, के दाग संख्या–220, 221, 222, 328, 329 एवं 300 अंतर्गत रकबा–20.700 वर्गफीट भूमि क्रय किया है। उक्त भूमि के सर्वे रैयत– मोला जुनेर, मोला शेख, लाहारी शेख, रसुल शेख, अकबर [illegible] शेख के नाम से जमाबंदी नं0 17,19/K, 20/K,18/K II, 19, 3 किस्म रैयत कुल रैयत का जोत एवं जमाबंदी रैयती दर्ज है। उक्त भूमि पंजी II अंतर्गत जमाबंदी नं0–19/3432 में रैयत हरि नारायण चक्रवर्ती दर्ज है। उक्त भूमि पर हाल एवं मकान के रूप में आवेदकगण शांतिपूर्ण दखलकार है।

अतः हल्का कर्मचारी एवं प्रभारी अंचल निरीक्षक द्वारा प्रस्तुत अभिलेखीय एवं स्थलीय जाँच प्रतिवेदन एवं अनुशंसा के आलोक में आवेदित भूमि का सत्यापन जिला स्तरीय समिति समिति से कराये जाने की अनुशंसा की जाती है।

विश्वासभाजन

अंचल अधिकारी,
देवघर।
7/8/20

अनुक्रम सं० (C.2)

निबंधन हेतु–दस्तावेज के जाँचोपरांत आवेदन/पंजी II/भू–स्थानित प्रमाण पत्र/शुद्धि पत्र की सत्यापित प्रति उपलब्ध कराने के संबंध में आवेदन।

सेवा में,

अंचल अधिकारी,
बेगूसराय।

महाशय,

सूचित करना है कि मैं/हमलोग निम्न वर्णित भूमि श्री/श्रीमती [illegible] पिता/पति ..... साकिन [illegible] जिला [illegible] को बिक्री करना चाहता हूँ/चाहते हैं।

(1) हस्तांतरण की जाने वाली भूमि का विवरण

क्रम०	मौजा	मौजा सं०	खाता सं०	प्लॉट सं०	बिक्री का रकबा	अभिमुक्ति
1	2	3	4	5	6	7
	[illegible]	270	16/[illegible]	[illegible]	20700 [illegible]	[illegible]

(2) जमीन के [illegible] रांसफर किये जा रहे कागजात की विक्रयी मकान/जमीन का रसीद, नामांतरण [illegible] एवं [illegible] कागजात

(i) [illegible]
(ii) [illegible] फोटोकॉपी
(iii) [illegible] E copy फोटोकॉपी
(iv) [illegible] फोटोकॉपी

अतः अनुरोध है कि उक्त दस्तावेज की [illegible] उपलब्ध कराने की कृपा की जाए।

[illegible]
आवेदक का हस्ताक्षर एवं पूरा पता

आवेदन सं० .....

प्राप्ति रसीद

आवेदक श्री/श्रीमती ..... पिता/पति ..... साकिन ..... जिला ..... द्वारा निम्न भूमि के निबंधन हेतु आवेदन/पंजी–II/भू–स्थानित प्रमाण पत्र/शुद्धि पत्र की सत्यापित प्रति की मांग की गई है।

क्रम०	मौजा	मौजा सं०	खाता सं०	प्लॉट सं०	बिक्री का रकबा	अभिमुक्ति
1	2	3	4	5	6	7

दिनांक .....

प्राप्तकर्ता का हस्ताक्षर

शपथ पत्र

सत्य गोपनीय प्रतिज्ञान-देवघर

मैं/हमलोग श्री/श्रीमती [illegible] पिता/पति [illegible]

[illegible]

साकिन [illegible] मौजा [illegible] थाना [illegible] जिला देवघर

का/के निवासी सत्य पूर्वक बयान करता/करती/करते हूँ/हैं कि—

1.मैं/हमलोग अपनी सम्पत्ति [illegible] के अन्तर्गत मौजा [illegible] के अन्तर्गत [illegible] सर्वे की जमीन [illegible] अन्दर रेसिडेन्ट प्लाट नं0 [illegible] नक्शा प्लान प्लाट नं0 [illegible] अन्दर सर्वे जमाबंदी नं0 [illegible] & सर्वेमान [illegible] and 300 जमाबंदी नं0 [illegible], को बिक्री करना चाहता/चाहती/चाहते हूँ/हैं।

2.यह कि उक्त विक्रय की जाने वाली सम्पत्ति पर किसी न्यायालय से रोक नहीं है।

3.यह कि मैं/हमलोग अपने निजी की भूमि बिक्री करना चाहता/चाहती/चाहते हैं।

4.यह कि उक्त भूमि विवादित नहीं है एवं मेरे कब्जे में है।

5.यह कि उक्त भूमि पर किसी प्रकार का कर्ज नहीं है।

6.यह कि उपर्युक्त बातें मेरी जानकारी में सत्य हैं, और/हमलोग सही आदमी हैं/हैं।

शपथकर्ता ने मेरे सामने इस शपथपत्र पर अपना हस्ताक्षर बनाया।

अधिवक्ता देवघर

शपथकर्ता को हस्ताक्षर उपर्युक्त शपथकर्ता को अधिवक्ता देवघर द्वारा पहचानकर एवं इन्होंने मेरे सामने इस शपथ पत्र में उल्लिखित कथन को स्वीकार व अंगीकार किया।

R. K. DEO
NOTARY DEOGHAR

e-mail

झारखण्ड सरकार

राजस्व, निबंधन एवं भूमि सुधार विभाग

संख्या/नि०

।। अधिसूचना ।।

[illegible] राजस्व एवं अन्य [illegible] दस्तावेजों के साथ भूमि [illegible] आवेदन [illegible]

[illegible] स्वामित्व दस्तावेज [illegible] भूमि की पहचान हेतु निबंधन [illegible] अधिकारी द्वारा प्रमाणित [illegible] सूटेड बत्र (Survey Sketch) [illegible] दिया

[illegible] दस्तावेज के साथ [illegible] तैयार एवं सत्यापित [illegible] बत्र [illegible] दस्तावेज के साथ [illegible] की जाएगी।

3. [illegible] II (Regular II) भू-स्वामित्व [illegible] अधिकारियों द्वारा [illegible]

4. आवेदन प्राप्ति [illegible] अधिकारियों द्वारा पक्षकार को [illegible] रूप से [illegible] ई-मेल द्वारा स्वीकृत [illegible] पदाधिकारी [illegible] किया जा सकता।

5. पन्द्रह दिनों के अंदर [illegible] स्वामित्व [illegible] निबंधन पदाधिकारी [illegible] अधिकारी [illegible] परिवर्तित [illegible] होगा।

(95)

[illegible] भूमि [illegible] **पहचान हेतु** [illegible] शुद्धि पत्र ([illegible] **भू-स्वामित्व प्रमाण पत्र प्राप्त** होने [illegible] **की** कार्रवाई [illegible]।

[illegible] (राज्य) [illegible] झारखण्ड, **राँची एवं** [illegible] झारखण्ड की [illegible] **साथ ही** [illegible] मंत्री [illegible]

झारखण्ड [illegible]।

ह0/-
[illegible]
[illegible] भूमि [illegible] विभाग,
[illegible] राँची।

[illegible]
प्रतिलिपि [illegible] **मुद्रणालय**, [illegible] को [illegible] राजपत्र [illegible] **असाधारण अंक** में [illegible]।

ह0/-
[illegible]
[illegible] भूमि सुधार विभाग,
[illegible] राँची।

ज्ञापांक—1/[illegible] 19/15 1955 [illegible] 19.2.16

प्रतिलिपि [illegible] **मुख्य सचिव**/सभी [illegible] सचिव/सभी [illegible] सचिव/सभी [illegible]/राज्य **प्रमण्डलीय आयुक्त, झारखण्ड**/ **सभी उपायुक्त**—[illegible] जिला [illegible] /सभी **निबंधन कार्यालय** के निरीक्षक झारखण्ड/**सभी जिला अवर** निबंधक [illegible] **झारखण्ड को सूचनार्थ** [illegible] कार्रवाई **हेतु प्रेषित।**

[illegible]
[illegible] के **संयुक्त सचिव**,
[illegible], **निबंधन एवं भूमि सुधार** विभाग
झारखण्ड, **राँची।**

Form 26QB

Your Challan Acknowledgement Number is BE0070815

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after at least 2 days of deposit of tax amount at the respective Bank.
- The TDS Amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2020-21
Minor Head Code	800	Financial Year	2019-20
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAHFIS412C	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AYCPL6052F
Full Name (Masked) of the Transferee	ILXXX XXXPERTIES	Full Name (Masked) of the Transferor	HARX XXXAYAN CHAKRABARTY
Category of Transferee on the basis of PAN	Firm and Limited Liability Partnership	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village	2A GEL CHURCH	Name of premises/Building/ Village	AKSHOY SMRITY
Flat/Door/Block No.	MAIN ROAD	Flat/Door/Block No.	BN BOSE ROAD
Road/Street/Lane		Road/Street/Lane	SATSAN NAGAR
City/District	RANCHI	City/District	DEOGHAR
State	JHARKHAND	State	JHARKHAND
Pin Code	834001	Pin Code	814112
Email ID	DIRECTOR@ILWAGRGUP.COM	Email ID	
Mobile No.		Mobile No.	

Date of Agreement/Booking	23/03/2020	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	24/03/2020	Whether more than one Transferor/Seller	No
Date of Tax Deduction	24/03/2020	Payment Type	Lumpsum

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Land	Rate (in %)	1.0
Name of premises/Building/ Village	AKSHOY SMRITI MOLLA	Total Amount Paid/Credited	7532910.0
Flat/Door/Block No.		TDS Amount to be paid	75329.00
Road/Street/Lane	SURATIGNA THANA NO-270	Interest	0.00
City/District	DEOGHAR	Fee	0.00
State	JHARKHAND	Total payment	75329.00
Pin Code	814112	Value in words	Seven Lakhs Sixty Thousand Nine Hundred Rupees and paise

Total Value of Consideration (Property Value)	7809000.00
Mode of Payment	Online

Bank Name Axis Bank

Note: This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

AXIS BANK

CYBER RECEIPT FOR DIRECT TAX PAYMENT

CHALLAN NO./ITNS 280

Permanent Account Number	Assessment Year : 2020-21
Name	[illegible]
Address	[illegible]
City	[illegible]
State	[illegible]
Pin Code	[illegible]
TAX APPLICABLE	[illegible] (0020) INCOME-TAX (OTHER THAN COMPANIES)
TYPE OF PAYMENT	(0021) INCOME-TAX (OTHER THAN COMPANIES)
	(0102) Advance Tax
	(0200) Self Assessment Tax
	(0300) Tax On Regular Assessment
	(0107) Surtax
	(0106) Tax On Distributed Profits Of Domestic Companies
	(0127) Tax On Distributed Income To Unit Holders
	(0020) - DS On Dividend Income

DETAILS OF PAYMENT

Income Tax	750000
Surcharge	0
Education Cess	0
Interest	1400
Penalty	0
Others	0
Fee (u/s 234F)	0
Total	751400.00
Total in words	Rupees Seven Lakh Seventy Two Thousand Four Hundred Only

BANK SEAL

AXIS BANK

Income Tax Payment Challan No. [illegible]

Total In ACT [illegible]

BSR Code [illegible] Challan No

[illegible]

AXIS BANK Limited

Receipt Of Receipt Does not Constitute Bank)

आवेदन सं० .....

प्राप्ति रसीद

आवेदक श्री/श्रीमती ..... पिता/पति .....
साकिन ..... जिला ..... द्वारा निम्न भूमि के निबंधन हेतु ..... प्रा/भू-स्वामित्व प्रमाण पत्र/शुद्धि पत्र की सत्यापित प्रति की मांग की गई है।

क्र०	मौजा	मौजा सं०	खाता सं०	प्लॉट सं०	किठ्ठा का रकबा	अभिलेख
1	2	3	4	5	6	7
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

दिनांक 10/09/2020

प्राप्तकर्ता के हस्ताक्षर

CONSTITUTED POWER OF
ATTORNEY HOLDER

शपथ पत्र

मैं/हमलोग Akash Adukia (Attorney) S/o Prakash Kr Adukia

सकिन/साकिनान Gandhi Nagar Kanke Road Ranchi

का निवासी शपथ पूर्वक बयान करता/करती/करते हूँ/हैं कि—

यह कि मैं/हमलोग, थाना [illegible] के अन्तर्गत मौजा सुरातिलैया के अन्दर एसोसी[illegible] स्थित की हस्तान्तरणीय जमीन रकबा 20400 वर्गफीट, अन्दर रोडलगेज प्लाट नं0 220,221,222- अन्दर लाउन प्लान प्लाट नं0 1421 (Portion) अन्दर जमाबंदी नं0 16/3432 MA 328,329,330 स्थित जमाबंदी नं0

खेवट नगर निगम वार्ड नं0 11

श्री/श्रीमती ILIKA PROPERTIES through its Partner Sri Birendra Pradhan S/o Gauri Shankar Pradhan

साकिन/साकिनान Pradhan Mansion Doranda Ranchi.

के निजाश्रय के पास बिक्री कर रहा/रही/रहे हूँ/है।

यह कि उक्त बिक्रय पत्र में उक्त सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में संलग्न किया हूँ/किये हैं वह सही और सत्य है।

बिक्री के प्रपत्र में कागजात सम्बन्धित कोई गलती या त्रुटि पायी जाती है तो वैसे स्थिति में कार्रवाई के भागी होऊँगा/होऊँगी/होंगे।

उपर्युक्त बातें मेरी/हमलोगों जानकारी में सत्य है और मैं/हमलोग सही बोलता/ती/ते हूँ।

[illegible] की राशि दिनांक के द्वारा स्वीकृत रकम के अन्दर ही भुगतान हो रहा है।

शपथकर्ता ने मेरे सामने इस शपथ पत्र पर अपना हस्ताक्षर बनाया

नोटरी पब्लिक देवघर

Akash Adukia

शपथ कर्ता का हस्ताक्षर

उपर्युक्त शपथकर्ता ने इस शपथ पत्र में उल्लेखित कथन को स्वीकार या अस्वीकार किये

नोटरी पब्लिक देवघर

Sangam Kumar Singh
NOTARY
Civil Court Deoghar

शपथ पत्र

मैं/हमलोग ILIKA PROPERTIES -through the Partner Smt. Birendra Pradhan S/o - Gauri Shankar Pradhan

साकिन/साकिनान Pradhan Mansion Doranda Ranchi

के निवासी स्पष्ट पूर्वक बयान करता/करते/करती है/हैं कि--

1. यह कि मैं/हमलोग, थाना कैवहार के अन्तर्गत मौजा/खुर्द तिलोया के अन्दर खोंटी सत्व की हस्तान्तरणीय जमीन रकबा 20.00 वर्गफीट, अन्दर सेटलमेन्ट प्लाट नं 220, 221, 222, 328, 329, 330 अन्दर टाउन प्लान प्लाट नं 1421 (Part) अन्दर जमाबंदी नं 16/3432NA वर्तमान जमाबंदी नं0

तेवर स्थित नगर निगम वार्ड नं0 11

श्री/श्रीमती Akash Adukia (Attorney) S/o Prakash Kr Adukia

साकिन/साकिनान Gandhi Nagar Kanke Road Ranchi

के निवासी से खरीद रहा/रही/रहे हैं/हूँ।

2. यह कि उक्त विक्रय पत्र में उक्त सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में प्रदान किये गया है वह सही और सत्य है, और मैं/हमलोग सभी कागजात देखकर तथा पूर्ण रूपेण सन्तुष्ट होकर खरीद रहा/रही/रहे हैं/हैं।

3. भविष्य में कागजात संबंधित कोई त्रुटि पायी जाती है तो विधि सम्मत कानूनी कार्रवाई के भागी होऊँगा/होऊँगी/होंगे।

4. यह कि उपर्युक्त बातें मेरे/हमलोगों जानकारी में सत्य है और मैं/हमलोग सही जानती हूँ/हैं।

5. एल. पी. सी. संख्या दिनांक के द्वारा स्वीकृत रकबा के अन्दर ही निष्पादन हो रहा है।

ILIKA PROPERTIES

Partner

शपथकर्ता ने मेरे सामने इस शपथ पत्र पर अपना हस्ताक्षर बनाये

अधिवक्ता देवघर

शपथ कर्ता का हस्ताक्षर

उपर्युक्त शपथकर्ता ने इस शपथ पत्र में उल्लेखित कथन को स्वीकार व अंगीकार किये

Sanjay Kumar Singh
NOTARY
Court Deoghar

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

HARI NARAYAN CHAKRABARTY

RABINDRA NATH CHAKRABARTY

08/01/1950

Permanent Account Number

AYCPC6552F

Signature

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

आधार

नामांकन क्रमांक/Enrolment No.: 2033/21101/00005

Hari Narayan Chakrabarty (हरी नारायण चक्रवर्ती)
S/O: Late Rabindra Nath Chakrabarty, Akshoy smrity
R.N Boso Road-Satsan Nagar Deoghar,Jarkhand,
Dooghar, Deoghar, Deoghar,
Jharkhand - 814112

Date: 03/06/2018

आपका आधार क्रमांक/ Your Aadhaar No.:

3871 2152 1464

मेरा आधार, मेरी पहचान

1947 | help@uidai.gov.in | www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा जारी हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Valid by unknown
Digitally signed by CEO, UIDAI
Unique Identification Authority of India
Date: 2016.06.06 12:41:56 IST

- आधार देश भर में मान्य है।
- आधार के लिए अपनी एक ही बार नामांकन करवाने की आवश्यकता है।
- कृपया अपना मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सुविधा होगी।

- Aadhaar is valid throughout the country.
- You need to enrolled only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

हरी नारायण चक्रवर्ती
Hari Narayan Chakrabarty
जन्म तिथि/ DOB: 06/01/1950
पुरुष / MALE

3871 2152 1464

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: Late Rabindra Nath Chakrabarty, Akshoy smrity R.N Boso Road-Satsan Nagar Deoghar,Jarkhand, Dooghar, Deoghar, Deoghar, Jharkhand - 814112

Address:
S/O: Late Rabindra Nath Chakrabarty, Akshoy smrity R.N Boso Road-Satsan Nagar Deoghar,Jarkhand, Dooghar, Deoghar, Deoghar, Jharkhand - 814112

3871 2152 1464

MERA AADHAAR, MERI PEHCHAN

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

नामांकन क्रमांक/Enrolment No.: 0000/00342/47194

Akash Adukia (आकाश अदुकिया)

S/O: Prakash Adukia, Exotica, Gandhi Nagar Kanke Road, Misirgonda alias pahargonda, Ranchi,
Jharkhand - 834008

Date: 18/01/2017

आपका आधार क्रमांक/Your **Aadhaar** No.:

6133 9970 7982

मेरा आधार, मेरी पहचान

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया 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 के लिए आपको एक ही बार नामांकन दर्ज कराने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ईमेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी।

- Aadhaar is valid throughout the country.
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- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

आकाश अदुकिया
Akash Adukia
जन्म तिथि/ DOB: 16/01/1992
पुरुष / MALE

6133 9970 7982

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: प्रकाश अदुकिया, एक्सोटीका, गांधी नगर कांके रोड, मिसिरगोंदा एलियस पहाड़गोंदा, रांची, झारखण्ड - 834008

Address:
S/O: Prakash Adukia, Exotica, Gandhi Nagar Kanke Road, Misirgonda alias pahargonda, Ranchi, Jharkhand - 834008

6133 9970 7982

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHFI5542C

नाम/ Name
ILIKA PROPERTIES

निगमन / गठन की तारीख
Date of Incorporation / Formation
04/04/2018

ILIKA PROPERTIES

Partner

भारत सरकार
GOVERNMENT OF INDIA

Virendra Madhav

5315 5492 6520

आधार – आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ILIKA PROPERTIES

Partner

अभिषेक सिंह

Abhishek Singh

जन्म तिथि/ DOB: 16/04/1991

पुरुष / MALE

2137 4879 0300

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पिता:

S/O: अनिल सिंह,

मुकुन्दपुर, आर-303,

गोरेवा, रांची,

झारखण्ड, 834002

Address:

S/O: Anil Singh, Mukundpur, Quarter No. 303, Doranda, Ranchi, Jharkhand - 834002

2137 4879 0300

MERA AADHAAR, MERI PEHACHAN

REDMI NOTE 8 PRO

भारत सरकार

Government of India

Swayambar Rai

3192 7777 9832

आधार - आम आदमी का अधिकार

Unique Identification Authority of India

Address: S/O: Rajdev Rai, parbaskar,Parasipur, Ghazipur, Basti Kalan, Uttar Pradesh, 233227

3192 7777 9832

www.uidai.gov.in

Pre Registration Docket

Date :- 04-09-2020 12:47 pm

Office Name :- SRO - Deoghar
Token No:- 202000000069342

Appointment :- 04-Sep-2020 Time:- 12:24

Article	Sale Deed
Pre Registration Date	01-Sep-2020
No. Of Pages	84
Stamp Duty	3043600
Paid Stamp Duty	0
Total Fees	₹ 22,85,224.

Property Id. 381388

Valuation No. : 505141 / 2020 - **2020-2021** **User Id : 157** **Date : 04-September-2020 12:38:PM**

State : Jharkhand	**District : Deoghar**	**Tahsil : Deoghar**
Land Type : Urban	**Corporation : Deoghar Municipality**	**Village/City : Suratilona**

Suratilona Ward No.10 Village Code 270 - Main Road

Volume Number - 1

Page Number - 12

Plot Number - 220, 221, 222, 328, 329, 330

Holding Number - 0110000397000A1

Khata Number - 16/3432NA

Construction Type :PUCCA

Property Rates

Residential Land (Y)	Residential construction (N)
₹517708/- Decimal	₹1679/- Square Feet

Valuation Rule : Residential Construction

Property Details

1	Land area	47.52 Decimal
2	Area of Constructed Property	5000 Square Feet
3	Have Depreciation certificate	No
4	Age	31 to 40 years

5	Certificate number	
6	Residential Usage Type	House
7	GST NUMBER	
8	Builder Name	
9	Builder Address	

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 47.52 x 517708=24601484.16	₹2,46,01,484/-
2	Constructed Property Valuation	1. 5000 x 1679=8395000	₹83,95,000/-
A	Total		₹3,29,96,484/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹3,29,96,500/-

Total Amount in Words : Three Crore Twenty Nine Lakhs Ninety Six Thousands Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	**Property Boundaries** East: Rohini Road, West: Patit or fallow land, South: Land of Sri Surendranath Bhattchariya's southern vacant land, North: Land of Amrendra Nath Chakravorty
Area	Land area : 47.52 Decimal, Area of Constructed Property : 5000.00 Square Feet, Have Depreciation certificate : No , Age : 31 to 40 years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 814112, Flat Number/Commercial Space Number - This Property is situated original Ward No. 11, Building Name - Akshoy Smriti
Government/Market Value	32996484.16
Transaction Amount	75090000

SELLER	-**Mr. Akash Adukla** , **Address -** 5A, Exotica Apartment, near Gandhi Nagar,Page - 3 - of 20 Kanke Road, Ranchi-834008, P.S: Misirgonda, District: Ranchi- ,**Father/Husband Name** Late Prakash Kumar Adukla , **PAN No.-** ,**Pemission Case No.-** , **Aadhaar No.** ~~~~~~7982
	-**Mr. HARI NARAYAN CHAKRABARTY Thro**, **Address -** Akshoy Smiriti,at Baidanath, Deoghar, Village:Surationa, P.O. Satsang - 814112, P.S. Deoghar, District : Deoghar,- ,**Father/Husband Name** Late Rabindranath Chakrabarty , **PAN No.-** ~~~~~952F,**Permission Case No.-** , **Aadhaar No.** ~~~~~~~~1464

PURCHASER	-Ms. **ILIKA PROPERTIES Through Its Authorized Partner Sri Birendra Pradhan, Address -** Pradhan Mansion, North Office Para, Doranda, Ranchi - 834002, P.S. Doranda, District: Ranchi- **Father/Husband Name** Late Gouri Shankar Pradhan , **PAN No.-** *****5420,**Permission Case No.-** , **Aadhaar No.** ********6520

Witness Information	**Mr. Swayambar Rai , Address -** Pratappur Ghazipur Basudeopur Uttar Pradesh- **Father/Husband Name-**Rajdev Rai

Identifier Details	**Mr. Abhishek Singh , Address -** Aruneshwary App. No. 303 Doranda Ranchi-, **Father/Husband Name-**Ranjit Singh

Property Id:381388

Fee Rule:Sale Deed

1	Stamp Duty	30,43,600

1	SP	2,520
	Total	**2,520**

Property Id:381388

Fee Rule:Sale Deed

1	PR	1
2	LL	3
3	A1	22,82,700
	Total	**22,82,704**

All the entries made, have been verified by me and are found same as the entries of the document presented

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Deed Writer / Advocate	**Vendee / Claimant**	**Vendor / Executant**

Document Registration Summary 1

Date: 04-Sep-2020

- Government/Market Value: [illegible]
- Transaction Amount: ₹75050000/-
- Paid Stamp Duty: ₹3043000/-

Receipt : 357107

Receipt Date : 04-09-2020

Presenter Name: Akash Adukia

PR	₹1
SP	₹2520
LL	₹2
A1	₹2282700
Stamp Duty	₹3043000
Total	₹5528924

On Date 04-09-2020 Presented at SRO - Deoghar

Signature of Presenter

SRO - Deoghar

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payee Name	Reference No.	Payment Amount
Stamp Duty	3043000	3043000	0	GRAS	IlikaProperties Through its Authorized Partner Sri Birendra Pradhan	GRN Number : 2001787290 DEPT Transaction Id : 14ed1e36e65b79795a13 Transaction Type :	3043000
PR	1	1	0	GRAS	IlikaProperties Through its Authorized Partner Sri Birendra Pradhan	GRN Number : 2001793402 DEPT Transaction Id : 20b48efd13118efe12b9 Transaction Type :	1
SP	2520	2520	0	GRAS	IlikaProperties Through its Authorized Partner Sri Birendra Pradhan	GRN Number : 2001793403 DEPT Transaction Id : 20b48efd13118efe12b9 Transaction Type :	2520
A1	2282700	2282700	0	GRAS	IlikaProperties Through its Authorized Partner Sri Birendra Pradhan	GRN Number : 2001793403 DEPT Transaction Id : 20b48efd13118efe12b9 Transaction Type :	1497479
				GRAS	IlikaProperties Through its Authorized Partner Sri Birendra Pradhan	GRN Number : 2001793566 DEPT Transaction Id : 30bd1f1ed6c4f4a7f4b Transaction Type :	259597

				GRAS	IlikaProperties Through its Authorized Partner Sri Birendra Pradhan	GRN Number : 20001795590 DEPT Transaction Id : ec3f59 [illegible] Transaction Type :	195224
L	3	3	0	GRAS	IlikaProperties Through its Authorized Partner Sri Birendra Pradhan	GRN Number : 20001795616 DEPT Transaction Id : 35be3858df3c141a7115 Transaction Type :	0
Sub Total	5326824	5326824	0				

Article : Sale Deed Number of Pages : 168

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :- Deoghar

State Name :- Jharkhand

Deed Endorsement

Token No :- **20200000069342**

Deed Type	Sale Deed
Number of Pages	168
Fee Details	**Stamp Duty** - Rs. 3043600, **PR** :- Rs. 1, **SP** :- Rs. 2520, **A1** :- Rs. 2282700, LL :- Rs. 3,
Property No.	1
Valuation Details	**Value :-** Rs.32996484/- , **Transaction Amount** :- Rs.76090000/-
Property Details	**District** :- Deoghar , **Tehsil** :- Deoghar , **Village Name** :- Suratiiona **Location** :- Main Road. Suratiiona Ward No.10 Village Code 270 **Property Boundaries** :- East: Rohini Road, West: Patt or fallow land, South : Land of Sri Surendranath Bhattacharya's southern vacant land, North Land of Amrendra Nath Chakravorty **Volume Number** - 1**Page Number** - 12**Plot Number** - 220, 221, 222 328, 329 330**Holding Number** - 011000039700/A1**Khata Number** - 16/3432NA **Area Of Land** :- 47.52 Decimal 5000.00 Square Feet

Sh./Smt.**Akash Adukia** s/o/d/o/w/o Late **Prakash Kumar Adukia** has presented the document for registration in this office

today dated :- **04-Sep-2020** Day :- **Friday** Time :- **12:40:48 PM**

Akash Adukia (Power Of Attorney)

Party Name	Document Type	Document Number
Akash Adukia	PAN/UID	613399707982

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	**Akash Adukia** **Address1 -** 5A, Exotica Apartment, near Gandhi Nagar.Page - 3 - of 20 Kanke Road, Ranchi-834008, P.S: Misirgonda. District: Ranchi, **Address2 -** , , , Jharkhand **PAN No.: ,Permission Case No.-**	Yes	Akash Adukia **Address:-** Exotica. , , Gandhi Nagar Kanke Road, Misirgonda alias panargonda, , Ranchi. 834008. , Jharkhand, India		SELLER **Age:28**			
2	**HARI NARAYAN CHAKRABARTY Thro** , , , Jharkhand **PAN No.:** AYCPC6952F	No	**Address:-**	**Akash Adukia** , , , Jharkhand **PAN No.:**	SELLER **Age:40**			
3	**ILIKA PROPERTIES Through Its Authorized Partner Sri Birendra Pradhan** **Address1 -** Pradhan Mansion, North Office Para, Doranda, Ranchi - 834002, P.S. Doranda, District: Ranchi , **Address2 -** , , , Jharkhand **PAN No.:** AAHFI5542C,**Permission Case No.-**	Yes	Birendra Pradhan **Address:-** , Near A.G Mandir, , Pradhan mansion North Office Para, Doranda , Ranchi. 834002. , Jharkhand, India		PURCHASER **Age:62**			**ILIKA PROPERTIES** **Partner**

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	**Abhishek Singh** S/o-D/o **Ranjit Singh** **Address1 -** Anineshwary App, No. 303 Doranda Ranchi , **Address2 -** , , , Jharkhand **PAN No.:**			

Witness:

We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Swayambar Rai** **Address1** - Pratappur Ghazipur Basudeopur Uttar Pradesh, **Address2** - , , Jharkhand			

Signature of Declarator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned. (**Akash Adukia**), his/have admitted the execution before me. He/ She/ They has / have been identified by (**Abhishek Singh**) Son/Daughter/Wife of (**Ranjit Singh**) resident of (**Arameshwary App. No. 303 Doranda Ranchi**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 04-Sep-2020

Seal and Signature of Registering Officer

Token No.: 20200000069342

CERTIFICATE

Office of the SRO - Deoghar

This **Sale Deed** was presented before the registering officer on date **04-Sep-2020** by **Akash Adukla** , S/O, D/O, W/O **Late Prakash Kumar Adukla** resident of 5A, Exotica Apartment, near Gandhi Nagar,Page - 3 - of 20 Kanke Road, Ranchi-834008, P.S: Misirgonda, District: Ranchi ,.
This deed was registered as Document No:- **2020/DEO/1052/BK1/940** in Book No :- **BK1**,Volume No :- 301 from Page No :- 193 to 360 at, office of **SRO - Deoghar**

Date:- **04-Sep-2020**

Registering Officer