

(2)

unless excluded by or repugnant to the context shall include their heirs, executors, administrators, representatives and assigns.

WHEREAS the Chhapparbandi Plot No. 34, was the property of late Mosst. Bhagtain Mundain, wife of Tenu Munda, by caste Munda, by occupation agriculture, resident of Lower Burdwan Compound, Ranchi.

AND WHEREAS the said Mosst. Bhagtain Mundain sold the said plot no. 34 to Shri Shiva Kumar Sinha, son of Sri Ramdani Sinha, by caste Bhumihar Brahmin, resident of Brindabani, P.S. Talcaeni, Dist. Muzaffarpur, vide a sales deed No. 4958 dated 7.9.1955 after receiving a sum of Rs. 500/- (Five hundred) as a consideration amount of the said plot.

AND WHEREAS the said Vendor is now owner and proprietor of Chhapparbandi Plot No. 34 covered under Khata no. 12 situate in the Lower Burdwan Compound, Pargana Udaipur, P.S. and District Ranchi, being Thana no. 197, within the District Registration and Sub-Registration, Ranchi, by Veritas of Sales deed No. 4958 executed by Mosst. Bhagtain Mundain on 7.9.1955.

SINCE WHEREAS the Mutation of the said Vendor has also been allowed by Circle Officer, Ranchi Town Anchal via

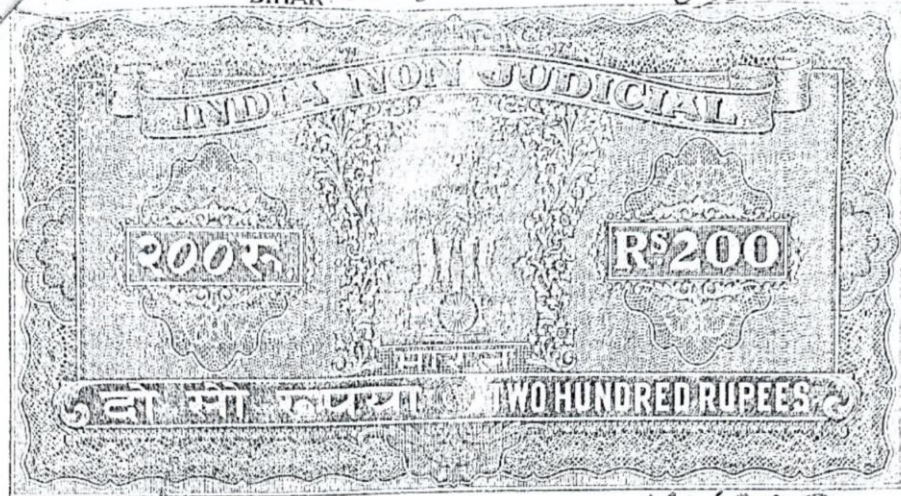
Sikandra Kumar

Brun Kumar Sharma

11-9-52
Md. G. M. 2/12

BIHAR 8808

8557 200RS.



78/6
19/19
CASH
5000

AC) 68-0-0
NCR) 5-0-0
73-0-0

12/11/72
12/11/72
B. S. P. 147
B. S. P. 219

19.5.72

12/11/72
12/11/72

THIS INDENTURE OF SALE made on the 19th. day of May, 1972, FIFTEEN HUNDRED SEVENTY TWO - BETWEEN - Shree Shiva Kumar Sinha, son of Shree Pradani Sinha, by caste Dhunihar, Brahmin, by occupation Cultivator, resident of village Brindaban, P.S. Ialgañj, Dist. Muzaffarpur, at present residing at Lower Burdwan Compound, Ranchi, P.S. Kotwali, District Ranchi, of the First Part (hereinafter called the Vendor) AND Shree Jitendra Kumar Singh, son of Shree Bharna Narayan Singh, by caste Bhumihar Brahmin, by occupation Cultivator, resident of village Rampur, P.S. Surajganj, at present residing Lower Burdwan Compound, Ranchi, P.S. Kotwali, Dist. Ranchi, of the Second Part (hereinafter called the Purchaser) Second Part. The expression Vendor and purchaser

-Contd.-

Jitendra Kumar Anam Kumar Sharma

(5)

and (acquired Chhapparbandi rights to the property) Miscellaneous Case No. 169 R B of 1953-54 and paying rent to the State.

AND WHEREAS the Purchaser referred to above approached the Vendor for purchase of five Kathas and 6 $\frac{1}{2}$ Chhattaks of land of plot no-34 more fully described above and also in Schedule below.

AND WHEREAS the Vendor agreed to sell the above Plot to the said Purchaser and demanded a sum of Rs. 5000/- (Rupees Five thousand) only as a consideration amount for effecting the said transfer and executing sale deed in favour of the said Vende

AND WHEREAS the Purchaser agreed to pay unto the Vendor the aforesaid sum of Rs. 5000/- (Rupees Five thousand) only for the Five Kathas and 6 $\frac{1}{2}$ Chhattaks before the Sub-Registrar, Ranchi.

NOW THIS DEED OF SALE WITNESSES and it is hereby agreed and declared as follows:-

1. That the said Purchaser is paying the full amount i.e. a sum of Rs. 5000/- (Rupees Five thousand only) to the Vendor before the District Sub-Registrar , the receipt of which the Vendor do hereby acknowledges and the Vendor hereby transfer the said piece of plot by way of sale to the above named Vende and conveys into the said Purchaser all rights title and interest upon the said Vende in respect of the said plot and more described in the Schedule.
2. That the Vende shall have absolute right for ever and enjoy the same without any interruption from the Vendor or any

Jiendra Kumar

Anur Kumar Sharma

28-4-52
2/27/11/52

other person or persons claiming through him. The Vendor hereby assaurs the Purchaser and covenant as follows:-

a) That the Vendor referred to above has absolute and indefeasible title to effect transfer by way of sale unto the Purchaser.

b) That the Vendor has given unto the Purchaser to understand in unequivocal terms that the property devised hereunder is free from all incumbrances, and he has exclusive and absolute title thereon.

c) That the Vendor has further given out that all legitimate rent and taxes appertaining to the property devised hereunder has been paid in full and that there is no arrear due to the State or to any other person concerned.

d) That the property devised hereunder are fully delineated in the map attached alongwith this deed of sale.

e) That in the event of any defect in title having been discovered or found and any rent found due payable to the landlord prior to the date of registration and transfer, the Vendor doth hereby undertake to indemnify the Purchaser and do all acts to compensate the Purchaser his heirs, and successor in interest.

f) That the Vendor from this date of transfer has placed the Purchaser in possession of the property devised hereunder and from this date the Vendor has no concern with the property so referred.

g) That the Purchaser is absolutely free and entitled to

Amra Kumar Sharma
S. Janta Kaur

11:05-4-62
Bhagwati Devi

(5)

utilise the property devised hereunder in any manner he may deem fit and proper either by constructing building, out-houses, boundary walls, digging well or planting trees hedges etc. and further bring under use the aforesaid property.

h) That the Vendor shall get his name mutated in the Sherista of the State and pay all legitimate rent or taxes and obtain receipts in his name appertaining to the property devised hereunder.

SCHEDULE.

Plot No.84 Khata No.12.

North : Saligram Sharma, Area 5 (Five) Kathas,

South : Asha Devi, 6 Chhattaks, out of

East : Proposed Road, Plot no.84.

West : Proposed Road.

Situated at Lower Burdwan Compound, Ranchi, T. Sadar, District Ranchi Thana no.197, within the District Registration and Sub-registration Ranchi, properly delineated in the map attached herewith.

IN WITNESS WHEREOF the VENDOR has executed this deed of sale and put his signature in presence of Witnesses on the date written above.

Witnesses:-

1. *Handwritten signature and name in Devanagari script*
2. *Handwritten signature and name in Devanagari script*

Vendor.

Handwritten signature of the vendor

11-9V-11-02

Typed by:-

J. Saran, Ranchi.

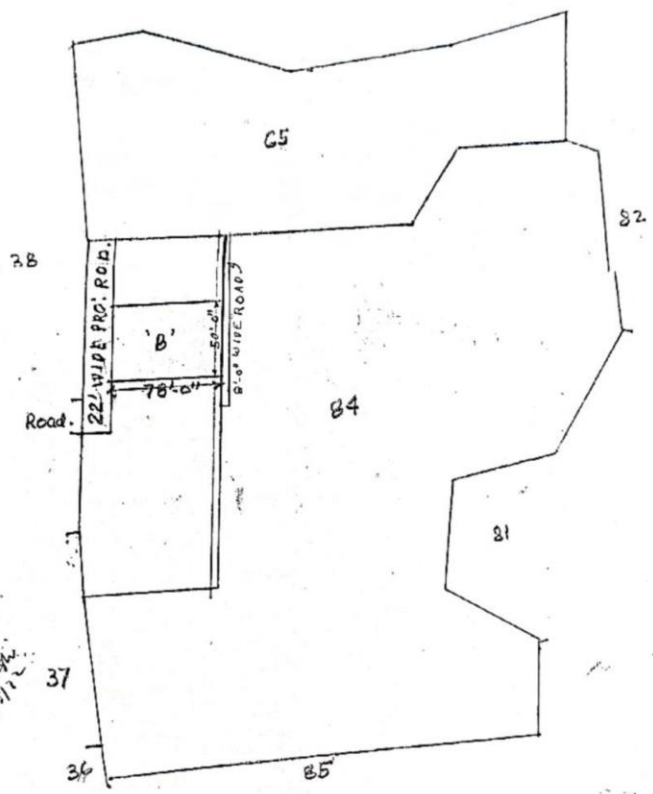
Handwritten signature of the vendor

J. Saran, Ranchi

ORIGINAL

VILLAGE LALPUR NO. 197.
THANA E. DIST. RANCHI
SCALE: $82\frac{1}{2}' = 1''$

PLOT No. 84/B. AREA
K. CH.
5 - $6\frac{3}{4}$



Traced by
R.M. Singh
12/1/77

Sikendra Kumar

Anon Kumar Sharma



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 4, 2022

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	384										
जिला का नाम	रोही	अनुसूचित नाम	सादर	अर्पण का नाम	शहर	हलका का नाम	हलका-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	खालपुर	होलिंग संख्या	474/मधे, खाला 12	तोजी संख्या	0	धान नम्बर	197	खाला का प्रकार	—				
श्री जितेन्द्र कुमार सिंह, पति जैनरायण सिंह, जति —													
खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						भंगान	सेस			
4/1	84	5 कठक छ. 0 वर्गफीट	दखिन खारिज वाद संख्या 220 अर 27/1985-8630-12-85 -						2.5	3 6.3			
कुल परिवर्तन													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत धानू साल	रोड सेस बकाया	रोड सेस धानू साल	शिक्षा सेस बकाया	शिक्षा सेस धानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानू साल	कृषि सेस बकाया	कृषि सेस धानू साल
19/10/1992	128867	1973-74	1992-93	45	2.5	11.25	0.63	22.5	1.25	22.5	1.25	9	0.5
12-04-2022	0698008523	1993-1994	2022-2023	72.5	2.5	17.98	0.62	36.25	1.25	36.25	1.25	14.5	0.5

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

List Of Case Status Details

अगला देखें

BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अपूर्णता के लिए सम्बन्धित अधिकारियों से संपर्क कर
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Sikendra Kumar

Anam Kumar Sharma.



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP24109702720220640

Date : 2022-06-24

Ward No : 20

Department / Section : Revenue Section

New Ward No : 10

Account Description : Holding Tax & Others

Holding No. : 0200002004000Z0

New Holding No : 0200002004000Z0

Received From Mr / Mrs / Miss . : **JITENDRA KUMAR SINGH S/O TEJ NARAYAN SINGH**

Address : **GULMOHAR ROAD, BURDWAN COMPOUND, LALPUR**

A Sum of Rs. : **3311.00**

(in words): **Three Thousand Three Hundred And Eleven Rupees Only**

towards: **Holding Tax & Others** Vide: **ONLINE**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2018-2019	4	2022-2023	2913.32
				Online Rebate	48.56
				First Qtr Rebate	48.56
				1% Monthly Penalty	495.23
				Total Payable Amount	0.00
				Total Paid Amount	3311.00



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

Jitendra Kumar

Anur Kumar Sharma

F.No. 180v
लालगुजारी
सर्कल। नाम मौजा मय
नाम यो थाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 384
नाम रेयत मय बल्लिदयत जमाबन्दी Vol. No. : 2
यो सकुनत नम्बर। Receipt No. : 0698008523

शहर | लालपुर | 197 | श्री जितेन्द्र कुमार सिंह		
खाता संख्या 474	खेसरा संख्या 84	रकबा (एकड़ में) 5 कठा 6 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावती	ताफसील हिसाब लगान भावती
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जात का सालाना मांग मय तफसील (बकाया यो हाल) मोजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (1993-1994) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	2.50	65.00	2.50	2.50	2.50	
गुजारी (भावती)	0.62	16.12	0.62	0.62	0.62	
सेस	....	1.25	1.25	1.25	1.25
सूद	....	1.25	1.25	1.25	1.25
मुतफरकात	....	13.00	0.50	0.50	0.50
मोजान	6.12	159.12	6.12	6.12	6.12	

ताफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मोतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा (1993-1994) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	2.50	65.00	2.50	2.50	2.50		
गुजारी (भावती)	0.62	16.12	0.62	0.62	0.62		
सेस	....	1.25	1.25	1.25	1.25	
सूद	....	1.25	1.25	1.25	1.25	
मुतफरकात	....	13.00	0.50	0.50	0.50	
मोजान अदायकारी	6.12	159.12	6.12	6.12	6.12		

(१) मोजान कुल (लफजों में) : One Hundred Eighty Three Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 183.60

तारीख अमला तहसील कुनिन्दा : 04-12-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print

Sikendra Kumar

Anam Kumar Sharma



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP24109702720220640

Date : 2022-06-24

Department / Section : Revenue Section
Account Description : Holding Tax & Others

Ward No : 20

New Ward No : 10

Holding No. : 0200002004000Z0

New Holding No : 0200002004000Z0

Received From Mr / Mrs / Miss. : **JITENDRA KUMAR SINGH S/O TEJ NARAYAN SINGH**

Address : **GULMOHAR ROAD, BURDWAN COMPOUND, LALPUR**

A Sum of Rs. : **3311.00**

(in words) : **Three Thousand Three Hundred And Eleven Rupees Only**

towards : **Holding Tax & Others** Vide : **ONLINE**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2018-2019	4	2022-2023	2913.32
				Online Rebate	48.56
				First Qtr Rebate	48.56
				1% Monthly Penalty	495.23
				Total Payable Amount	0.00
				Total Paid Amount	3311.00



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

Jitendra Kumar

Anam Kumar Shrivastava

Sch XIV- F.No. 180v

रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बरफरद मलकी / फरद रैयती Page No. : 384
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 2
वो सकुनत नम्बर। Receipt No. : 0980903155

शहर | लालपुर | 197 | श्री जितेन्द्र कुमार सिंह

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
474	84	5 कठा 6 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)	
माल (नकदी)	2.50				2.50	2.50
गुजारी (भावली)	0.62				0.62	0.62
सेस	1.25				1.25	1.25
सूद	1.25				1.25	1.25
मुतफरकात	0.50				0.50	0.50
मीजान	6.12				6.12	6.12

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)		
माल (नकदी)				2.50	2.50	
गुजारी (भावली)				0.62	0.62	
सेस				1.25	1.25	
सूद				1.25	1.25	
मुतफरकात				0.50	0.50	
मीजान अदायकारी				6.12	6.12	

(१) मीजान कुल (लफजों में) : **Twelve Rupees and Twenty Four Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **12.24**तारीख अमला तहसील कुनिन्दा : **12-05-2024**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

