

10987

9992 1000Rs.



113

317/06

विशेष विज्ञापन के अन्तर्गत निम्नलिखित शर्तों पर
 प्रत्येक रुपया का
 मूल्य अर्थात्
 1000 की संख्या
 के अन्तर्गत
 के विद्यमान है।



विशेष विज्ञापन, 2006 (अक्टूबर)

अप
 21/7/06
 0737/06
 21/7/06

THIS INDENTURE OF ABSOLUTE SALE made on this
 the 03rd day of July 2006.

B E T W E E N

1. Jitbhan Mahto son of late Nathan Teli,
2. Gopichand Mahto,
3. Ramchander Mahto, both sons of late Dasrath Mahto all residents of village Pupdag, P.S. Ranchi (Jagarnathpur), District Ranchi (hereinafter referred to as the VENDORS) of the one part;



अप
 21/7/06
 0737/06
 21/7/06

Gopi chand Mahto
 317/06

21/7/06
 317/06

MANSARVAR NIRMAN PRIVATE LIMITED

DIRECTOR

21/7/06
 0737/06



(2)

A N D

Abhay Kumar S/o. Sri Kishore Sahu, resident of New Kishore Ganj, P.S. Sukhdeonagar, District Ranchi (hereinafter referred to as the PURCHASER) of the Second part;

A N D

1. Kantu Mahto, and 2. Jatru Mahto, both sons of Sri Jitbahan Mahto, resident of village Pundag, P.S. Ranchi (Jagarnathpur) District Ranchi (hereinafter referred to as the CONFIRMING PARTY) of the Third part.

The terms "VENDORS", "PURCHASER" and "CONFIRMING PARTY" hereinafter used shall, unless excluded by or repugnant to the context of these presents, mean and include their legal heirs, legal representatives, successors, executors, agents and assigns.

AND WHEREAS the land under Khata No. 139, of village Pundag, P.S. Jagarnathpur, Ranchi, Thana No. 228, District

Handwritten notes on the right side: "कान्तु माहो", "जत्रु माहो", "जितबहन माहो", "पुण्डग".

Glavi chand Mahto
3/7/06

जितबहन माहो
21/7/06



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(3)

Ranchi consisting of several plots were recorded in the joint name of the ancestor of the VENDORS including Nathan Teli, the father of the VENDOR no. 1 and grand father of the VENDORS no. 2 and 3 and confirming party.

AND WHEREAS after the death of the said Nathan Teli, the properties held by him were inherited by his tow sons namely Jitbahan Mahto and Dasrath Mahto;

AND WHEREAS the said Dasrath Mahto S/o. Nathan Teli also died leaving behind his two sons the VENDOR Nos. 2 and 3 Gopichand Mahto and Ramchander Mahto;

AND WHEREAS the portion of the said R.S. Plot No 1083 having the total area of 92 decimals was subsequently sold except the remaining area of 11.5 (eleven and half) decimal which is in the possession of the VENDORS including the confirming parties being the son of VENDOR Jitbahan Mahto and late Dasrath Mahto;

Gopi chand mahto
3/7/06

21 जे नमर महरती
3/7/06

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MANSAROVAR NIRMAN PRIVATE LIMITED

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DIRECTOR

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Stamp: 31 MAY 2006
Mansarovar

(4)

AND WHEREAS the respective PURCHASERS who purchased the different portions of the said plot are peacefully continuing in possession and the remaining portion of 11.5 (eleven and half) decimal are continuing in exclusive possession of the VENDORS as well as in joint possession of the Confirming parties who are son of VENDOR No. 1;

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AND WHEREAS the VENDORS want to sale the said remaining portion of the said plot 1083 morefully described in the schedule given below for their legal necessities;

AND WHEREAS the PURCHASER Abhay Kumar who had previously appointed as a Power of Attorney of the VENDORS to dispose of the lands belonging to them but his power attorney was subsequently cancelled on erroneous consideration which the VENDORS realised subsequently.

AND WHEREAS the said PURCHASER Abhay Kumar having come to learn that the VENDORS want to sell the land

Geni chand m/s
3/7/06
21st April 2006
3/7/06

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[Thumb impression]

MANSAROVAR NIRMAN PRIVATE LIMITED
[Signature]
DIRECTOR

श्री जीत कानन महतो वरुण
अनुप कुमार शिवाजी
ता 31/7/06



Jan



detailed in schedule approached the VENDORS proposed to purchase the same;

AND WHEREAS the VENDORS alongwith the confirming parties agreed for the sale of the said portion of the said plot in favour of the PURCHASER and having negotiated the price of which has been decided and fixed at Rs. 25,000/- per Katta considered as just and proper as prevalent in the area.

AND WHEREAS the land is not covered under purview of the Urban Land Ceiling Act being agricultural land being Raiyati and recorded in the record of right and hence no notice is required to be given to the competent authority as required U/s. 26 of the Urban Land Ceiling Act.

AND WHEREAS although the Confirming parties have no exclusive right or title to the land sold but since they have been asked to join as confirming parties agreed to join in this deed as such.



Gopi chand mait
3/7/06

सुखदेव मित
5/7/06



MANSAROVAR NIRMAN PRIVATE LIMITED

M

DIRECTOR

मन्सरोवर निरम प्राइवेट लिमिटेड
शुद्धी कर्मचारी (कॉन्फर्म)
नं० ०३५४६



NOW THEREFORE THIS DEED OF SALE WITNESSETH that in pursuance of the agreement and in consideration of the payment of a sum of Rs. 1,75,000/- (Rupees one lakh seventy five thousand) only as the total price for the land given in schedule (the receipt whereof the VENDORS hereby accepted and acknowledge and discharges the PURCHASER from the liability thereof for ever) the said VENDORS hereby without any pressure, persuasion, force, fraud, undue influence or anything of the kind from any quarter or quarters and in their full senses and in second state of mind and body, do hereby grant, transfer, sell and assign upto and to the said PURCHASER absolutely and for ever free from encumbrances, liability or obligation all that R.S. Plot No. 1083 specifically described in the Schedule hereto as part hereof together with all rights, liberties, profits, privileges, advantages, easements and appurtenances whatsoever appertaining or belonging to the said plot of land hereby sold conveyed and transferred or usually enjoyed or held therewith and all the right, title,


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Gopi chand mfg
 3/7/06

21 मं चंद्र मंगी
 3/7/06

MANSAROVAR NIRMAN PRIVATE

DIRECTOR

CORL 7

गंगाजी नं पाठन मंगी
 चं चंद्र मंगी निवा

1000Rs



(7)

interest and claim whatsoever both in law and equity belonging to the VENDORS in respect of the said property or any part thereof TO HAVE AND TO HOLD the same to the PURCHASER absolutely and for ever as the absolute owner thereof.

(a) That the absolute right, title and interest the VENDORS have in the property sold and transferred hereby shall from the date of execution of this Deed vest entirely and absolutely in the PURCHASER and the PURCHASER has already entered quietly into and upon the said property and taken possession of the same in accordance with the description of the property conveyed particularly given in the Schedule hereto as part hereof.

(b) That the VENDORS alongwith confirming party further agreed and declare that hereafter that the PURCHASER shall hold, occupy, possess and enjoy the said property as full and absolute owner thereof, either in its present state or by making any further constructions thereupon, by

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MANSHOVAR NIRMAN PRIVATE LIMITED

(8)

laying out gardens, by sinking wells or in any otherwise or manner without any hindrance, interruption, obstruction claim or demand whatsoever from or by the VENDORS or any other person or persons claiming through under or intrust for them or any of them.

(c) That the property hereby transferred to the PURCHASER is free from all encumbrances what so ever and the VENDORS do hereby give warranty to the PURCHASER that they are the absolute owners of this said property and that the VENDORS have not any time here to fore, made, committed, done, suffered, permitted or been party or privy to any act, matter or thing, whether of commission or ommission, by reason whereof the said property subject to these presents or any part thereof, has been alienated, charged, mortgages, encumbered or in any way impeached in title and possession.

(d) That at all times hereafter, upon any reasonable request from the PURCHASER and at his cost, the VENDORS

MANSHOVAR NIRMAN PRIVATE LIMITED 1990/12

Grou chaul muto
31/7/06
MANSHOVAR NIRMAN PRIVATE LIMITED
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21/11/06
31/7/06

Cont.....9

DIRECTOR

907/06
20.02.06
G. Prasad N. S. Rao
S. Prasad N. S. Rao

(9)

shall do, perform and execute or cause to be done, performed and executed any such further deed, act or thing as may be necessary for further or more perfectly assuring the title of the PURCHASER to and in respect of the property hereby transferred to him or for the efficient and beneficial enjoyment to the property by these presents to the PURCHASER.

- (e) That the PURCHASER shall be entitled to secure a separate mutation of his own name in respect of the said plot of land in the office of the landlord and he shall pay and deposit in the Landlord's Office the annual rent in respect of the property hereby sold to him.

It is also agreed to and expressly provided that from the date of the execution of this deed, the VENDORS are and shall deemed to be free from all obligations to pay any rent, taxes, rates or any other public charge or charges whatsoever that may be due in future for and in respect of the property hereby transferred to the PURCHASER or any part thereof.

907/06
20.02.06
G. Prasad N. S. Rao
S. Prasad N. S. Rao
100/06

G. Prasad N. S. Rao
3/7/06

21/02/06
3/7/06

Cont.....10

MANSAROVER NIRMAL

18

DIRECTOR

90/1/100
20/1/100
20/1/100

(9)

shall do, perform and execute or cause to be done, performed and executed any such further deed, act or thing as may be necessary for further or more perfectly assuring the title of the PURCHASER to and in respect of the property hereby transferred to him or for the efficient and beneficial enjoyment to the property by these presents to the PURCHASER.

That the PURCHASER shall be entitled to secure a separate mutation of his own name in respect of the said plot of land in the office of the landlord and he shall pay and deposit in the Landlord's Office the annual rent in respect of the property hereby sold to him

It is also agreed to and expressly provided that from the date of the execution of this deed, the VENDORS are and shall deemed to be free from all obligations to pay any rent, taxes, rates or any other public charge or charges whatsoever that may be due in future for and in respect of the property hereby transferred to the PURCHASER or any part thereof.

Office
H.P. LENDRE
M.P. LENDRE
M.P. LENDRE

3/17/06

3/17/06

Cont. 10

3/17/06

Office

3/17/06

18

Handwritten notes in the top right corner, possibly a signature or reference number.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring an area of 11.5 decimal more or less having permanent, heritable and transferable Kuyami Right being portion of R.S. Plot No. 1083 marked & assigned as Sub-Plot No. 1083/part under Khata No. 139, under Khewat No. 2 situated at Village Pundag, P.S. Jagannathpur, P.S. No. 228, District Ranchi shown marked & delineated in RED COLOUR WASH with lineal measurements in the map annexed hereto forming part of this deed measuring 11.5 eleven and half decimal in area and BUTTED and BOUNDED as follows:—

- North : Plot No. 1081
- South : Part Portion of Plot No. 1083
- East : Plot No. 1089
- West : 1082 & 1234

Proportionate Rent Payable; Rs. 2.00

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Cont. 11

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31/7/06
Mansarovar
Nirman Private Ltd

WITNESSES

Signature of the VENDORS

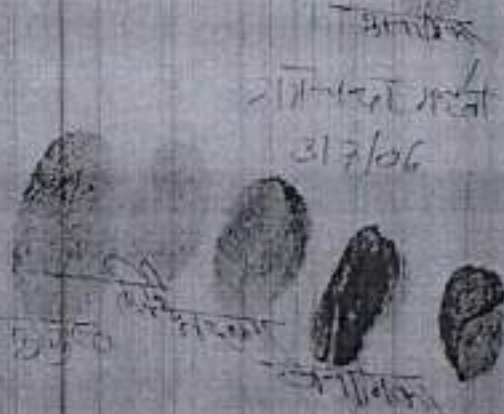
1. Shambhu Lal Sharma
31/7/06
New Mansarovar
East West Ranchi

2. Gopal Choudhary
31/7/06

Drawn by
31/7/06



Typed by



31/7/06

10

DIRECTOR

Sl. No.	Further Details Name	Occupation	Photograph	Thumb
1	Mr. [Name]	Farmer		
2	Mr. [Name]	Farmer		
3	Mr. [Name]	Farmer		
4	Mr. [Name]	Farmer		

Total No. of [Name]
 Total [Name] 1
 Total [Name] 373
 Total [Name] 1076 138
 Total [Name] 9792
 dt. 2006
 Total 0307/2006

(Date and Place of [Name])

[Handwritten signature]

317/06

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3. प्रमाणपत्र

3. प्रमाणपत्र का शीर्षक 4. क्रमांक

नाम/पता का स्थान	जाति	वर्ग	व्यक्ति
.....
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.....

..... के अनुसार प्रमाणित किया जाता है कि उपरोक्त वर्णों के अनुसार है।

..... के अनुसार प्रमाणित किया जाता है कि उपरोक्त वर्णों का नाम है।

.....
प्रमाणपत्र का हस्ताक्षर

.....
3/2/14

..... जन्म हुआ है, जो पिता से इस दस्तावेज के निष्पादन को मांग सकता है।

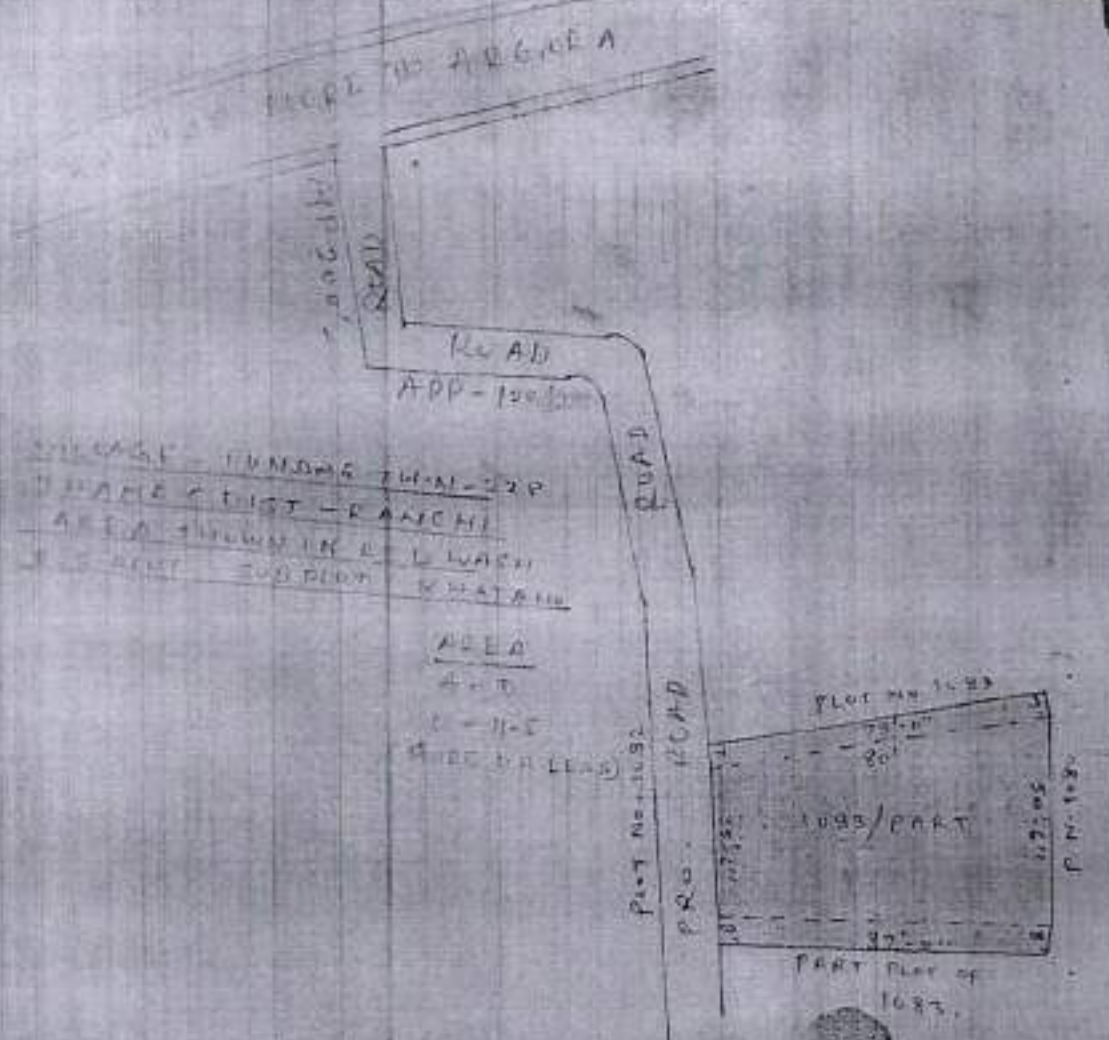
जन्म मंडल

पिता जीतवाहन मंडल

पत्नी है।

.....
जन्म मंडल
3/7/06

.....
निबंधन अधिकारी का हस्ताक्षर



SURVEY - TUNONG THAI-22P
 NAME LIST - RANCHI
 AREA TOWN IN L.L. WASH
 S. S. PART SUB DIV. KHATA NO.

दिनांक ३/०४/०६
 हेतु १०० मी
 ३०५ मी ११०० मी
 ३/०४/०६

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DRs

Spl. Form No. V, 40

CORRECTION SLIP SHOWING MUTATION RESPECT OF TEANCI ESESTATES IN GOVERNMENT

District UDA

Sub-Division UD

Circle / Anchal UD

Halqa UD

Name of State

Tauki Number

Sl. No.	Mutation column in Register	Village	Thana and Thana Number	Number of land to which the mutation relate	Authority concerning mutation with date of order	Whether mutation is due to sale gift, exchange succession or person	Full details of exchanges affected by mutation	Date of contradiction of the Halqa Register by the Karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
							<p>शुद्ध के पत्नी सु देवत खान देवी को. के पत्नी देवी के पत्नी खान खान अमा कुमारी किशोर बाबू का सु विरोध का सु खान विरोध के खान को खान का सु देवी के पत्नी के खान के पत्नी के खान के पत्नी के</p>		

HONOR 9N

MANDAROVAR BIRMAN PRIVATE LIMITED

DIRECTOR

[Signature]



GOVT OF INDIA

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To be signed by the Applicant

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Handwritten signature

1. Name of the Property
 2. Address of the Property
 3. Name of the Owner
 4. Name of the Occupier
 5. Name of the Tenant

RANCHI MUNICIPAL CORPORATION, RANCHI
HOLDING TAX RECEIPT

Receipt No. **107/2021-2022** Date: **04.04.2021**
 Tax Office / Section: **Revenue Section** District No: **38**
 Property Description: **holding Tax & Others** Ward No: **38**
 Holding No: **32002021100000**

Name of the Taxpayer: **ABHIR KUMAR SINGH RAJ**
 Address: **PURBA RANCHI**
 Account No: **10000000000000000000** Only
 Demand/holding Tax & Others are Cash/Check/DD/Computerized Receipt for
 Cash

Place Of the Cash
 Signature of the Collector

N.A. Other Payment/Check/Draft/Bankers' Check are Subject to Revision.

HOLDING TAX DETAILS

Code of Account	Account Description	Period	Amount
1100100	Holding Tax Arrear		
1100100	Holding Tax Current	2020-2021 - 2020-2021 IV	107.92
1100200	Water Tax Arrear		
1100200	Water Tax Current	2020-2021 - 2020-2021 IV	0.00
1100300	Commodity Tax/Labour Tax Arrear		
1100300	Commodity Tax/Labour Tax Current	2020-2021 - 2020-2021 IV	0.00
1100400	Lighting Tax		
1100400	Lighting Tax Current	2020-2021 - 2020-2021 IV	0.00
1100500	House Charge		
1100500	House Charge Current	2020-2021 - 2020-2021 IV	0.00
1100600	Retention Holding Tax Reserve		1.14
Total			108.06
Revenue Current Demand			107.92
Advance			480.21
Amount Received			588
Remaining Advance			94.19

For Cash/Check/DD - Amount must be paid in full.
 For Cash/Check/DD - Amount must be paid in full.
 If Collection is not made within the specified period, the same shall be liable for recovery as arrears of dues.
 10, U.P. Road, 14, New Bazar, Ranchi, Jharkhand
 Contact No: 233011, 233012

04.04.2021 15:10



MANSAROVAR NIRMAN PRIVATE LIMITED

DIRECTOR

RANCHI MUNICIPAL CORPORATION, RANCHI

Account No. CM738161201710 0234
 Member Ward/Section: Nilabada Section
 Account Description: Holding Tax & Others

Date: 18-11-2017
 Ward No: 08

Acknowledgment No.: BARR1026/1340

Received From: Shri/ Smt. **ASHUTOSH**

Address: **NA**

A sum of Rs. 2196.00 (In words) Three Thousand One Hundred Ninety Six Rupees Only.

Receipts Making Tax & Others via Cash/Cheque/DD/Online/Bankers Check No.

Date: **18/11/2017**

Page 02 Of 02

Signed For: Tax Collector

H B Online Payment/Cheque/DD/Bankers Check will be valid to receipt.

HOLDING TAX DETAILS

Code of Account	Account Description	Period	Amount
H0300A	Holding Tax Arrear	2016-2017 I - 2016-2017 IV	097.92
H0300C	Holding Tax Current	2017-2018 I - 2017-2018 IV	097.92
H0300E	Water Tax Arrear	2016-2017 I - 2016-2017 IV	0.00
H0300G	Water Tax Current	2017-2018 I - 2017-2018 IV	0.00
H0400A	Contingency Tax / License Tax Arrear	2016-2017 I - 2016-2017 IV	0.00
H0400C	Contingency Tax / License Tax Current	2017-2018 I - 2017-2018 IV	0.00
H0500E	Lighting Tax		
H0600F	Education Cost	2016-2017 I - 2016-2017 IV	0.00
H0800I	Health Cost	2016-2017 I - 2016-2017 IV	0.00
H0900J	Interest on Holding Tax Arrear	2016-2017 I - 2017-2018 IV	2000.00
		Total	2196.84
		Arrear Paid	0.00
		Amount Received	2196.84



MANSAROVAR NIRMAL

DIRECTOR