

3348

3187



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9212144da7b5c439c587

Receipt Date : 08-Oct-2021 01:02:19 pm

Receipt Amount : 56000/-

Amount In Words : Fifty Six Thousands Rupees Only

Token Number : 20210000104497

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : MADHURI PANDEY AND HARSH KUMAR  
PANDEY ( Vendee )

GRN Number : 2107883607



22/10/2021  
Development Agent  
drafted - 8/10/2021

-: For Office Use:-



*M. L. Pandey*  
8/10/21

*8/10/2021*  
*Harsh Kumar*

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Sale value - 19,00,000/- Stamp - 56000/- Adityapur

मूल्यांकन सूचा से जांचित है

इस्तावज जांच एवं सही है

उपस्थित एवं न लक्ष्यकारी की जाति (A/N) अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में उचित यामि प्रतिबंधित सूची से है

29

8/10

जांचित है

8/10/21



Ritesh K. Shukla

Ritesh K. Shukla 08/10/2021

सेगम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इम्प्रीव्ड स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से 20... के अधीन प्रभावित स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

मूल्य 8/10/21

SALE DEED

2021... निबंधन प्रदाधिकारी

Arj 92000 = 0  
Salami - 7 = 50  
Proces - 2 = 82  
42050 = 82

This DEED OF ABSOLUTE SALE executed at SERAIKELLA on this the 05<sup>th</sup> day of OCTOBER, 2021, By:

8/10/21

1) KAILASH BEJ (UID : 5007 5064 3163 and PAN : CORPB5631M) and 2) SURJA KUMAR BEJ, (UID : 8549 9134 8494 and PAN : CRFPB7432M), both sons of Late Damodar Bej, by faith Hindu, by caste General, Indian Nationals, both by occupation Cultivator, R/o. H. n. 29, Anandpur, Near Hari Mandir, Gamharia, P.S. Adityapur, District Seraikella Kharasawan, being represented by their duly constituted attorney namely RITESH KUMAR SHUKLA, (UID : 8793 1599 4363) son of Sri Jitendra Kumar Shukla, by Religion Hindu, by Caste General, by Occupation Business,

Ritesh Kumar Shukla  
08/10/2021

Indian National, R/o. M.I.G. - 64, P.S. R.I.T., Adityapur - 2, PO: Adityapur, Dist: Seraikella - Kharsawan, within the State of Jharkhand, empowered vide General Power of Attorney being deed No. 2020/SAR/1722/BK4/59 dated 11-07-2020, registered at the District Sub Registry office at Seraikella, 3) TRIBHANGA LAL BEJ, (UID : 6756 9570 9371 and PAN : ABEPB8488Q) and 4) ANANGA BEJ ( UID : 9728 1324 8568 and PAN : ABEPB8596K), both sons of Late Bhushan Chandra Bej, by faith Hindu, by caste General, Indian National, by occupation: Cultivator, R/o. H No. 505, H Road, P.S. & P.O. Sonari, Town Jamshedpur, District East Singhbhum, being represented by their duly constituted attorney namely RITESH KUMAR SHUKLA, (UID : 8793 1599 4363) son of Sri Jitendra Kumar Shukla, by Religion Hindu, by Caste General, by Occupation Business, Indian National, R/o. M.I.G. - 64, P.S. R.I.T., Adityapur - 2, PO: Adityapur, Dist: Seraikella - Kharsawan, within the State of Jharkhand, empowered vide General Power of Attorney being deed No. 2020/SAR/1408/BK4/45 dated 17-03-2020, registered at the District Sub Registry office at Seraikella and 5) AMAR KUMAR BEJ (UID : 6110 1672 6814 and PAN : AGRP3960F) son Late Sukhi Ram Bej, by faith Hindu, by caste General, residing at Bhatia Basti, Shiv Nagar, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, being represented by his duly constituted attorney namely RITESH KUMAR SHUKLA, (UID : 8793 1599 4363) son of Sri Jitendra Kumar Shukla, by Religion Hindu, by Caste General, by Occupation Business, Indian National, R/o. M.I.G. - 64, P.S. R.I.T., Adityapur - 2, PO: Adityapur, Dist: Seraikella - Kharsawan, within the State of Jharkhand, empowered vide General Power of Attorney being deed No. 2020/SAR/2273/BK4/90 dated 02-09-2020, registered at the District Sub Registry office at Seraikella hereinafter referred to as the

Pitish k. Shukla

08/10/2021

VENDOR / FIRST PARTY of the one part which expression shall include his executors, administrators, legal representatives, successors etc. of the **One Part.**

TO AND IN FAVOUR OF

- 1) MADHURI PANDEY (UID : 8085 6479 7842 and PAN : APSPC1011N), W/o. Mr. Harsh Kumar Pandey and
- 2) HARSH KUMAR PANDEY (UID : 3792 9670 6641 and PAN : AVYPP3991Q), S/o. Mr. Sudhir Kumar Pandey, both by faith Hindu, both by caste General, both by occupation Advocate, by nationality Indians, presently residing at Flat no. 4/2, Fourth Floor, Block Boston, Aastha Hi Tech City, Sonari, P.O. and P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter called the **PURCHASER/ SECOND PARTY** of the Other Part which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc. of the Other Part.

NATURE OF DEED : SALE DEED

ACTUAL CONSIDERATION AMOUNT : ₹ 14,00,000.00  
(Rupees Fourteen Lakhs) only.

**WHEREAS** the entire lands under old Khata No. 38, Thana No. 62, of Mouza Anandpur, measuring total area 176 Decimals, P.O. and P.S. Adityapur,

Pitish Kr. Shukla  
08/10/2021

District Seraikella Kharsawan, stands entered and recorded in the name of Damodar Bej (since deceased) and the same is also recorded in Volume No. 1 page of 38 in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the said Damodar Bej passed away leaving behind his two sons namely Surja Kumar Bej and Kailash Bej i.e. the **VENDOR no. 1 and 2**, who together inherited the entire aforesaid written property being the only legal heirs and successors of Damodar Bej and they have been enjoying all acts of ownership thereto.

WHEREAS the entire lands under old Khata No. 62, Thana No. 62, of Mouza Anandpur, bearing old plots no. 15, 33, 39, 58 and 60, measuring total area 80 Decimals, P.O. and P.S. Adityapur, District Seraikella Kharsawan stands entered and recorded in the name of Late Bhushan Chandra Bej alias Bhushan Bej (since deceased) and the same is also recorded in Volume No.1 page of 62 in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS further, during the life time of the said Bhushan Chandra Bej alias Bhushan Bej, he had purchased lands recorded under old Khata No. 76, Mouza Anandpur, Thana No. 62, being old plot nos. 17, 42 and 61 measuring a total of 0.59 decimals and lands under old Khata No. 11, Mouza Anandpur, Thana No. 62, being plot number 36 measuring an area of 0.40 decimals, P.S. Adityapur, District Seraikella Kharsawan by the virtue of a registered deed of sale bearing number 472 dated 23<sup>rd</sup> February 1965 from its previous owners, Smt. Munibala Bej, wife of Late Arun Bej, and her five sons, being (i) Anil Bej, (ii) Mritunjay Bej, (iii) Nirod Bej, (iv) Lakhi Bej & (v) Khaladi Bej.

kv. Shumla  
08/10/2021  
Ritesh

AND WHEREAS the said Bhushan Chandra Bej passed away leaving behind his two sons i.e. us, namely 1) Tribhanga Lal Bej and 2) Ananga Bej i.e. **VENDOR no. 3** and **4** who upon the death of their father inherited the entire property belonging to their father and have been enjoying all acts of ownership thereto.

AND WHEREAS the entire lands under old Khata No. 93 of Mouza Anandpur, Thana No. 62, being ward no. 1, ANAC / AMC, District Seraikella Kharsawan, P.S. Adityapur, was entered and recorded in the name of one Sukhi Ram Bej (since deceased) son of late Goma Charan Bej in the last survey settlement operation finally published in the year 1964 and the same is also recorded in the volume no. 1 page No. 93 in the register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the said Sukhi Ram Bej passed away leaving behind his five sons namely 1) Anadi Bej, 2) Uday Giri Bej, 3) Chinimay Bej, 4) Amar Kumar Bej and 5) Shanti Ram Bej, who together upon the death of the said Sukhi Ram Bej inherited the entire property belonging to the said Sukhi Ram Bej.

AND WHEREAS in an amicable family partition between the legal heirs and successors of the said Sukhi Ram Bej, amongst other lands, the land measuring an area 44 Decimals, recorded under old khata no. 93, old plot no. 41, of Mouza Anandpur, Thana No. 62, being ward no. 1, ANAC / AMC, P.S. Adityapur, District Seraikella Kharsawan, fell in the exclusive share of the said Amar Kumar Bej i.e. the present **VENDOR no. 5**.

Ritesh K. Shukla  
08/10/2021

AND WHEREAS the VENDORS are the exclusive owner of the aforesaid land and have been enjoying all acts of ownership thereto, without any disturbance from any corner and has absolute right to dispose of the same as in the manner the VENDORS wishes;

AND WHEREAS by the virtue of a registered General Power of Attorney being deed no. 2020/SAR/1722/BK4/59 dated 11-07-2020, registered at the District Sub Registry office at Seraikella, the VENDOR no. 1 and 2, have empowered the Ritesh Kumar Shukla and by the virtue of a registered General Power of Attorney being deed no. 2020/SAR/1408/BK4/45 dated 17-03-2020, registered at the District Sub Registry office at Seraikella, the VENDOR no. 3 and 4, have empowered the Ritesh Kumar Shukla sell the aforesaid property or any part thereof on behalf of the VENDORS.

AND WHEREAS the VENDOR is in need of funds in order to meet their personal commitments and family expenses and has decided to sell the land measuring an area 3000 Sq.Ft. i.e. 6.89 Decimals, recorded under old khata no. 93, being plot no. 41 (P) (measuring an area 1.61 Decimals,) Khata no. 38, being old plot no. 59 (P) (measuring an area 4.10 Dec.) and under old khata no. 62, being old plot no. 60 (P) (measuring an area 1.18 Dec.), of Mouza Anandpur, Thana No. 62, being new ward no. 1, ANAC / AMC, P.S. Adityapur, District Seraikella Kharsawan and morefully described in the **Schedule** hereunder written, for a sum of ₹ 14,00,000.00 (Rupees Fourteen Lakhs) only and the PURCHASER herein has also agreed to purchase the same for the said price.

*Handwritten signature and date: 08/10/2021*

**NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:**

**THAT** in consideration of a sum ₹ 14,00,000.00 (Rupees Fourteen Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of ₹ 14,00,000.00 (Rupees Fourteen Lakhs) only, the **VENDOR** doth hereby ~~admit~~, acknowledge, acquit, release and discharge the **PURCHASER** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

1. **That** the property more fully described in the **Schedule** hereunder written shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.
  
2. **That** the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** has not done anything or knowingly suffered

Handwritten signature and date: 12/02/10/80

anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

3. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. **That** the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder written up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**
5. **That** the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder written to the **PURCHASER** and delivered the connected copies of title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.
6. **That** the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for

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perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

7. **That** the **VENDOR** do hereby covenants and assures that the **PURCHASER** is entitled to have mutation of his name in all public records, local body and also pay the required ground rent.
8. **That** the **VENDOR** declare that they are the lawful owner of the **Schedule** hereunder written land and that nobody else except the **VENDOR** have any title/ claim or ownership etc., in the **Schedule** hereunder written property.
9. **That** from this day forth the **PURCHASER** shall be the sole owner of the **Schedule** hereunder written property and that the **PURCHASER** shall have every right to deal with the **Schedule** hereunder written property in the manner the **PURCHASER** deems fit and proper.
10. The Principle is alive and has not revoked the aforesaid General Power of Attorney.
11. That the **Schedule** hereunder written land does not fall under the purview of Section 46 of the C.N.T. Act and does not violate the principles as laid down U/S. 22 'A' of the Registration Act.



Handwritten signature and date: 12/01/2021

**SCHEDULE OF PROPERTY**

(description of the property hereby transferred)

District Seraikella Kharsawan, District Sub Registry office at Seraikella,  
Mouza ANANDPUR, Thana No. 62, Ward No. 03 (old) 01 (New) ANAC /  
AMC, P.S. Adityapur,

Old Khata no.	Old Plot no.	Area
93	41 (P)	700 Sq.Ft. (1.61 Dec.)
38	59 (P)	1786 Sq.Ft. (4.10 Dec.)
62	60 (P)	514 Sq.Ft. (1.18 Dec.)
	<b>TOTAL</b>	<b>3000 Sq.Ft. i.e. 6.89 DECIMALS</b>

Bounded as follows :

- North : Portion of Plot no. 59 and 60;
- South : Portion of Plot no. 41 and 60;
- East : Portion of Plot no. 41 and 59;
- West : Portion of Plot no. 60;

Annual Ground rent and other taxes payable to the landlord the State of Jharkhand through C.O. at Gamharia.

**MEMO OF CONSIDERATION**

Cheque no.	Date	Amount	Bank
719130	16-01-2021	Rs. 2,00,000.00	Dena Bank
067548	29-06-2021	Rs. 3,00,000.00	ICICI Bank

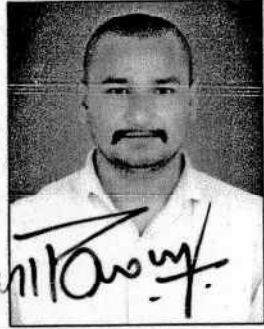
Handwritten signature and date: 10/09/2021

385927	10-09-2021	Rs. 2,00,000.00	Bank of Baroda
358929	21-09-2021	Rs. 2,00,000.00	Bank of Baroda
923416	21-09-2021	Rs. 2,50,000.00	State Bank of India
067550	21-09-2021	Rs. 2,50,000.00	ICICI Bank
	<b>TOTAL</b>	<b>₹ 14,00,000.00</b>	

In witness where of the **VENDOR** and the **PURCHASER** have set their signatures on the day month and year first above written.

**Witnesses:**

1)



Bibhubi Kumar Rathans.  
S/o Nilam Rajkans  
Ichhapur, Guwalapara,  
Adityapur - 2.

2) Balajee Rao S/o G. Nageshwar Rao  
H.No-21 Nanoti Gumbi Ahar Bistapur J.S.R.

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.

Handwritten signature of the Advocate and the word **ADVOCATE** printed below it.

1202/01/88  
Harsh Kumar Pandey

NAME OF THE PURCHASER

MADHURI PANDEY



Harsh Kumar Pandey

Madhuri Pandey



HARSH KUMAR PANDEY



Harsh Kumar Pandey

Harsh Kumar Pandey



Signature and finger print of the purchaser.

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

Harsh Kumar Pandey  
ADVOCATE  
E. No. 742/09



## Pre Registration Docket

Date :- 08-10-2021 04:50 pm

Office Name :- SRO - Saraikela  
Token No:- 20210000104497

Appoinment :- 01-Oct-2021 Time:- 10:10

Article	Sale Deed
Pre Registration Date	29-Sep-2021
No. Of Pages	114
Stamp Duty	56000
Paid Stamp Duty	0
Total Fees	₹ 45,431.

Property Id: **598753**

<b>Valuation No. :</b> 803154 / 2021	<b>:-</b> 2021-2022	<b>User Id :</b> 8325	<b>Date :</b> 08-October-2021 16:40:PM
<b>State :</b> Jharkhand	<b>District :</b> SaraikelaKharsawan	<b>Tahsil :</b> Gamharia	
<b>Land Type :</b> Urban	<b>Corporation :</b>	<b>Village/City :</b> Adityapur Ward No. 1	
<b>Adityapur Ward No. 1 Village Code 62 - Other Road</b>			
<b>Volume Number - 1</b>			
<b>Page Number - 93,38,62</b>			
<b>Holding Number - 0010001045000M0</b>			
<b>Khata Number - OLD93 OLD38 OLD62</b>			
<b>Plot Number - OLD41P AREA 700SQFT I.E 1.61 DEC., PLOT NO 59P AREA 1786 SQFT I.E 4.10 DEC., PLOT NO 60P AREA 514 SQFT I.E 1.18 DEC. TOTAL AREA 3000 SQFT I.E 6.89 DECIMALS</b>			
<b>Valuation Rule :</b> Residential Land			
<b>Property Details</b>			
1	Land area	6.89 Decimal	
<b>Calculation Details</b>			
<b>Sr.No.</b>	<b>Description</b>	<b>Calculation</b>	<b>Total</b>
1	Open Land Valuation	1. 6.89 x 202411=1394611.79	₹13,94,612/-
<b>A</b>	<b>Total</b>		₹13,94,612/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹13,94,700/-
<b>Total Amount in Words : Thirteen Lakhs Ninety Four Thousands Seven Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PORTION OF PLOT NO 41 AND 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 AND 60, North: PORTION OF PLOT NO 59 AND 60
Area	Land area : 6.89 Decimal
Other Description of the Property	Pin Code - 833219
Government/Market Value	1394611.79
Transaction Amount	1400000

SELLER	<b>-Mr. KAILASH BEJ, Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name LATE DAMODAR BEJ , PAN No.- *****631M,Permission Case No.- , Aadhaar No. *****3163</b>
	<b>-Mr. TRIBHANGA LAL BEJ, Address - H.NO 505, H ROAD, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM- ,Father/Husband Name LATE BHUSHAN CHANDRA BEJ , PAN No.- *****488Q,Permission Case No.- , Aadhaar No. *****9371</b>
	<b>-Mr. SURJA KUMAR BEJ, Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name LATE DAMODAR BEJ , PAN No.- *****432M,Permission Case No.- , Aadhaar No. *****8494</b>
	<b>-Mr. ANANGA BEJ, Address - H.NO 505, H ROAD, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM- ,Father/Husband Name LATE BHUSHAN CHANDRA BEJ , PAN No.- *****596K,Permission Case No.- , Aadhaar No. *****8568</b>
	<b>-Mr. AMAR KUMAR BEJ, Address - BHATIA BASTI, SHIV NAGAR ,PO AND PS KADMA, JAMSHEDPUR ,DIST EAST SINGHBHUM- ,Father/Husband Name LATE SUKHI RAM BEJ , PAN No.- *****960F,Permission Case No.- , Aadhaar No. *****6814</b>
	<b>-Mr. RITESH KUMAR SHUKLA , Address - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name JITENDRA KUMAR SHUKLA , PAN No.- *****059J,Permission Case No.- , Aadhaar No. *****4363</b>
PURCHASER	<b>-Mrs. MADHURI PANDEY, Address - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM- ,Father/Husband Name HARSH KUMAR PANDEY , PAN No.- *****011N,Permission Case No.- , Aadhaar No. *****7842</b>
	<b>-Mr. HARSH KUMAR PANDEY, Address - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM- ,Father/Husband Name SUDHIR KUMAR PANDEY , PAN No.- *****991Q,Permission Case No.- , Aadhaar No. *****6641</b>

Witness Information	<b>Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO</b>
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Identifier Details	<b>Mr. BIBHUTI KUMAR RAJHANS , Address - ICHHAPUR, ADIYAPUR -2-, Father/Husband Name-NILAM RAJHANS</b>
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Fee Rule:Sale Deed		
1	Stamp Duty	56,000

1	SP	3,420
<b>Total</b>		<b>3,420</b>

Fee Rule:Sale Deed		
1	AI	42,000
2	LL	8
3	PR	3
<b>Total</b>		<b>42,011</b>

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.

*[Handwritten Signature]*

Deed Writer / Advocate

*[Handwritten Signature]*

Vendee / Claimant

Madhusree Pandey.

*[Handwritten Signature]*

Vendor / Executant



## Document Registration Summary 1

Date :-08-Oct-2021

- Government/Market Value: ₹1394700/-
- Transaction Amount: ₹1400000 /-
- Paid Stamp Duty: ₹56000 /-

Receipt : 544965

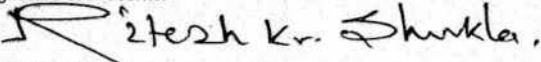
Receipt Date : 08-10-2021

Presenter Name: RITESH KUMAR SHUKLA

PR	₹3
SP	₹3420
LL	₹77
A1	₹42000
Stamp Duty	₹56000

On Date 08-10-2021 Presented at SRO - Saraikela

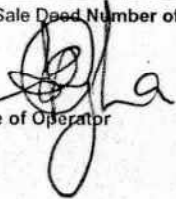
Signature of Presenter


  
SRO - Saraikela 2

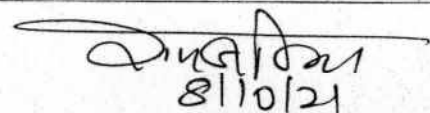
Total ₹101500

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	56000	56000	0	GRAS	MadhuriPandeyAndHarshKumarPandey	GRN Number : 2107883607 DEPT Transaction Id : 9212144da7b5c439c587 Transaction Type :	56000
PR	3	3	0	GRAS	MadhuriPandeyAndHarshKumarPandey	GRN Number : 2107884298 DEPT Transaction Id : f56aa3c45864f000e63d Transaction Type :	3
SP	3420	3420	0	GRAS	MadhuriPandeyAndHarshKumarPandey	GRN Number : 2107884298 DEPT Transaction Id : f56aa3c45864f000e63d Transaction Type :	3420
A1	42000	42000	0	GRAS	MadhuriPandeyAndHarshKumarPandey	GRN Number : 2107884298 DEPT Transaction Id : f56aa3c45864f000e63d Transaction Type :	42000
LL	8	77	-69	GRAS	MadhuriPandeyAndHarshKumarPandey	GRN Number : 2107884298 DEPT Transaction Id : f56aa3c45864f000e63d Transaction Type :	77
Sub Total	101431	101500	-69				

Article : Sale Deed Number of Pages : 228

  
Signature of Operator

  
Signature of Head Clerk

  
8/10/21  
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000104497

Deed Type	Sale Deed
Number of Pages	228
Fee Details	Stamp Duty :- Rs. 56000, PR :- Rs. 3, SP :- Rs. 3420, A1 :- Rs. 42000, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.1394612/- ,Transaction Amount :- Rs.1400000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 1 Location :- Other Road, Adityapur Ward No. 1 Village Code 62 Property Boundaries :- East: PORTION OF PLOT NO 41 AND 59, West: PORTION OF PLOT NO 60, South: PORTION OF PLOT NO 41 AND 60, North: PORTION OF PLOT NO 59 AND 60 Volume Number - 1Page Number - 93,38,62Holding Number - 0010001045000M0Khata Number - OLD93 OLD38 OLD62Plot Number - OLD41P AREA 700SQFT I.E 1.61 DEC., PLOT NO 59P AREA 1786 SQFT I.E 4.10 DEC., PLOT NO 60P AREA 514 SQFT I.E 1.18 DEC. TOTAL AREA 3000 SQFT I.E 6.89 DECIMALS Area Of Land :- 6.89 Decimal

Sh./Smt.RITESH KUMAR SHUKLA s/o/d/o/w/o JITENDRA KUMAR SHUKLA has presented the document for registration in this office




today dated :- 08-Oct-2021 Day :- Friday Time :- 17:09:45 PM



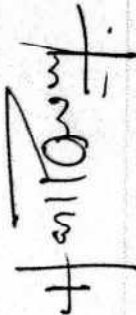


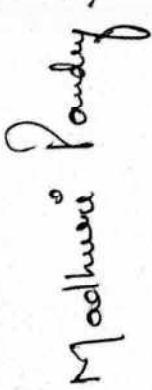


RITESH KUMAR SHUKLA (Power Of Attorney)



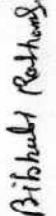
Party Name	Document Type	Document Number
RITESH KUMAR SHUKLA	PAN/UID	ABEFA3059J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>ANANGA BEJ</b> Address1 - H.NO 505, H ROAD, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: ABEPB8596K				SELLER Age:78			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>SURJA KUMAR BEJ</b> Address1 - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: CRFPB7432M				SELLER Age:64			
3	<b>RITESH KUMAR SHUKLA</b> Address1 - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: ABEFA3059J, Permission Case No.-	Yes	Ritesh Kumar Shukla Address:- QUARTER NO- M I G -64, NEAR SHIV MANDIR, M I G HOUSING COLONY, ADITYAPUR- 2, Rit, , Seraikela- Kharsawan, 831013, , Jharkhand, India		SELLER Age:39			
4	<b>TRIBHANGA LAL BEJ</b> Address1 - H.NO 505, H ROAD, PO AND PS SONARI, JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: ABEPB8488Q				SELLER Age:80			
5	<b>AMAR KUMAR BEJ</b> Address1 - BHATIA BASTI, SHIV NAGAR ,PO AND PS KADMA ,JAMSHEDPUR ,DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: AGRP3960F				SELLER Age:45			
6	<b>KAILASH BEJ</b> , , , Jharkhand PAN No.: CORPB5631M	No	Address:-  RITESH KUMAR SHUKLA  ... Jharkhand PAN No.: ABEFA3059J		SELLER Age:51			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	<b>HARSH KUMAR PANDEY</b> Address1 - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: AVYPP3991Q,Permission Case No.-	Yes	Harsh Kumar Pandey Address:- FLAT NUMBER 4/2 BLOCK BOSTON AASTHA HI TECH CITY, , SONARI, SONARI, Sonari, , East Singhbhum, 831011, , Jharkhand, India		PURCHASER Age:36			
8	<b>MADHURI PANDEY</b> Address1 - FLAT NO 4/2, FOURTH FLOOR, BLOCK BOSTON, AASTHA HI TECH CITY, SONARI ,PO AND PS SONARI, JAMSHEDPUR ,DIST EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: APSPC1011N,Permission Case No.-	Yes	Madhuri Pandey Address:- DUPLEX NUMBER 13 AASTHA HI TECH CITY, SONARI, PANCHWATI NAGAR, SONARI, Sonari, , East Singhbhum, 831011, , Jharkhand, India		PURCHASER Age:35			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>BIBHUTI KUMAR RAJHANS</b> S/o-D/o NILAM RAJHANS Address1 - ICHHAPUR, ADIYAPUR -2, Address2 - , , , Jharkhand PAN No.:			

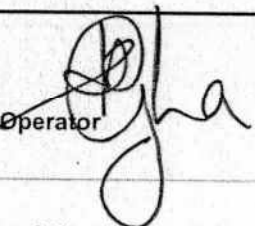
**Witness:**

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

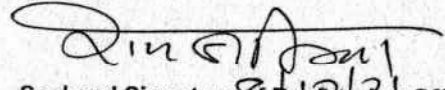
Sr.NO	Party Name and Address	Photo	Thumb	Signature

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>BALAJEE RAO</b> Address1 - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR, Address2 - . . . , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

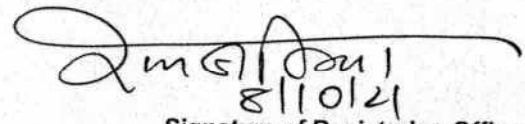


जिला अवर निबन्धक  
सरायकेला - खरसावाँ

Above signature & thumb Impression are affixed in my presence.

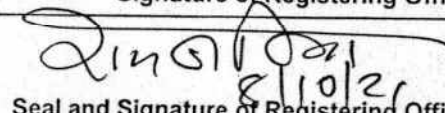
Above mentioned, ( RITESH KUMAR SHUKLA , AMAR KUMAR BEJ , ANANGA BEJ , KAILASH BEJ , SURJA KUMAR BEJ , TRIBHANGA LAL BEJ), has/have admitted the execution before me. He/ She/ They has / have been identified by (BIBHUTI KUMAR RAJHANS) Son/Daughter/Wife of (NILAM RAJHANS) resident of (ICHHAPUR, ADIYAPUR -2) and by occupation (Business).

Signature of Registering Officer



Date:- 08-Oct-2021

Seal and Signature of Registering Officer



जिला अवर निबन्धक  
सरायकेला - खरसावाँ

Token No.: 20210000104497

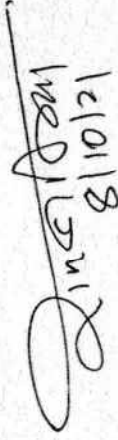
# CERTIFICATE

Office of the SRO - Saraikela

This Sale Deed was presented before the registering officer on date **08-Oct-2021** by **RITESH KUMAR SHUKLA**, S/O, D/O, W/O **JITENDRA KUMAR SHUKLA** resident of M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN ..

This deed was registered as Document No:- **2021/SAR/3348/BK1/3187** in Book No :- **BK1**,Volume No :- 551 from Page No :- 1 to 228 at, office of **SRO - Saraikela**

Date:- **08-Oct-2021**

  
8/10/21

Registering Officer