

2616

2489



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a84b034c110c6f6dddb1

Receipt Date : 29-Jul-2021 02:54:03 pm

Receipt Amount : 171300/-

Amount In Words : One Lakh Seventy One Thousands Three Hundred Rupees Only

Token Number : 20210000075012

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SOURAV PAUL (Vendee)

GRN Number : 2106706701



:- For Office Use :-

[Handwritten Signature]

4/8/21

[Handwritten Name: Chandra]

[Handwritten Name: Sourav Paul]

[Handwritten Name: Sourav Paul]

4/8/2021

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।





Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d9aa1162638f7e1564d0

Receipt Date : 04-Aug-2021 05:33:13 pm

Receipt Amount : 17124/-

Amount In Words : Seventeen Thousands One Hundred And Twenty Four Rupees Only

Token Number : 20210000075012

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SOURAV PAUL (Vendee)

GRN Number : 2106812050



-: For Office Use :-



[Handwritten Signature]
4/8/21

[Handwritten Signature]
Dehanta

[Handwritten Signature]
4/8/2021

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 फोटों 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 47,10,600/- Stamp 188424/- Gomtaha
मुख्यांकन सूची सं जी.सू.के.य
4/8/2021

दस्तावेज जाँच एव मही. 4/8/2021

उपस्थापित दस्तावेज में लख्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।



R. A. DEED REGISTRATION LICENCE NO. 1/2017



दस्तावेज में वर्णित भूमि प्रतिबंधित सूची से काट है।

जाँचकर्ता

Dehanta
4/8/2021

SALE DEED

नियम-21 क अधीन ग्राह्य **Consideration Valued at Rs:42,82,500/- only.**
भारतीय स्टाम्प अधिनियम (Rupees Forty Two Lakhs Eighty Two thousand Five hundred) only.
(इण्डियन स्टाम्प एक्ट-1899) की **Govt. Valued Rs. 47,10,600/- only.**

अनुसूची-1 या 1 (क) से...
अधीन यथावत स्टाम्प चुकिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।
This Deed of Sale made on this the 04 day of Aug 2021, here at Saraikela.

BETWEEN

(1) **CHAMPA DEVI**, Aadhar No.- 8369 6346 9568 and Pan No.

Feelard
AG-1433181
250
Solami
Brah
143321.44

AJUPD0154D, Wife of - Late. Nunu Bej, by faith- Hindu, by Caste- Kumhar, by Occupation- House Wife, by Nationality- Indian, Residence of Ward No.- 3, Bara Gamharia, P.O.-Gamharia, P.S.- Adityapur, District. Seraikella-Kharsawan in the State of Jharkhand, Pin Code -832108.

(2) **GUNADHAR BEJ**, Aadhar No.- 7794 1360 2215 and Pan No.- AZBPB5031C, Son of - Late. Rasik Bej, by faith - Hindu, by Caste- Kumhar, by Nationality - Indian, by Occupation- Cultivation, Resident of Majh Pada, Bara Gamharia, P.O.- Gamharia, P.S.- Adityapur District. Seraikella-Kharsawan, in the State of Jharkhand Pin Code - 832108, **AND;**



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4/8/2021

ना. 8/2020 समय 10 तक
 श्री. चम्पा देवी
 पति/श्री. गुणेश
 स्थान. पुणे थाना पुणे
 पेशा. गृहणीक नि. निबंधन के लिए
 इस्तावेज पेश किया। उपरोक्त

राजस्थापक का हस्ताक्षर

निबंधन पदाधिकारी का हस्ताक्षर

(Handwritten signature)
4/8/21





R. K. PATTANAYAK
DEED WRITER
LICENCE NO. 1/2017

4/8/2021



:3:

Champa
4/8/2021

(3) **CHOTU BEJ**, Aadhar No.- 5094 6591 4732 and Pan No.- BHVPB3889B, Son of - Late. Rasik Bej, by faith - Hindu, by Caste- Kumhar, by Nationality - Indian, by Occupation- Cultivation, Resident of H.No.-53 Majh Pada, Bara Gamharia, P.O.- Gamharia, P.S.- Adityapur, District.Seraikella-Kharsawan, in the State of Jharkhand Pin Code -832108, hereinafter called the“**SELLERS/ VENDORS**” (Which expression shall unless excluded by or repugnant to the context mean and include their heirs, successors, executors, administrators, legal representatives, nominees assigns) (**FIRST PARTY**) of the **ONE PART.**

IN FAVOUR OF

SOURAV PAUL, Aadhar No.- 7951 9478 7058, and Pan No.- BIEPP6534R, Son of - Shri. Badal Kumar Paul, by faith - Hindu by Caste - Kumhar, by occupation -Business, by Nationality - Indian Resident of Upar Para, Bara Gamharia, Near Laxmi Mandir, P.O.- Gamharia, P.S.- Adityapur, District.Seraikella-Kharsawan, in the State of Jharkhand, Pin Code -832108, hereinafter called the“**PURCHASER/ VENDEE**”(Which expression shall unless excluded by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives nominees assigns) (**SECOND PARTY**) of the **OTHER PART.**

Contd....4/-



ATTESTED
 R. K. PATTANAYAK
 DEED WRITER
 LICENCE NO. 1/2017

१ २ ६ ४ ५
 4/8/2021



:4:

① Champa
 ② 202154655
 ③ १ २ ६ ४ ५
 4/8/2021

NATURE OF DEED

:- ABSOLUTE SALE DEED

CONSIDERATION AMOUNT :- 42,82,500/- (Rupees Forty

Two Lakhs Eighty Two thousand Five hundred) Only.

Whereas, the land described in the Schedule below Situated at **Mouza- Chhota Gamharia, P.S.-Gamharia, P.S.No.-67, Halka No.-II, Under; Khata No.-147, Plot No.-1085** along with some other Plots Stands Recorded in the name of Most. Hadi Dasi, W/O - Banko Das, Surobala Dasi, W/O- Dasorath Das and Thakobala Dasi, W/O- Hare Kishto Das, All By Caste- Kumhar all Resident of Jamalpur, P.S.- Adityapur, during the Revision Survey Settlement Operation of 1961 finally Published by the state Government in **R.S. Khatiyani**.

And Whereas, the land described in the Schedule below Situated at **Mouza- Chhota Gamharia, P.S.- Gamharia, P.S. No.- 67, Halka No.-II Under; Khata No.-147, Plot No.-1085, Area-71dec**, have been Purchased by the said **Sellers/Vendors**, Namely **Nunu Bej**, husband of the (Seller No.1), **Gunadhar Bej**, (Seller No.2) and **Chotu Bej** (Seller No.3), Vide Registered Sale deed No.-2762, Dated.05/07/1982 Registered at Sub Registry Office at Seraikella Purchased from its Previous owner Most.Hadi Dasi W/o- Late. Banko Das, by Caste- Kumbhar, Residence of Bara Gamharia, P.S-Adityapur

Contd....5/-



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① Champa

② 18/12/1984

③ 5/1/1985
4/8/2021

after Purchased the above got their names mutated in the Circle Office at Gamharia, Vide Mutation Case No.- 181/83-84, dated. 28/02/ 1984 Which is Recorded mentioned in Register-II, Volume. No.-01 Page No.-206, in the Circle Office at Gamharia, and Paid Rent thereof Regularly.

And Whereas, above Named Nunu Bej also died leaving behind his legal married wife namely Champa Devi i.e. Present (Seller/Vendor No.-1), as his legal heir and Successors.

And Whereas, the said Sellers/Vendors are the absolute and lawful owners of the Schedule below land and have been in Peaceful Physical Possession over the same without any hindrance or disturbance from any corner what-so-ever.

And Whereas, the said Sellers/Vendors being in urgent need of money for their personal emergent expenses, expressed jointly desire to sell the Schedule below land at and for a total consideration of Rs:42,82,500/- (Rupees Forty Two Lakhs Eighty Two thousand Five hundred) only, and the said Purchaser/Vendee on coming to know of the said intention of the said Sellers/Vendors agreed to purchase the same at the said Consideration Price.

NOW THIS DEED OF SALE WITNESETH AS FOLLOWS:

1. That, the full and final consideration money for the Schedule below Property has been fixed at Rs:42,82,500/- (Rupees Forty Two Lakhs Eighty Two thousand Five hundred) only, between the above named Sellers/Vendors and the Purchaser/Vendee.

Contd....6/-



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20-11-2021
5/1/21
4/8/2021

2. And that, the **Purchaser/Vendee** has paid a Sum of **Rs:42,82,500/-** (Rupees Forty Two Lakhs Eighty Two thousand Five hundred) only to the **Sellers/Vendors** and they do hereby admits and acknowledge to have received the above Consideration money .

3. And that, the **Sellers/Vendors** after having received the Consideration money have delivered Physical Possession of the Schedule below Property today to the **Purchaser/Vendee**.

4. And that, the **Sellers/Vendors** have ceased their all rights, title claim and interest in the schedule below property and the same has vested unto the above named **Purchaser/Vendee** and he will hold possess and enjoy the same as absolute and exclusive owner forever quite freely and peacefully without any hindrance from any corner whatsoever.

5. And that, the **Sellers/Vendors** hereby declare that the Schedule Property is free from all encumbrances liens or charges whatsoever and the Schedule land is free from Anabad Jharkhand Sarkar, Anabad Sarba Sadharan Puja Sthal Sairat Ban Bhumi land ceiling Act. Mandir Masjid and the **Sellers/Vendors** are not belongs to SC,ST,OBC i.e. free from CNT act. And the **Sellers/Vendors** does not violate the Section 46(i) Proviso Act. a & b' of C.N.T Act.1908 and there is no violation of the Section 22(A) Of Indian registration Act.

6. And that, if any defect transpires in the title and possession of the **Sellers/Vendors** with respect to the Schedule below property and the **Purchaser/Vendee** is either dispossessed or deprived of whole or part thereof or put to any loss in any manner in the event the **Sellers/Vendors** will be Civilly and Criminally liable to Compensate losses Sustained by the **Purchaser/Vendee**.

Contd....7/-



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① Champa

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4/8/2021

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7. And that, the Purchaser/Vendee will get the Schedule below Property mutated in his name in the Circle Office at Gamharia and all rents and taxes will be paid by him in place of the Sellers/Vendors.

8. And that, the expression the Sellers/Vendors and the Purchaser/Vendee will mean and include their respective heirs and Successor until and unless repugnant to the context.

SCHEDULE

In the District.Seraikella-Kharsawan, District.Sub-Registry office at Seraikella, Under; Mouza-Chhota Gamharia, P.S.-Gamharia P.S.No.-67, Circle Office at Gamharia, Halka No.-II, Khata No.-147 Plot No.-1085, Kisim- Don.III (at Present homestead land) Area-21 Decimals,(Twenty One Decimals).

Bounded by:-

North:- Plot No.1077.

South:- Portion Of Plot No.1085.

East:- Plot No.1078.

West:- Portion Of Plot No.1085 and Plot No.1086,1102.

Annual Rent of Rs:5.00 only Payable to the landlord the State Of Jharkhand through Circle Office At Gamharia.

A trace map attached here with this SALE DEED.

Contd....8/-



:8:

Handwritten notes and signatures:
① champa
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4/8/2021
4/8/2021

In witnesses where of the said **Sellers/Vendors** have set their hands on this the Sale Deed on this day, month year first above mentioned.

WITNESSES/IDENTIFIER:

1. Aniket Srivastava s/o A.K. Srivastava
Dinara basti near rani bhawan upper tola m.c.m
mango, P.S. - ucdih - 831018, Jamshedpur, Jharkhand

2. Anoop Vinay, S/o Vinay Kumar Sahu
Road no-4, Gayatri nagar, Bundera, P.S. → Adityapur
832108

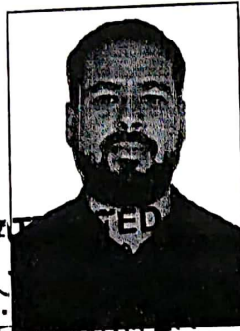
Read over and explained the contents of this sale deed, to the executants who admit the same to be true and correct.

Handwritten signature: R.K. Pattanayak
4/8/2021
RAJESH KUMAR PATTANAYAK
DEED WRITER
LICENCE NO 117
SERAIKELLA, JHARKHAND

Contd....9/-

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① chamba
② ॐ श्री गुरुभ्यो नमः
③ ५/६/२०२१



Sawar P and
4/8/2021

ATTESTED
R. K. PATTAYAK
DEED WRITER
LICENCE NO. 1/2017



PHOTO GRAPH, SIGNATURE AND FINGER
(PURCHASER/VENDEE)



Attest Signature
4/8/2021

ATTESTED
R. K. PATTAYAK
DEED WRITER
LICENCE NO. 1/2017

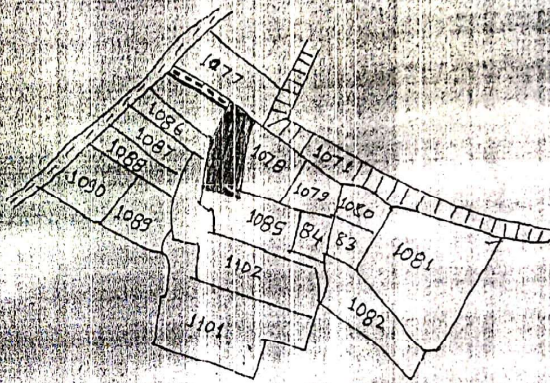
SIGNATURE, PHOTO OF
(IDENTIFIER)

Certified that the fingers print of the left hand of each person, whose photographs are affixed on the document have been taken by me.

Printed by
Ashwani Kr. Mahala
4/8/2021

R. K. Pattayak
4/8/2021
RAJESH KUMAR PATTAYAK
DEED WRITER
LICENCE NO. 1/17
SERAIKELLA - KARNATAKA

नाम ग्राम छोटागमहरिया
 थाना सरायकेला
 थाना नं० 67
 जिला सिंहभूम
 पैमाना 16" = 1 मील
 सन 1958-59 ई०



बिक्री सूचि लाल रंग से अंकित है

खता नं०	खेसरा नं०	किस्म जमीन	खेबा	चौहद्दी
147	1085	दोन सिंचित	डिसमिल	उत्तर- प्लॉट नं० 1077. दक्षिण- असा प्लॉट नं० 1085. पूर्व- प्लॉट नं० 1078. पश्चिम- असा प्लॉट नं० 1085, 1086, 1102.

TRACED BY:

J. P. Mahato
 (AMIN)
 No. 1868/2004

Champa
 2/13/2004
 2/13/2004
 Sarav Paul
 4/8/2004