

1639

1554



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d9a3cf5e4203828ceefa

Receipt Date : 15-Jun-2021 11:44:20 am

Receipt Amount : 72400/-

Amount In Words : Seventy Two Thousands Four Hundred Rupees Only

Token Number : 20210000051219

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : JINDA DEVI (Vendee)

GRN Number : 2105968577



-: For Office Use :-



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।

J. N. Prash.

Jinda Devi

Sale value - 18,10,000/- only - 72400/- Aletyapur

मूल्यांकन सूची से जाँच किया

दस्तावेज जाँच एवं मही पाया

[Handwritten signature]

Tinda Devi



Attested

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.-312011
SERAIKELLA

15/6/2021

[Handwritten signature]
15/6/2021

उपस्थापित दस्तावेज में लखनकारों की जाति *[Handwritten signature]* है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है। *[Handwritten signature]*

दस्तावेज में वर्णित भूमि प्रतिबंधित सूची से *[Handwritten signature]*

[Handwritten signature]
जांचिका 15/6/21



- 2 -

SALE DEED

Valued at Rs. 18,10,000/- only

(Rupees Eightee Lacs ten thousand) only

This Deed of sale made on this the 15th day of June 2021, hereat Seraikella;

B E T W E E N

SANTOKH SINGH @ SANTOSH SINGH, S/o Bhagwan Singh
by faith Sikh, by Caste-Ramgaria Sikh, by occupation-
Retired, by nationality Indian, resident of 37 New
Development Area, Golmuri, P.S.-Golmuri, Jamshedpur
District East Singhbhum, Jharkhand (Aadhaar No.-5201
6133 9305), PAN-AEJPS 0766G, Represented through
his duly constituted Attorney PARMANAND PRADHAN
S/o Laxmi Narayan Pradhan, by faith Hindu,

नियम-21 क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) स.0.28...के अधीन यथावत स्टाम्प सहित (या) 2000 प्लक से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

[Handwritten signature]
15/6/21

निबंधन पदाधिकारी

[Handwritten signature]

Ac 1 - 54800 = 10
Zalomi - 2050
Mroled - 0294

54803 = 44

[Handwritten signature]
15/6/21

P. S. B. B. B.
15/6/2021



-3-

by Caste- Gour(Gwala), by occupation-Business,
by nationality Indian, resident of Village-Asangi
P.S.-R.I. T. Adityapur, District-Seraikella Kharsawan,
Jharkhand, (Aadhaar no. 7528 1444 0822, PAN-AMSP8050D)
Vide G.P.A.No. IV-73, dated 31.03.2021, registered at
D.S.R.O. Seraikella, hereinafter called the seller of
the 1st. part.

Jinda Devi

In favour of

JINDA DEVI, W/o Shri Akhileshwar Rai, by Faith Hindu
by Caste-Yadav, by occupation-House wife, by nationality
Indian, resident of H.No. 17, Road No. 6/D, Ramnagar, Kadma
Jamshedpur, P.S.-Kadma, District-East Singhbhum, Jharkhand,
hereinafter called the Purchaser of the 2nd. part.

Aadhaar No. 3590 0540 0612

PAN-AKBPD8306K

Whereas, the land situated at Mouza-Asangi, ANAC
Ward No. 14(O)/22(N), P.S.-Adityapur, Thana no. 131
Khata no. 246, Plot no. 1489, an area measuring 33 dec.
has been purchased by the said seller vide registered

P. M. Pradhan
15/6/2021

~~Signature~~

Signature

Jinda Dexi

-4-

Sale deed no. 2319, dated 18.12.61 and Mutated the same in his name vide Mutation Case no. 55-I/69-70 in the office of C.O. Gambaria, which is recorded in Registered-II, Vol.-2, page-100 and paid rent thereof regularly.

And Whereas, the said seller is the absolute and lawful owner of the schedule below land and has been in peaceful physical possession over the same.

And Whereas, the said seller has appointed his legal lawful attorney to Parmanand Pradhan to do all the act, deeds and things etc. on his behalf.

And Whereas, the said seller being in urgent need of money for his personal emergent expenses, expressed his desire to sell the schedule below land at and for a total consideration of Rs. 18,10,000/- only and the said purchaser on coming to know of the said intention of the said seller, agreed to purchase the same at the said consideration price.

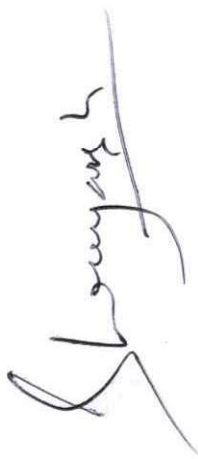
-:: NOW THIS DEED OF SALE WITNESSETH:-

That in pursuance of the said agreement and in consideration of the sum of Rs. 18,10,000/- only

P. M. Brahma
15/6/2021



Tinda Devi,



-5-

paid by the said purchaser to the said seller, which said sum the said seller hereby acknowledge as having received, he, the said seller does hereby convey, transfer and assigns unto and to the use of the purchaser, her heir, executors, administrators and assigns all that land and property morefully described in the schedule below.

And that the said purchaser shall hereafter peaceably hold, use and enjoy the same as her own without any hindrance, interruption, claim or demand by or from the seller or any other person whomsoever from first above noted day and the year and the said purchaser shall hereafter mutate the schedule land in her name and obtain rent receipt.

And that the said land is free from Anabad Jharkhand Sarkar, Anabad Sarbasadharan, Pujasthal, Sairat, Kabrasthan, Mandir, Masjid, Banbhumi etc. and the said seller does not violate the section 46(1) a & b of Chhotanagpur tenancy Act. 1908 and this is not Govt. land and there is no violate the section 22(A) of Indian registration Act. 1908.

P. Prabh

15/6/2021

~~Signature~~

Jinda Devi

Signature

-6-

In witnesses whereof the said executant has hereto at Seraikella put his hand this the day month and year first above written.

The Principal is still alive till now and the G.P.A. No. IV-73, dated-31.03.21 has not yet been revoked by the principal.

G.P.A.No.IV-73, Total Area-33 dec. in plot no. 1489

Previous sold- 9.15 dec.

Today sold-6.17 dec.

Balance- 17.68 dec.

SCHEDULE

Mouza-Asangi, ANAC Ward No. 14 (Old)/22 (New), P.S.-R.I.T. Adityapur, Thana no. 131, District Sub-Registry office at Seraikella, District Seraikella Kharsawan;

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisim</u>	<u>Area</u>
246	1489(part)	Don-I	2688 sq.ft.
		(At present	i.e. 6.17 decimals
		Homestead land)	

Holding No.-0220001378000M0

Bounded by

North:-Plot no. 1490

South:-Plot no. 1489(P)

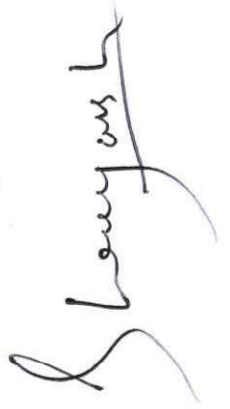
East :-Plot No. 1489(P)

West :-Plot no. 1489(P)

J. Prasad
15/6/2021



Jinda Devi



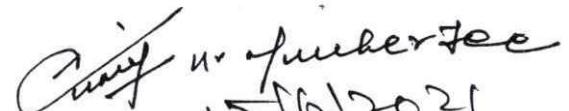
-7-

Annual rent of Rs. 1.00 payable to the state of Jharkhand through C.O. Gambaria. A Trace map is attached herewith.

Identifier/Witnesses

1. Akhileshwar Rai s/o Ganga Prasad Rai
OF KADMA, Farm Area JSA
2. Purno munda s/o Rudidas munda
OF KOWAL

Readover and explained the contents to the executant who after admitting the contents to be true put his hand in my presence.


15/6/2021
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

P. M. Braud
15/6/2021

Jinda Devi

-8-

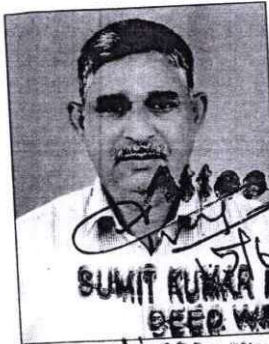


Jinda Devi



Jinda Devi
15-6-2021

Signature, Photo and left hand finger print of Purchaser



Akhilashwar Rai
S/O - Sri Ganga Prasad Rai
Add - LA/52, Road no. 21
Kadma Farma area
Jamsheedpur - 831005
East Singhbhum

Akhilashwar Rai
15/6/2021

Signature, Photo of Identifier

Certified that the parties whose photographs are affixed herewith is attested by me and the finger print of all the parties have taken by me.

Typed by

15/6/21

15/6/2021
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SFRAIKELLA

नाम ग्राम आसंगी चाकरनो. 2

धानानो-131

राजस्व ग्रामा सरायकेला

मंचल- आदित्यपुर

जिला- सिंहरुम

पैमाना- 16" = 1 मील

सन- 1958-59

लाल रंग से यथाथा ग्राम

Jinda Devi

Shanyas

खेतानो प्लोटनो किस्म रकवा चौदही ठो. प्लोटनो-1490

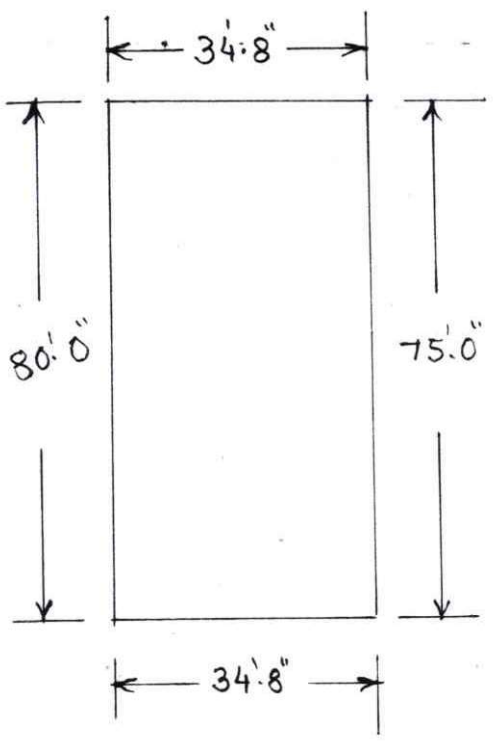
246

1489 अंश

2688.0 वर्ग फुट

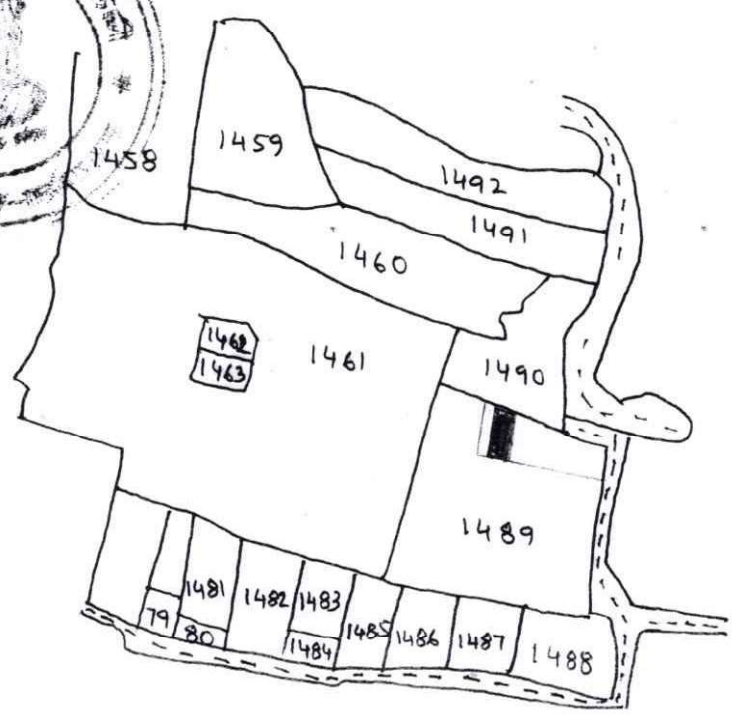
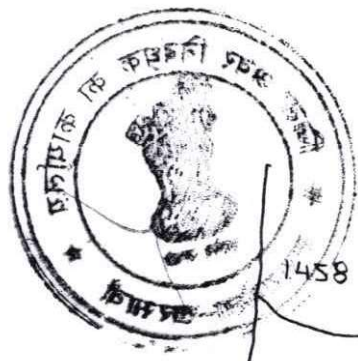
= 6.17 डिसमल

इ. प्लोटनो-1489 का अंश
पु. प्लोटनो-1489 का अंश
फ. प्लोटनो-1489 का अंश



Jinda Devi

15/6/2021



प्रमाणित किया जाता है कि यह नक्सा
मुल मानचित्र से स्याह किया गया है।

शिव चरण बेरा

शिव चरण बेरा

अमीन (सेवा निवृत्त)

आदित्यपुर औद्योगिक क्षेत्र विकास प्राधीकार
रजि० नं०-897

Shanyas 15/6/2021