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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3c0784ad32f0173066bc

Receipt Date : 16-Apr-2021 10:36:03 am

Receipt Amount : 72400/-

Amount In Words : Seventy Two Thousands Four Hundred Rupees Only

Token Number : 20210000047619

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SURAJ DEO RAI (Vendee)

GRN Number : 2105553091



:- 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।

P. N. Brahma

S. V. Peria

P. M. Brahma

16/4/21





-3-

Attorney PARMANAND PRADHAN, S/o Laxmi Narayan Pradhan, by faith Hindu, 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- AMSPP8050D)

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.

In favour of

SURAJ DEO RAI, S/o Ram Pravesh Rai, by faith

Hindu, by Caste-Yadav, by occupation-Service, by nationality Indian, resident of H.No. 62, G-1 Type O Road

Bistupur, Jamshedpur, P.S.-Bistupur, District-East

Singhbhum, Jharkhand, hereinafter called the

Purchaser of the 2nd. part.

Aadhaar No. 7066 3420 3925

S. A. Rai

Sale value - 18,10,000/- Akamp - 72400/- Aditya Japan

मुल्यांकन सूची में जांच किया गया 16/4/21

दस्तावेज जांच एवं मेहता 16/4/21

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

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

[Handwritten signature] 16/4/21

[Handwritten signature] जांच किया गया 16/4/21



Attested

SUMIT KUMAR
DEED WRITER
Licence No. 3/2017
SERAIKELLA

[Handwritten signature] 16/4/21

-2-

16/4/21

SALE DEED

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

(Rupees Eightee Lacs ten thousand) only

नियम-21 के अधीन ग्राह्य भारतीय स्टांप अधिनियम (इंग्लैंड में स्टांप एक्ट-1899) की अनुसूची-1 या 1 (क) से *[Handwritten]* के अधीन स्टांप का प्रयोग स्टांप अधिनियम के अंतर्गत नहीं।

This Deed of Sale made on this the 16th day of April, 2021, hereat Seraikella;

B e t w e e n

SANTOKH SINGH @ SANTOSH SINGH, S/o Bhagwan Singh
by faith Bikh, by Caste-Ramgariya 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- AEJPS0766G,
Represented through his duly constituted

[Handwritten signature]
विशेष पदाधिकारी

[Handwritten signature]
Ref No - 54300-2
2-30
2-34
54302-44

[Handwritten signature] 16/4/21

[Handwritten signature]

J. V. B. B. B.

16/4/21

A

Signature

-4-

Whereas, the land situated at Mouza- Asangi, ANAC
Ward no. 14(O)/22(N), P.S.- R.I.T. Adityapur, Thana no. 131
Khata no. 246, Plot no. 1489, an Area measuring 33 dec.
has been purchased by the said seller vide registered
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. Gamharia, which is recorded in Registered-II
Vol.-2, page-100 and paid rent thereof regularly.

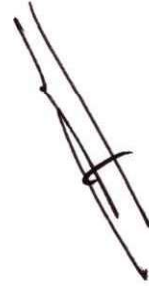
And Whereas, the said seller is the absolute and lawful
owner of the schedule below land and has been in peaceful
physical possession over the same.

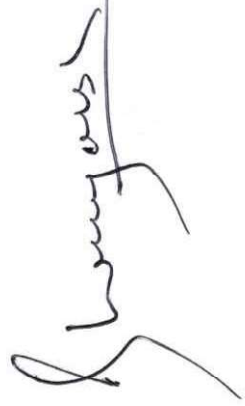
And Whereas, the said seller has appointed his legal
lawful attorney to Parmanand Pradhan to do all the acts,
deed and things etc. on his behalf.

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.

SA P. P. P.

P. N. Pruthi
16/4/21





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- :: 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 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, his 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 his 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 his 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

SA RAI

J. K. Bask
16/4/21

[Handwritten signature]

[Handwritten signature]

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.

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 31.3.21 has not yet been revoked by the principal.

G.P.A.No.IV-73,total Area-33 dec. in plot no.1489
Previous sold-Nil
Today sold-6.17 dec.
Balance-26.83 dec.

S c h e d u l e

Mouza- Asangi,ANAC Ward no.14(O)/22(N),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 homestead land)	i.e. 6.17 dec.

Holding no. 0220001378000MO

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J. M. B. B. B.
16/4/21

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Bounded by

North:-Plot no.1490

South:-Plot no.1489(P)

East :-Plot no.1489(P)

West :-Plot no.1489(P)

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

Identifier/Witnesses

1. Leela Devi Wife of SURAS DEO RAI
At - Q.No-62 'O' ROAD Bistupur Jamshedpur

2. Rinku Sahu S/O P.K.Sahu
OF Senarielle
PS. Senarielle

SARAI

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

16/4/21
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. 3/2017
S.A. 11/14

J. V. B. B. B.
16/4/21

Sumit Kumar



Attested

SUMIT KUMAR
DEED WRITER
Licence No.-3/2017
SERAIKELLA

SA Rai
16/4/21



Signature, Photo and left hand
finger print of the purchaser



Attested

SUMIT KUMAR
DEED WRITER
Licence No.-3/2017
SERAIKELLA

Leela Devi
16/4/21

SA Rai

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

16/4/21

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. 3/2017
16/4/21

नाम ग्राम आसंगी चायरनो-2

थाना न०-१३१

राजस्व थाना सरायकेला

मंचल- आदित्यपुर

जिला- सिंदभूम

पैमाना-१६"=१मील

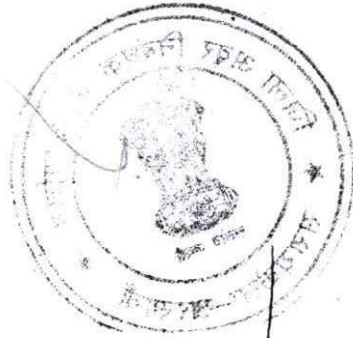
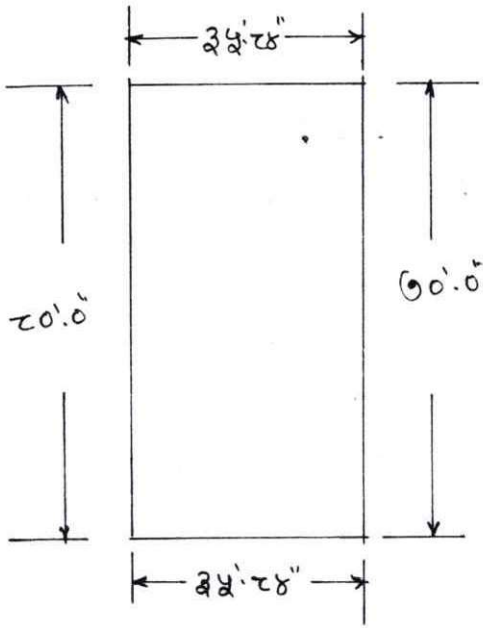
सन-१९५८-५९

लाल रंगे से यशोया गमा

VALUE
1810000/-

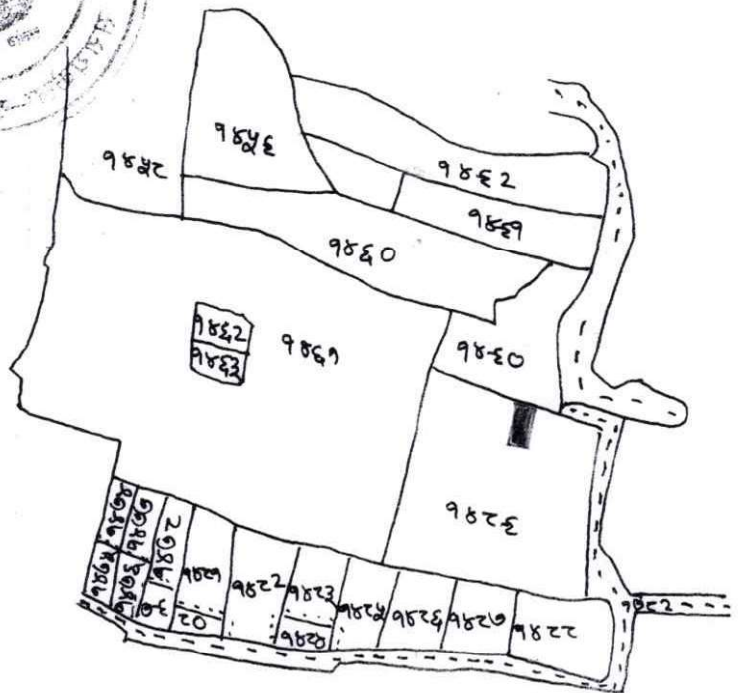
खता न०	खीट न०	किस्म	रकबा	चौदकी
२४६	१४८६अंश		२६८८.०	वर्गफुट
			= ६.१७	डीसमल

उ० खीट न०-१४६०
 य० खीट न०-१४८६ का अंश
 पु० खीट न०-१४८६ का अंश
 प० खीट न०-१४८६ का अंश



P. H. Bhat
S. P. Rai

S. P. Rai



प्रमाणित किया जाता है कि यह नक्शा मूल मानचित्र से स्पष्ट किया गया है।

शिव चरण बेरा

शिव चरण बेरा
 अमीन (सेवा निवृत्त),
 रजि न०-८९७
 औद्योगिक क्षेत्र विकास प्राधिकरण
 शिव चरण बेरा