

2490

2305



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 896a493adf09d912d13b

Receipt Date : 21-Jun-2023 04:29:39 pm

Receipt Amount : 52400/-

Amount In Words : Fifty Two Thousands Four Hundred Rupees Only

Token Number : 202300077868

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : RINA KUMARI ( Vendee )

GRN Number : 2317859874



:- For Office Use :-



*Rina Kumari*  
22/6/23

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

*Ritesh kr. Shukla*  
22/06/2023

*Rina*

Sale Value 13,10,000/- Stamp 52400/- Adityapur

17/6

मूल्यांकन सूचिका

दस्तावेज जांच एच

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

दस्तावेज में वर्णित मूले प्रतिबंधित सूची संका 2/ह

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2

17/6



Ritesh Kumar Shukla

Ritesh Kumar Shukla 22/06/2023

निधम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इंग्लिश में स्टांप एक्ट-1899) की अनुसूची-1 का 1 (ख) संकेत के अधीन स्टांप करने से स्टांप शुल्क अर्पित नहीं

SALE DEED

This DEED OF ABSOLUTE SALE executed at SERAIKELLA on this the 22nd day of June, 2023, By:

- 1) KAILESH BEJ (UID : xxxx xxxx 3163 and PAN : CORPB5631M), and
  - 2) SURJA KUMAR BEJ, (UID : xxxx xxxx 8494 and PAN : CRFPB7432M),
- both sons of Late Damodar Bej, by faith Hindu, by category General, Indian Nationals, both by occupation Cultivator, R/o. 29, Anandpur, Near Hari Mandir, PO: Burudih, Gamharia, P.S. Adityapur, District Seraikella Kharsawan, being represented by their duly constituted attorney namely RITESH KUMAR SHUKLA, (UID : xxxx xxxx 4363) S/o. Sri Jitendra Kumar Shukla, by Religion Hindu, by Category 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

Fee Paid

Handwritten calculations: 39,300.00, 300, 1000

39304.00

Handwritten signature

Rina



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, hereinafter referred to as the **VENDOR / FIRST PARTY** (which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.) of the **One Part**.

TO AND IN FAVOUR OF

**RINA KUMARI (UID : xxxx xxxx 7155 and PAN : BPLPK9068R)**, W/o. Sri Arun Kumar Singh, by faith Hindu, by category General, by occupation Business, by nationality Indian, R/o. Qr. No. 495, Sabarmati Road, New Baridih, Town Jamshedpur District East Singhbhum, state of Jharkhand, hereinafter called the **PURCHASER/ SECOND PARTY** (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 : **Rs. 13,10,000.00**  
(Rupees Thirteen Lakhs Ten Thousand) only.

**WHEREAS** the entire land under old Khata No. 38, Thana No. 62, of Mouza Anandpur, measuring total area 176 decimals, P.O. and P.S. Adityapur, District Seraikella Kharsawan, morefully described in the Schedule hereunder written stands entered and recorded in the joint names of

Rina

22/01/2022  
Ritesh Kumar Shukla

Damodar Bej (since deceased) and the same is also recorded in Volume No. I, page of 38 in Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the said Damodar Bej passed away leaving behind his two sons namely Kailash Bej and Surja Kumar Bej who together inherited the entire Schedule hereunder written property being the only legal heirs and successors of Damodar Bej and they have been enjoying all acts of ownership thereto.

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 VENDORS, have empowered the Ritesh Kumar Shukla to 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 All that land measuring an area 6.46 DECIMALS, recorded under old khata no. 38, being old plot no. 54, Mouza ANANDPUR, Thana No. 62, Ward No. 03 (old) 01 (New) ANAC / AMC, P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan and morefully described in the

Rina

Handwritten signature and date: 22/06/2023, with a signature that appears to be 'S. Shankar'.

Schedule hereunder written, for a sum of Rs. 13,10,000.00 (Rupees Thirteen Lakhs Ten Thousand) only and the **PURCHASER** herein has also agreed to purchase the same for the said price.

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

**THAT** in consideration of a sum Rs. 13,10,000.00 (Rupees Thirteen Lakhs Ten Thousand) only received by the **VENDOR** and the receipt of the said entire consideration of Rs. 13,10,000.00 (Rupees Thirteen Lakhs Ten Thousand) 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.

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Handwritten signature: Lina

22/06/2023  
S. K. K. K.

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 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.

Rina

Handwritten notes at the top of the page: "D. Prasad" (written vertically), "22/01/2023", and a signature.

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 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 "Dina" at the bottom of the page.

Handwritten signature and date: 02/06/2023

**SCHEDULE OF PROPERTY**

*(description of the property hereby transferred)*

All that land measuring an area **6.46 DECIMALS**, recorded under old khata no. 38, being old plot no. 54, Mouza **ANANDPUR**, Thana No. 62, Ward No. 03 (old) 01 (New) ANAC / AMC, P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan,

Bounded as follows :

North : Portion Of Plot No.- 54

South : Portion Of Plot No.- 54 & 58

East : Plot No.- 55

West : Plot No.- 62 & 63

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

**MEMO OF CONSIDERATION**

<u>Mode</u>	:	<u>Amount</u>
Cheque	:	<b>Rs. 13,10,000.00</b>

(Rupees Thirteen Lakhs Ten Thousand) only

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

Handwritten signature: Pina

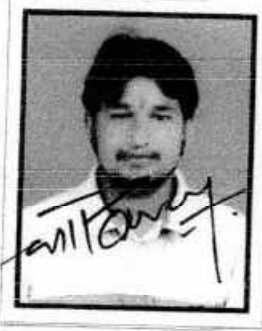
*Handwritten signature*  
22/06/2023

Witnesses:

1) Bibhubi K., Raktans.  
S/o Shree Nildam Raktans, 12th Floor, Gwalapur, RIT Adityapur (2)

Sukhbir Singh S/o Late Mahendar Singh  
2) New Colony Chhota Ramhari Holding no-62 Road no-6  
Panchayat Chhota Ramhari Sorakella.

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.



Bibhubi Raktans  
22/06/2023

*Handwritten signature*  
ADVOCATE

NAME OF THE PURCHASER  
RINA KUMARI



*Handwritten signature*  
Rina  
22/06/2023



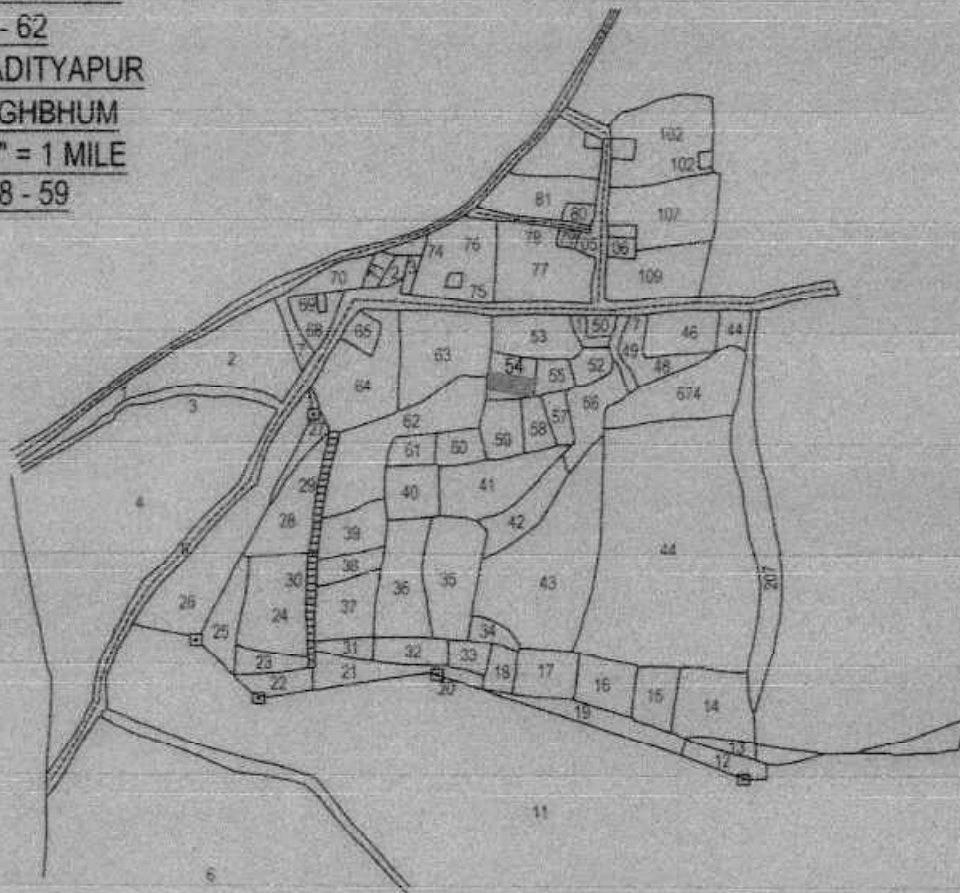
Signature and finger print of the purchaser.

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

*Handwritten signature*  
ADVOCATE  
E. No. 742/09

N

MOUZA - ANANDPUR  
THANA - SERAIKELA  
THANA NO - 62  
ANCHAL - ADITYAPUR  
DIST. - SINGHBHUM  
SCALE - 16" = 1 MILE  
YEAR - 1958 - 59



AREA SHOWN IN

KHATA NO	PLOT NO	AREA
38	54 (P)	2814 Sq.ft. or (6.46 Dec)

NORTH - PORTION OF PLOT NO 54  
 SOUTH - PORTION OF PLOT NO. 54 & 58  
 EAST - PLOT NO. 55  
 WEST - PLOT NO. 62 & 63



*Shanku*  
*Ritesh k. Shanku*

*Hazra*  
**Goutam Hazra**  
 Amin  
 Reg. No. - 754/02-03

*Lina*

**Transaction Success!** Please Note Your Transaction Id.


Name	RinaKumari
Token No / Depositor ID	202300077868
Amount	41404
Transaction ID	2d32b0b618e179e57ac1
GRN	2317860075
CIN	10002162023062113158
Time	2023-06-21 16:37:09

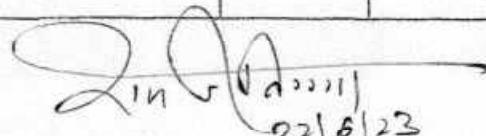
Ritesh Kr. Sharma  
22/06/2023

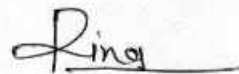
Rina

## निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित

  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित





## Pre Registration Docket

Date :- 13-06-2023 09:41 am

Office Name :-

Token No:- 202300077868

Article	Sale Deed
Pre Registration Date	13-Jun-2023
No. Of Pages	60
Stamp Duty	52400
Paid Stamp Duty	0
Total Fees	₹ 41,104.

Property Id: 995058

Valuation No. : 1348345 / 2023	: - 2023-2024	Date : 13-June-2023 09:15:AM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Anandpur-Ward No1 - 62	
Anandpur Ward No 1 Village Code 62 - Other Road		-	
Volume Number - 3			
Page Number - 83			
Holding Number - 0010001045000M0			
Khata Number - 38			
Plot Number - 54			
Ward Number - OLD WARD NO 3 AND NEW WARD NO 1			
<b>Property Rates</b>			
Residential Land (Y)			
₹202411/- Decimal			
Valuation Rule : Residential Land			
<b>Property Details</b>			
1	Land area	6.46 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total

1	Open Land Valuation	1. 6.46 x 202411=1307575.06	₹13,07,575/-
A	Total		₹13,07,575/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹13,07,600/-
<b>Total Amount in Words : Thirteen Lakhs Seven Thousand Six Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO 55, West: PLOT NO 62 AND 63, South: PORTION OF PLOT NO 54 AND 58, North: PORTION OF PLOT NO 54
Area	Land area : 6.46 Decimal
Other Description of the Property	Pin Code - 832108
Government/Market Value	1307575.06
Transaction Amount	1310000

SELLER	- <b>Mr. KAILASH BEJ</b> , Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- , <b>Father/Husband Name</b> LATE DAMODAR BEJ , <b>PAN No.-</b> *****631M, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****3163
	- <b>Mr. SURJA KUMAR BEJ</b> , Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- , <b>Father/Husband Name</b> LATE DAMODAR BEJ , <b>PAN No.-</b> *****432M, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****8494
	- <b>Mr. RITESH KUMAR SHUKLA</b> , Address - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- , <b>Father/Husband Name</b> JITENDRA KUMAR SHUKLA , <b>PAN No.-</b> *****842B, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****4363
PURCHASER	- <b>Mrs. RINA KUMARI</b> , Address - 495, SABARMATI ROAD, NEW BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM, STATE JHARKHAND- , <b>Father/Husband Name</b> ARUN KUMAR SINGH , <b>PAN No.-</b> *****068R, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****7155

Witness Information	<b>Mr. SUKHBIR SINGH</b> , Address - NEW COLONY CHHOTAGAMHARIA, HOLDING NO 62, ROAD NO 6, PANCHAYAT CHHOTAGAMHARIA, DIST SERAIKELLA KHARSAWAN- , <b>Father/Husband Name</b> -LATE MAHINDAR SINGH
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Identifier Details	<b>Mr. BIBHUTI KUMAR RAJHANS , Address - ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN- Father/Husband Name-NILAM RAJHANS</b>
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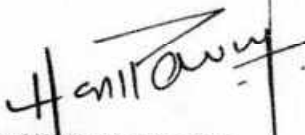
<b>Fee Rule: Sale Deed</b>		
1	Stamp Duty	52,400


1	SP	1,800
<b>Total</b>		<b>1,800</b>

<b>Fee Rule: Sale Deed</b>		
1	A1	39,300
2	LL	3
3	PR	1
<b>Total</b>		<b>39,304</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.

  
Deed Writer / Advocate

  
Vendee / Claimant

  
Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





## Document Registration Summary 1

Date: 22-Jun-2023

- Government/Market Value: ₹1307600/-
- Transaction Amount: ₹131000/-
- Paid Stamp Duty: ₹52400/-

On Date 22-06-2023 Presented at SRO - Saraikela

Signature of Presenter

*Ritesh K. Shukla*  
SRO - Saraikela

Receipt : 852313

Receipt Date : 22-06-2023

Presenter Name: RITESH KUMAR SHUKLA

PR	₹1
SP	₹1800
LL	₹375
A1	₹39228
Stamp Duty	₹52400

<b>Total</b>	<b>₹93804</b>
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	52304	52400	-96	GRAS	RinaKumari	GRN Number : 2317859674 DEPT Transaction Id : 896a493adf09d912d13b Transaction Type :	52400
PR	1	1	0	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	1
SP	1800	1800	0	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	1800
A1	39228	39228	0	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	39228
LL	3	375	-372	GRAS	RinaKumari	GRN Number : 2317860075 DEPT Transaction Id : 2d32b0b618e179e57ac1 Transaction Type :	375
<b>Sub Total</b>	<b>93336</b>	<b>93804</b>	<b>-468</b>				

Article : Sale Deed Number of Pages : 120

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela  
 District Name :- SaraikelaKharsawan  
 State Name :- Jharkhand

## Deed Endorsement

Token No :- 202300077868

Deed Type	Sale Deed
Number of Pages	120
Fee Details	Stamp Duty :- Rs. 52304, PR :- Rs. 1, SP :- Rs. 1800, A1 :- Rs. 39228, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1307575/- ,Transaction Amount :- Rs.131000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 55, West: PLOT NO 62 AND 63, South: PORTION OF PLOT NO 54 AND 58, North: PORTION OF PLOT NO 54 Volume Number - 3Page Number - 83Holding Number - 0010001045000M0Khata Number - 38Plot Number - 54Ward Number - OLD WARD NO 3 AND NEW WARD NO 1 Area Of Land :- 6.46 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 - 22-Jun-2023 Day :- Thursday Time :- 14:58:05 PM



RITESH KUMAR SHUKLA (Power Of Attorney)

Party Name	Document Type	Document Number
RITESH KUMAR SHUKLA	PAN/UID	ANYPS5842B

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KAILASH BEJ ... Jharkhand PAN No.: CORPB5631M	No	Address:-	RITESH KUMAR SHUKLA ... Jharkhand PAN No.: ANYPS5842B	SELLER Age:51			

*Rina*