

3972

3782



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

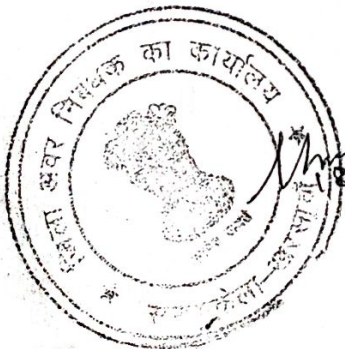
e-Stamp

2
S.K.S.H.A

Certificate No.	: IN-JH13293712904941Q
Certificate Issued Date	: 18-Dec-2018 10:52 AM
Account Reference	: GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0717534746026003Q
Purchased by	: SUMAN KUMARJHA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 14,75,000 (Fourteen Lakh Seventy Five Thousand only)
First Party	: NA
Second Party	: SUMAN KUMAR JHA
Stamp Duty Paid By	: SUMAN KUMAR JHA
Stamp Duty Amount(Rs.)	: 59,000 (Fifty Nine Thousand only)



.....Please write or type below this line.....



ATTESTED

H
31/12/19
HEMANT KUMAR
NOTARY
Govt of India
JSR East Singhbhum

Hemant Kumar
18.12.2018.

0007792201

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sale value - 14,75,000 Stamp - 57000 Aditya Jeeper

12
17

उपस्थापित क्षेत्र में न्यायाकारी की जाति और (जाति) यह जाति C.N.T.A.C. की धारा 461(B) के अन्तर्गत नहीं है।

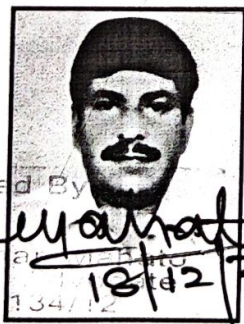
मूल्यांकन सूची से जांच किया

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इंग्लिश में स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) या 2 के अधीन प्रयोज्य स्टाम्प से विमुक्त या स्टाम्प शुल्क से विमुक्त नहीं।

दस्तावेज जांच एवं प्रमाणित पाया

दस्तावेज में वर्णित भूमि प्रतिबंधित सूची से नहीं है।

निबंधन पदाधिकारी



Attested By
R. Jeeper
18/12/2018
E. No. 134/12

जांच किया

Kamal Chy Jeeper
18.12.2018.

Acid - 44250 = 00
Zulami - 2 = 50
Proccas - 0 = 94
44253 = 44

Kamal Chy Jeeper

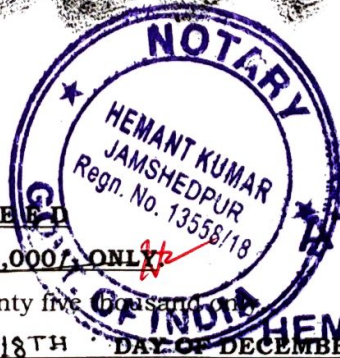
18.12.2018.

SALE DEED

VALUE AT RS. 14,75,000 ONLY

Rupees:- Fourteen lakhs seventy five thousand only

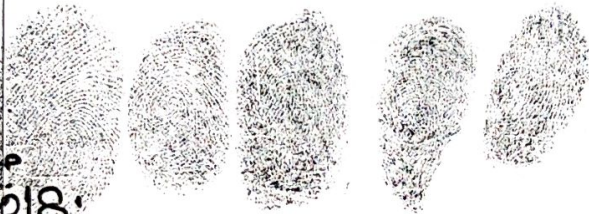
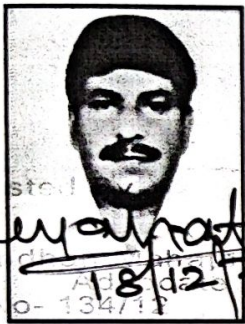
This DEED OF SALE made this the "18TH DAY OF DECEMBER 2018" here at Seraikella by and Between:-



ATTESTED

HEMANT KUMAR
NOTARY
Contd. Govt of India
JSR East Singhbhum

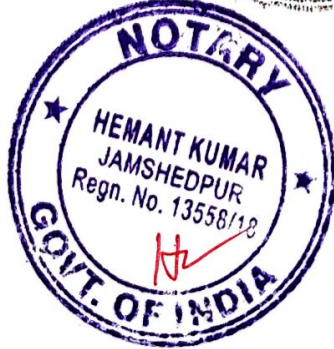
जांच किया



Signature: Kamaldeep Daman
Date: 18/12/2018
E. No- 1347/1

Kamaldeep Daman
18.12.2018.

तो. 12.2018 सम्म 30. 12. 2018 तक
श्री. कामरूप बिहारी
पिता श्री. श्री 30. 12. 2018
स्थान. झाड़िया बोन झाड़िया
पेशा. खेती
दस्तावेज पेश किया
नियुक्तापक का हस्ताक्षर
निवेदन पदाधिकारी का हस्ताक्षर



ATTESTED
31/12/18
HEMANT KUMAR
NOTARY
Govt of India
ISR East Singhbhum

Handwritten signature
18.12.2018.

-: 3 :-

SRI. GODHADHAR GOUR (PRADHAN) (Pan No.-ACDPK9725R), son of late Radhu Gour (Pradhan), by Faith-Hindū, by Caste-Gour (Gowala), Nationality-Indian, by Occupation-Cultivation, resident of Village-Asangi, P.O. & P.S.-R.I.T. Adityapur, District-Seraikella-Kharsawan, in the state of Jharkhand, at present residing at Ajodhya Babu Lane, Madhya Bazar, Purulia (West Bengal), represented through his nominate constituted attorney and appointed **SRI. KAMAKHYA TIWARI** (Pan No.-ADHPT5361P and Aadhaar No.-9204 7712 1365), son of late Capt. D. N. Tiwari, by Faith-Hindu, by Caste-Brahmin, Nationality-Indian, by Occupation-Business, resident of Road No.-9, Qtr. No.-126, Aditya Garden, Adityapur, P.O. & P.S.-Adityapur, District-Seraikella-Kharsawan, in the state of Jharkhand, Pin Code-831013, vide **GENERAL POWER OF ATTORNEY NO.-IV-304, DATED-24.05.2006.** registered at District Registry Office at Purulia (West Bengal), hereinafter called the FIRST PARTY/VENDOR/SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART.**

IN FAVOUR OF

MR. SUMAN KUMAR JHA (Pan No.-ABOPJ0729Q and Aadhaar No.-5814 7764 7179), son of late Prabhakar Jha, by Faith-Hindu, by Caste-Brahmin, Nationality-Indian, by Occupation-Service, resident of Quarter No.-B2/96, Karmik Nagar, Damodarpur, Dhanbad, Jharkhand-826004, at present residing at 1417 Straw Berry Sahara Garden City, Adityapur-2, P.O. and P.S.-Adityapur, District-Seraikella-Kharsawan, in the state of Jharkhand, Pin Code-831013, hereinafter called the SECOND PARTY/VENDEE/PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART.**

NATURE OF DEED:- Deed of transfer by way of Sale.

CONSIDERATION AMOUNT:- Rs.14,75,000/- (Rupees:- Fourteen lakhs seventy five thousand) only.

WHEREAS, the VENDOR is the sole, absolute, lawful and bonafide owner of all that land measuring an area-5.50 Decimals i.e. 2400 sq. ft., recorded under Old Khata No.-251, Old Plot No.-1113/Part, Corresponding to New Khata No.-56, New Plot No.-344/Part, of Mouza-ASANGI, Adityapur, Thana No.-131, within A.N.A.C. Old ward No.-15, Corresponding to New ward No.-22, District-Seraikella-Kharsawan, morefully described in schedule below:



ATTESTED
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HEMANT KUMAR
NOTARY
Govt of India
JSR East Singhbhum

Contd..4..

Handwritten signature
18.12.2018.

-: 4 :-

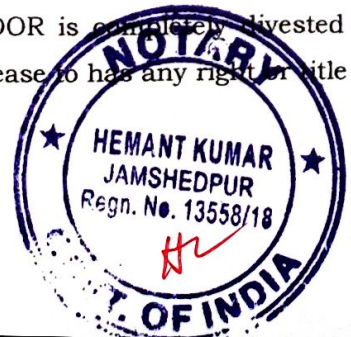
AND WHEREAS, the land mentioned in the schedule below recorded under Khata No.-251, of Mouza-ASANGI, Thana-RLT. Adityapur, Thana No.-131, has been recorded in the name of "**RADHU GOUR** (now deceased father of present Vendor)", and accordingly the survey Khatian was prepared which was finally in the year of 1964 and he hold and possessed the same as absolute owner thereof without any interruption from any body till his life time and Rent has been realized in Volume No.-1, Page No.-251, mentioned in Register-II;

AND WHEREAS, said recorded raiyat namely "RADHU GOUR", died leaving behind Present VENDOR (Sri. Godhadhar Gour), being his son legal heirs and successors and accordingly his inherited all immovable property left by his deceased father name "RADHU GOUR" and accordingly he came in possession of entire land of different Plot of Khata No.-251, and hold and possesses the same without any interruption from any body and the said Khata No.-251 and he hold and possesses the same as absolute owner thereof;

AND WHEREAS, now being in urgent need of money the VENDOR has agreed with the VENDEE for ABSOLUTE SALE of the said landed property an area-5.50 Decimals i.e. 2400 sq. ft., fully mentioned in the schedule below through his above named attorney for a total consideration amount Rs.14,75,000/- (Rupees:- Fourteen lakhs seventy five thousand) only, and the VENDEE has also agreed to purchase the same at that price;

1. THAT, in pursuance of the above agreement and in consideration amount of Rs.14,75,000/- (Rupees:- Fourteen lakhs seventy five thousand) only, paid through vide cheque/cash, by the VENDEE to the VENDOR, the receipt where of the said sum here by acknowledges as full and final and highest consideration amount having received against absolute and out right sale of the said immovable property more particularly describe in the schedule here under written to the VENDEE, the VENDOR by these presents does hereby sale, convey, transfer, deliver and assign unto the VENDEE all that immovable property more fully describe in the schedule here under written together all right, title, interest, privileges, advantages, TO HAVE AND TO HOLD the same without any interruption or disturbance from or by the VENDOR, his heirs and/or any person or persons claiming under or in trust of him, with all right, title, interest and possession hereto which the VENDOR here before enjoyed in respect of the said property.

2. THAT, the VENDOR is completely divested of all his interest and right in the schedule property and shall cease to have any right or title in the property hereby sold to the VENDEE by these presents.



ATTESTED
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HEMANT KUMAR
NOTARY
Govt of India
JSR East Singhbhum

Contd..5..

Handwritten signature
18.12.2018.

-: 5 :-

3. **THAT**, the VENDOR on receipt of full and final highest consideration amount of Rs.14,75,000/- (Rupees:- Fourteen lakhs seventy five thousand) only, paid through vide cheque/cash, from the VENDEE has delivered possession of the schedule property in favour of the VENDEE and all relevant papers and documents of the said property to him.

4. **THAT**, the VENDEE out of his own funds or through any financial sources shall or may construct any further structures, buildings and renovate the same or part thereof and will enjoy and possess the same or part thereof with full powers of sale, convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner he like.

5. **THAT**, the VENDEE shall be at liberty to get his name mutated in the superior landlord through the office of C.O. at GAMHARIA, and shall pay the ground rent and other taxes in his own name in respect of the said property.

THAT THE VENDOR HEREBY ASSURES THE VENDEE AND COVENANTS.

1. **THAT**, the VENDOR is the lawful owner of the said property and there is no other co-owner or co-sharers or co-partner if the said property, except him.

2. **THAT**, prior to execution of this sale deed, the VENDOR has not sold conveyed or delivers or transferred or mortgaged the said property of part thereof to any other party and it is free from all encumbrances, charges and liens.

3. **THAT**, the VENDOR hereby assures the VENDEE to execute any further papers and documents, at the cost of the VENDOR as may be required in future for recording and mutating VENDEE'S name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.

4. **THAT**, the VENDOR hereby assures the VENDEE that schedule land is not fall under the SEC. 46 (1-B) OF THE C.N.T. ACT, 1908. And the schedule property is not belongs to ST, SC or BC (the list of caste which is annexed into CNT Act. 1908). And there is no violation of the SECTION 22 (A) OF INDIAN REGISTRATION ACT 1908.

5. **THAT**, the VENDOR hereby assures the VENDEE that land hereby sold to the VENDEE is free from land ceiling Act. The land is not belongs to Temple, Mosque, Church, Gurudwara, Sarna, Masna, Hargadi, Graveyard, School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mahal.



ATTESTED Contd..6..
Handwritten signature
HEMANT KUMAR
NOTARY
Govt of India
ISR East Singhbhum

18.12.2018

:- 6 :-

6. THAT, in case the VENDEE sustain any losses or damage and/or deprive from the schedule property due to defect title of the VENDOR over the schedule mentioned property, in that event the VENDOR will be liable to compensate the VENDEE for such losses and damages.

SCHEDULE

SUB-PLOT NO.-"95" AT "FORTUNE CITY" OF ASANGI, PHASE-I

District-Seraikella-Kharsawan, District sub registry office at Seraikella, Mouza-ASANGI, Thana-R.I.T. Adityapur, Thana No.-131, A.N.A.C. Old ward No.-15 Corresponding to New ward No.-22, Khata No.-251, Plot No.-1113/Part, Kisim-Don-III (Present U-Res.), measuring an area-5.50 Decimals i.e. 2400 sq. ft.,

BOUNDED AS:-

- NORTH - SUB PLOT NO.-"94".
- SOUTH - SUB PLOT NO.-"96".
- EAST - SUB PLOT NO.-"90".
- WEST - SOCIETY ROAD.

Govt. Land Value:- Area-5.50 Decimals i.e. 2400 sq. ft.- Rs.14,66,667.00.

(U-Res. @ Rs.2,66,200/- Per Decimals)

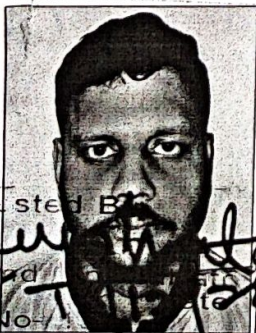
ANNUAL RENT:- Rs.2.00 payable to the state through circle officer, GAMHARIA.

HOLDING NO.:- 0220001624000M0.

Read over and explained the contents of this SALE DEED to the executants who admit the same to be true and correct.

WITNESSES:-

1.



18.12.2018

18.12.2018

Rameshwar Mahato
Bhishm 178 Upadhyay
S/o Shiv Kumar Upadhyay
127 Adityagarden Adityapur
18.12.2018



ATTESTED
HEMANT KUMAR
NOTARY
Govt of India
JSR East Singhbhum

PHOTO & SIGNATURE OF IDENTIFIER AS WELL AS WITNESSES NO.-1. Contd..7

18.12.2018.

:- 7 :-

2. Vijay Pradhay Solate M. Pradhay
Hensa pot B. Serdikella
18.12.2018,

TYPED BY:

18.12.2018.

Ramadhan Mahato
18/12/2018
DRAFTED BY:

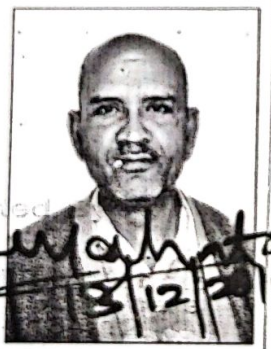
Ramadhan Mahato
18/12/2018
ADVOCATE

ATTESTED

HEMANT KUMAR
NOTARY
Govt of India
Singhbhum



PURCHASER



18.12.2018.

Read over and explained the contents of this sale deed to the POWER HOLDER who after admitting the contents to be correct put his signature on behalf of the VENDOR in presence of the witnesses. Certified that the persons whose photographs are affixed on this sale deed have put their hands in my presence, and the impression of fingers of their respective left hand have been taken by me.

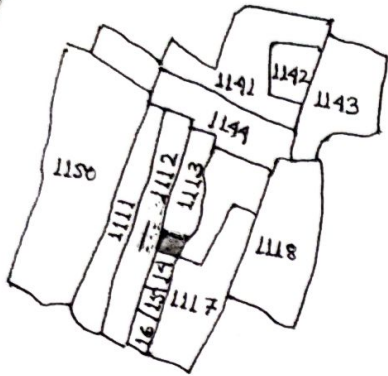
Ramadhan Mahato
C.N. 134112
18/12/2018, ADVOCATE

NOTE:-G.P.A. No.-IV-304, Dated-24.05.2006. Khata No.-251 (Old), 56 (New), 1113 (Old), 344 (New), Total Area-22.00 Decimals, Previous Sold-11 Decimals, Balance in Area-11.00 Decimals, Today Sale-5.50 Decimals, Balance in Area-5.50 Decimals.

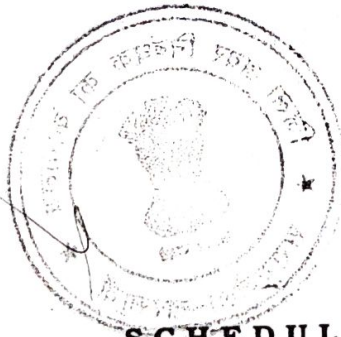
Principle - is Still Alive. G.P.A. No.-IV-304, Dated-24.05.2006. District Registry Office at Purulia (West Bengal), has been not revoked.

SIGNATURE:--

18.12.2018.



Mouza - Asangi.
Thana - R.I.T. Adityapur.
Thana No.- 131.
A.N.A.C. Ward No.-15 (Old),
22 (New).
District-Seraikella-
Kharsawan,
Jharkhand.

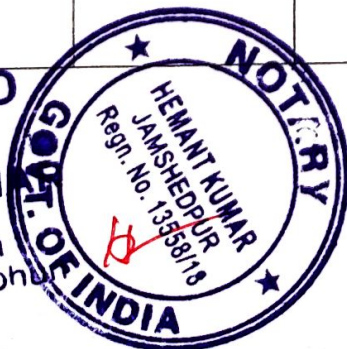


SCHEDULE

SUB-PLOT NO.-"95" AT "FORTUNE CITY" OF ASANGI, PHASE-I

KHATA NO.	PLOT NO.	KISIM	AREA	BOUNDRY
251	1113/PART	DON-III (PRESENT- U-RES.)	5.50 DECIMALS I.E. 2400 SQ. FT.	NORTH - SUB PLOT NO.-"94". SOUTH - SUB PLOT NO.-"96". EAST - SUB PLOT NO.-"90". WEST - SOCIETY ROAD.

ATTESTED
 31/12/18
HEMANT KUMAR
NOTARY
 Govt of India
 ISR East Singhbhu

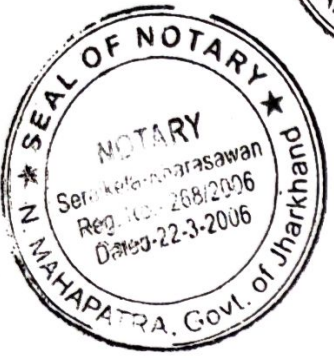
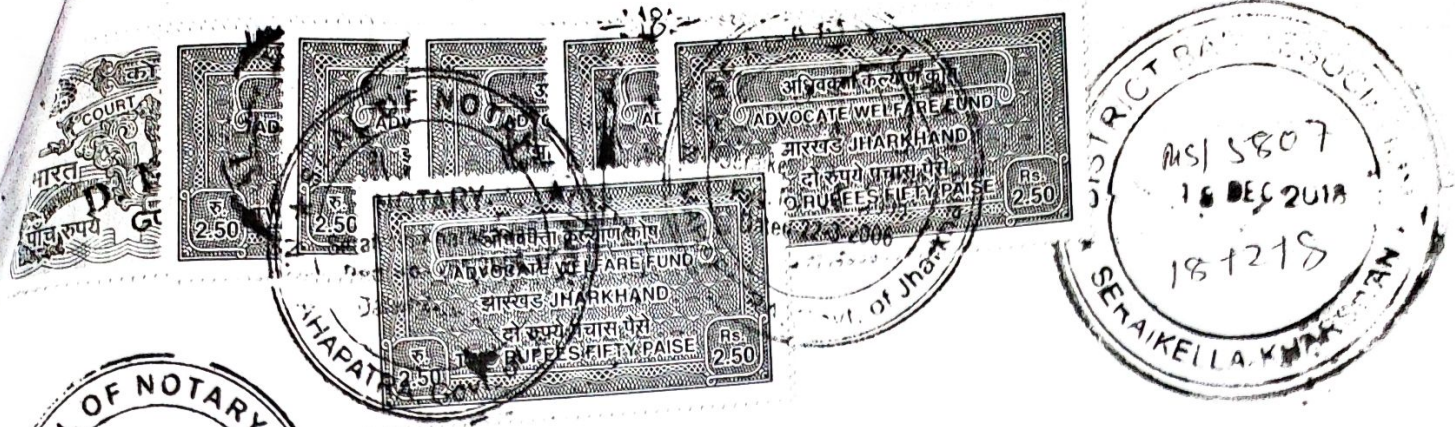


18.12.2018.

:-SIGNATURE:-

BUDHESWAR MAHATO
AMIN
REGD. NO.-748/02-03

Traced by B.S. Mahato
 18.12.2018.



S.P. 100/2549/18
Date 18-12-18

AFFIDAVIT

I, **MR. SUMAN KUMAR JHA** (Pan No.-ABOPJ0729Q and Aadhaar No.-5814 7764 7179), son of late **Prabhakar Jha**, by Faith-Hindu, by Caste-Brahmin, Nationality-Indian, by Occupation-Service, resident of Quarter No.-B2/96, Karmik Nagar, Damodarpur, Dhanbad, Jharkhand-826004, at present residing at 1417 Straw Berry Sahara Garden City, Adityapur-2, P.O. and P.S.-Adityapur, District-Seraikella-Kharsawan, in the state of Jharkhand, Pin Code-831013, do hereby solemnly affirm as **FOLLOWS:-**

1. **THAT**, I am permanent and present of aforesaid address.
2. **THAT**, Mouza-**ASANGI**, Thana-**R.I.T. Adityapur**, Thana No.-**131**, within A.N.A.C. Old ward No.-**15**, Corresponding to New ward No.-**22**, District-**Seraikella-Kharsawan**, in the State of **JHARKHAND**, under Old Khata No.-**251**, Old Plot No.-**1113/Part**, Corresponding to New Khata No.-**56**, New Plot No.-**344/Part**, measuring an area-**5.50** Decimals i.e. **2400** sq. ft..
3. **THAT**, above said land I am purchasing in my responsible any type of dispute raise in future about above land I will self responsible.
4. **THAT**, I swear this affidavit to declare the above facts and produce the same before the registration office.

Identified by
MR. RAMDHAN MAHATO.
ADVOCATE, Seraikella.

VERIFICATION

The statements made above is true to the best of my knowledge belief and information and I sign this today at Seraikella.

N. Mahapatra
N. MAHAPATRA
NOTARY
Seraikella
Govt. of Jharkhand



HEMANT KUMAR
NOTARY
Govt of India
ISR East Singhbhum

Mr. Suman Kumar Jha
18.12.2018.
Deponent
Known to me
Mr. Ramdhan Mahato
18/12/2018
ADVOCATE
(MR. RAMDHAN MAHATO)

XIV- F.No. 180v
मालगुजारी
म सर्कल नाम गोजा मय
गोना को धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 28
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 12
तो राकुनत नम्बर। Receipt No. : 0670156345

गाम्हरिया आसंगी 01/0131 SUMAN KUMAR JHA		
खाता संख्या 251	खेसरा संख्या 1113	रकबा (एकड़ में) 0 एकड़ 5.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) गोजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)	
माल गुजारी (नकदी)	40.00				40.00	40.00
सेस (भावली)	10.00				10.00	10.00
सूद	20.00				20.00	20.00
मूतफरकात	20.00				20.00	20.00
मीजान	8.00				8.00	8.00
	98.00				98.00	98.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)		
माल गुजारी (नकदी)				40.00	40.00	
सेस (भावली)				10.00	10.00	
सूद				20.00	20.00	
मूतफरकात				20.00	20.00	
मीजान अदायकारी				8.00	8.00	
				98.00	98.00	

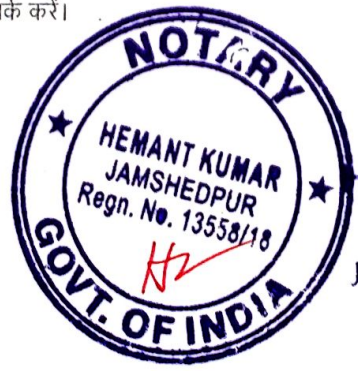
- (१) मीजान कुल (लफजों में) : One Hundred Ninety Six Rupees
- (२) नाम देहिन्दा -
- (३) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 28-04-2019

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



ATTESTED
31/12/19
HEMANT KUMAR
NOTARY
Govt of India
JSR East Singhbhum