

1053 Sale Value 9,18,000/- Stamp 36807 Adityapur 1029



7-12  
18/3

झारखण्ड JHARKHAND

141292



मुल्यांकन सूची से जांच किया

Nitu Prabha  
18/3/2015  
P. Pradhan  
18/3/2015



नियम-21 के अधीन ग्राह्य  
भारतीय स्टाम्प अधिनियम  
(1899) की  
अधीन प्रमाणित  
नियम 461(B) के  
अधीन प्रमाणित  
नियम 461(B) के  
अधीन प्रमाणित

Nitu Prabha  
18/3/2015

उपस्थित दस्तावेज में लेखाकारी  
की जांच... यह जाति  
C.N.T Act 1908 की 461(B) के  
अन्तर्गत नहीं है।

2781884  
18.3.15

SALE DEED

Govt. Valued at Rs.9,18,000/-only.  
(Rupees Nine Lac Eighteen thousand) only  
Consideration Amount of Rs.7,00,000/-only  
(Rupees Seven Lac ) Only.

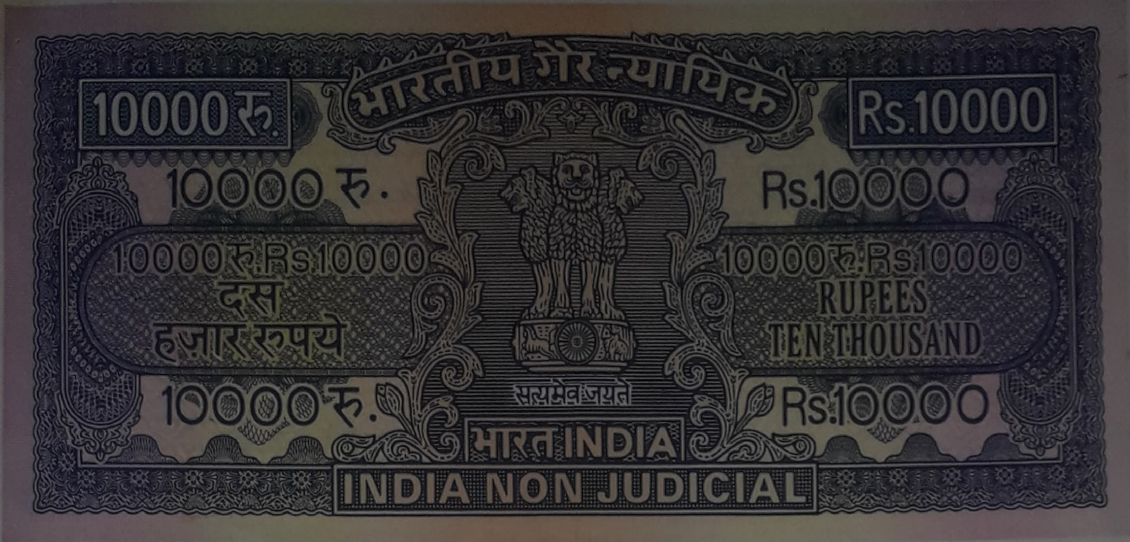
This Deed of Sale made on this the 18th.day of March,  
2015 hereat seraikella:-

Between

AKHIL PRADHAN @ AKHIR GOUR, son of Late Lepa Pradhan @  
Lalho Gour, by faith Hindu, by Caste-Gour, by Nationality-  
Indian, by occupation-Service, resident of village-  
Assangi, Ward No. 14(O)/22(N), P.S.-R.I.T. Adityapur,  
District seraikella Kharsawan, Jharkhand, Represented  
through his duly constituted Attorneys (1) SMT.NITU PRABHA  
W/o Shri Ashok Kumar, by faith Hindu, by Caste-Yadav,

2781884  
18/3/15





05AA 170039



P. N. Pradhan.  
18/3/2015

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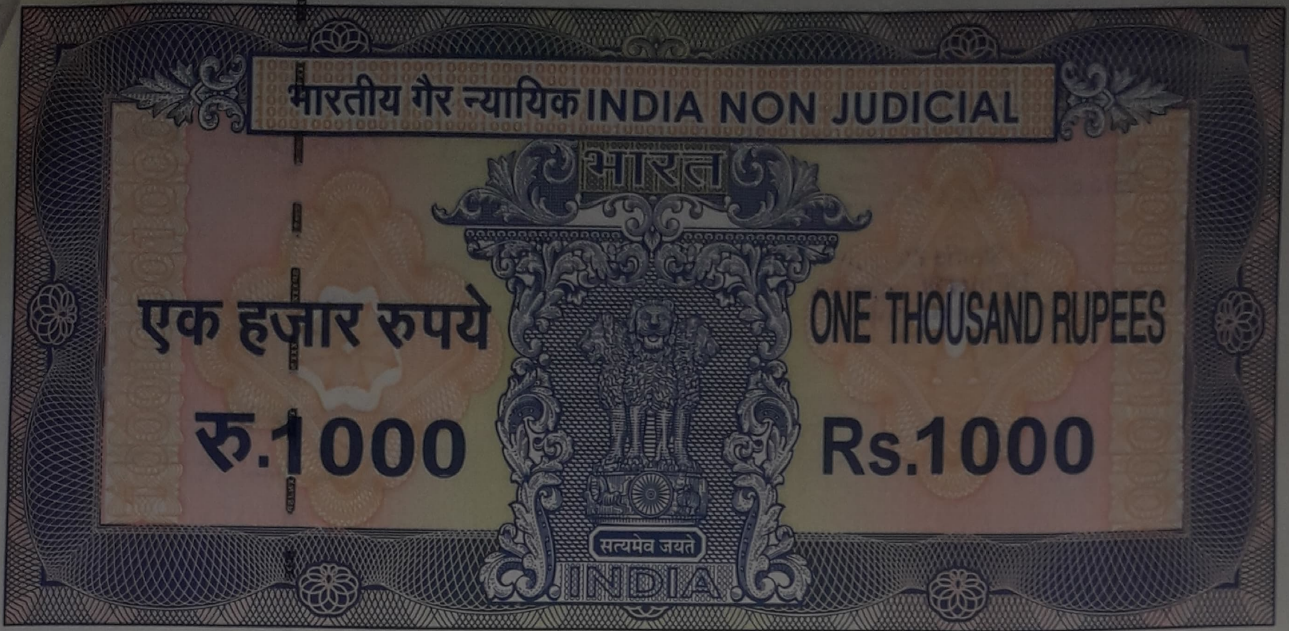
by Nationality-Indian, by occupation-Business, resident of CF-51, NIT Campus, Adityapur, District-Seraikella-Kharsawan, Jharkhand having Aadhar No.5473 3930 7793, PAN-AQRPP3911A, & (2) SHRI PARMANAND PRADHAN, s/o Shri Laxmi Narayan Pradhan, by faith Hindu, by Caste-Gour, by Nationality-Indian, by occupation-Business, resident of village Assangi, Ward No.14(O)/22(N), P.S. RIT Adityapur, District-Seraikella-Kharsawan, Jharkhand having Aadhar No.7528 1444 0822 and PAN-AMSPP8050D. vide G.P.A. No.IV-23, dated 16.03.2015, registered at D.S.R.O.Seraikella, hereinafter called the seller of the 1st.Part.

In favour of

Nitu Prabha  
18/3/15  
(1) MAHESH KUMAR, son of Late Rama Shankar Kahar,  
(2) PANCHHA DEVI, wife of Late Rama Shankar Kahar,  
(Chandrabanshi)  
both by faith Hindu, by Caste-Kahar, by Nationality-Indian,  
by occupation-No.1 service, No.2 House wife, resident of  
121/2, Railway Colony, Adityapur, P.S. Adityapur, District-







झारखण्ड JHARKHAND

A 045823

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Nitu Babha  
18/3/2015  
P. r. Beeth  
18/3/2015

Seraikella Kharsawan, Jharkhand, hereinafter called the Purchasers of the 2nd. part.

PAN & UID of No.1- AWFPK6198J, UID-3906 3781 9761

PAN & UID of No.2- CASPDO734N. UID-8770 1501 6631.

Whereas, the land morefully described in the schedule below situated at Mouza-Asangi, ANAC, Ward No.14(O)/22(N), P.S. Adityapur, Thana no.131, Khata no.220, Plot no.2624 with some other plots stands recorded in the name of Akhir Gour alongwith other Co-Sharers during the current Municipal Survey settlement operation.

And whereas, the recorded tenant namely Akhir Gour has been amicable partitioned the land of Khata no.220 with other Co-sharers in a family arrangement and after an amicable





झारखण्ड JHARKHAND

B 012794

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Nitu Prabha  
18/3/2015  
P. a. Pradhan.  
18/3/2015

partitioned, the schedule below land has been felled to the separate share of present seller.

And whereas, the present seller is the absolute and lawful owner of the schedule below land and has been in exclusive peaceful physical possession over the same without any let or hindrance from any corner whatsoever.

And whereas, the said seller has appointed his legal lawful attorney to (1) Smt. Nitu Prabha W/o Shri Ashok Kumar and (2) Sri Parmanand Pradhan S/o Shri Laxmi Narayan Pradhan vide G.P.A. No. IV-23, dated-16.03.2015, registered at D.S.R.O. Seraikella to do all the acts, things etc. on his behalf.

And whereas, the said seller being 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





झारखण्ड JHARKHAND

C 125223

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Nitu Prabhakar  
18/3/2015  
P. v. Prabhakar  
18/3/2015

Rs. 7,00,000/-only and the said purchasers 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. 7,00,000/-only paid by the said purchasers 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 purchasers, their heirs, executors, administrators and assigns all that land and property morefully described in the schedule below.

And that the said purchasers shall hereafter peaceably hold, use and enjoy the same as their own without any hindrance, interruption,







झारखण्ड JHARKHAND

C 125224

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Nidu Prabha  
18/3/2015  
P. Prabhakar  
18/3/2015

claim or demand by or from the seller or any other person whomsoever from first above noted day and the year and the said purchasers shall hereafter mutate the schedule land in their names and obtain rent receipt.

And that the said property is free from Anabad Jharkhand sarkar, Anabad Sarbasadharan, Pujasthal, Sairat, Kabrasthan, Mandir, Masjid, Banbhumi etc. and the said land has not comes U/s. 46(1) Proviso 'b' & 'A'.

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







झारखण्ड JHARKHAND

C 125225

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SCHEDULE

Nitu Babha  
18/3/2015  
P. r. Brahma  
18/3/2015

Mouza- Asangi, ANAC, Ward No. 14(O)/22(N), P. S. 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>
Old- 187	Old-723	Homestead	2000 Sq. ft.
New- 220	New-2624(P)	Land.	i. e. 4.59 Decimals.

Bounded by

North: Plot no. 2624(P).

South: Plot no. 2624(P).

East : 20ft. wide Road.

West : Plot no. 2625.

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

Nitu Prabha  
18/3/2015

P. V. Prasad  
18/3/2015

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Identifier/

witness no.1

Ashok kumar  
S/O, Shri Arjun Roy  
CF-51, NIT Campus,  
Adityapur, Seranikelakhorsonna

witness no.2

Gauranga Bonik

S/O Baktobonik

Chakkalia  
Amlagara

Readover and explained the contents to the  
executants who after admitting the contents to  
be true put their hands in my presence.

Kaifat-

In page no.2 ,Line no.15  
the word 'by Caste' is retyped.

Antu Sundi

ANTU SUNDI  
Deed Writer, Seraikolla  
Licence No. - 30/1997

18/3/15

Nitu Prabha  
18/3/15





Nitu Babbar  
18/3/15

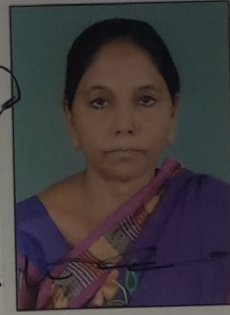
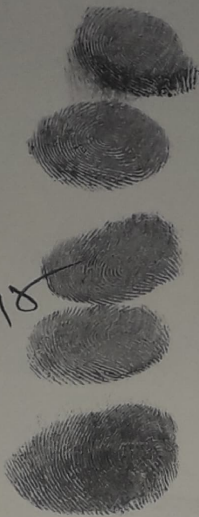
P. Babbar  
18/3/15



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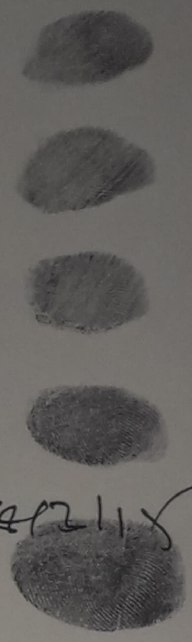
Mahesh Kumar  
18.3.2015



*Handwritten signature*

*Handwritten signature*

Pancha Devi  
18-3-2015



Signature, photo and left hand  
finger print of the purchasers.



*Handwritten signature*

*Handwritten signature*

Ashok Kumar  
18/3/2015

*Handwritten signature*

Photo, Signature of  
Identifier

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

Typed by

*Handwritten signature*  
18/3/15

*Handwritten signature*

ANTU SUNDI  
Deed Writer, Soraikotta  
Licence No. - 30/1997

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18/3/15



NAC ADITYAPUR  
 WARD NO. - 14 SHEET NO. -  
 REV. THANA - SERAIKELA  
 DIST. - SINGHBHUM  
 SCALE - 1cm = 10 meter  
 YEAR - 1976 - 77

- 10 -

Nitu Prabha (Nitu Prabha)  
 W/O Ashok Kumar, C/O NIT CAMPUS,  
 ADITYAPUR-2, NIT, Seraikela, Jharkhand - 831013  
 Your Aadhaar No/ Your Aadhaar ID:  
**5473 3930 7793**



Aadhaar - Aam Aadmi ka Adhikar  
 1947 1900 300 1947  
 help@uidai.gov.in

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



Nitu Prabha  
 DOB: 14/06/1979  
 Female / FEMALE



BUYER Address:  
 W/O Ashok Kumar, C/O NIT,  
**MAHESH KUMAR**  
 CANCER, NIT CAMPUS, SERAIKELA,  
 Seraikela, Jharkhand - 831013  
*Late*

PANCHA DEVI  
 W/o, Shri RAMA SHANKAR KAHAR  
*Late*

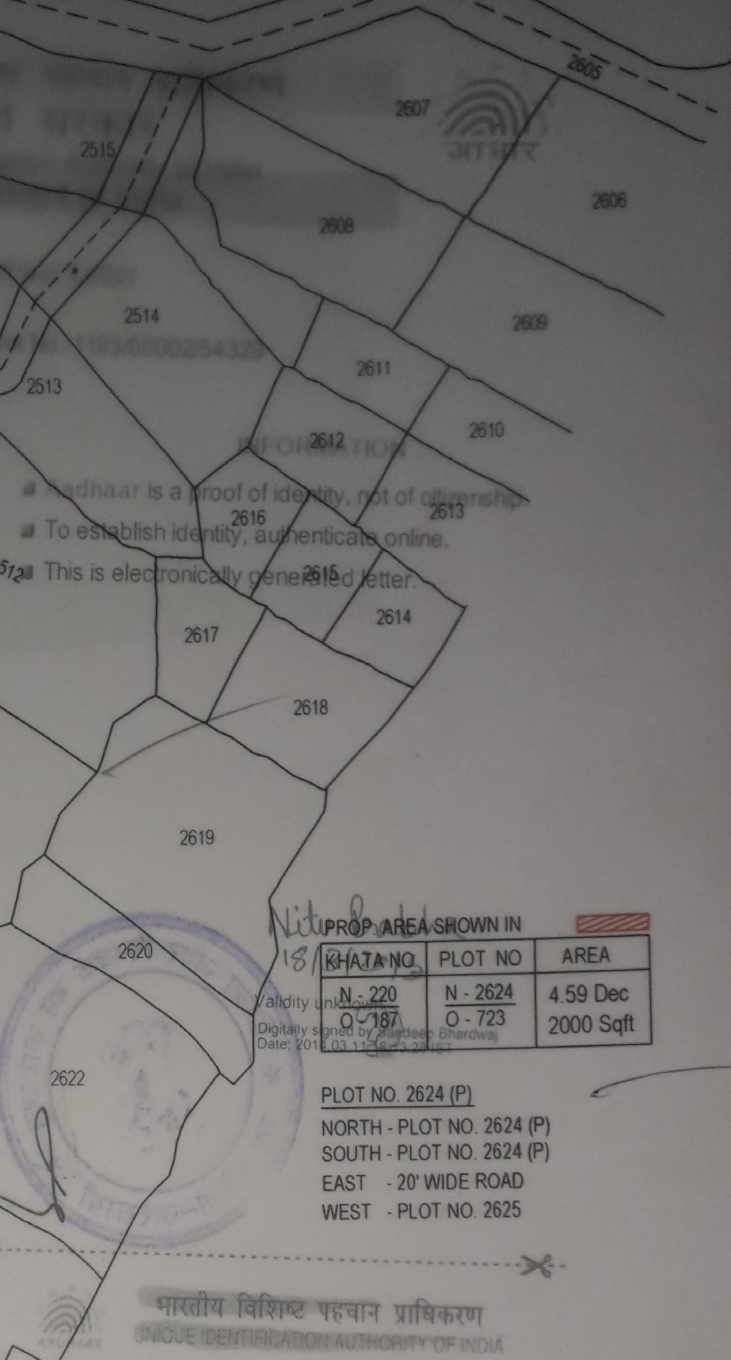
SELLER :-  
 NITU PRABHA  
 W/o, Shri ASHOK KUMAR

5473 3930 7793  
 Aadhaar - Aam Aadmi ka Adhikar

5473 3930 7793  
 PARMANAND PRADHAN  
 S/o, Shri LAXMI NARAYAN PRADHAN

*Aozra*

Nitu Prabha  
 18/3/2015  
*P. Pradhan*  
 18/3/2015



*Nitu Prabha* PROP. AREA SHOWN IN

18/ KHATA NO	PLOT NO	AREA
N - 220	N - 2624	4.59 Dec
O - 187	O - 723	2000 Sqft

Validity unknown  
 Digitally signed by Ashdeep Bhardwaj  
 Date: 2015.03.11 15:23:51

PLOT NO. 2624 (P)  
 NORTH - PLOT NO. 2624 (P)  
 SOUTH - PLOT NO. 2624 (P)  
 EAST - 20' WIDE ROAD  
 WEST - PLOT NO. 2625

भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA





निबंधन विभाग, झारखंड  
सरायकेला  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 18/03/2015 14:06:42

Document No: 12	Document Type	Sale Deed	Presenter	Nitu Prabha	Date of Entry	18/03/2015	
Presenter Name & Address	Cf-51 N.I.T Campus Adityapur	918000	DOE	Stamp Value	36800	Total Pages	44
Stampable Doc. Value	918000	Special Type	Serial No.	0	CNO/PNO	Book	1
Document/Transaction Value	918000	Remarks / Other Details	Old Serial No.	/	App. ID	e-Stamp Cert. No.	
Property Details:	Old Ward No-14						

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	220(N)	2624			U_RES	4.59 Decimal	917816.4
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	187(O)	723			U_RES	0 Decimal	0

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Akhil Pradhan @ Akhir Gour	Late Lepa Pradhan @ Labho Gour	Cul	General			Asangi, Ps-R.I.T
2	Power Holder	Nitu Prabha	W/O Ashok Kumar	Bus	General	Aqrpp3911a	547339307793	Cf-51 N.I.T Campus Adityapur
3	Power Holder	Parmanand Pradhan	Laxmi Narayan Pradhan	Bus	General	Amspp8050d	752814440822	Asangi, Ps-R.I.T
4	VENDEE	Mahesh Kumar	Late Rama Shankar Kahar	Service	General	Awfpk6198j	390637819761	121/2 Railway Colony Adityapur, Ps-Adityapur
5	VENDEE	Pancha Devi	W/O Late Rama Shankar Kahar	H W	General	Caspsd0734n	877015016631	121/2 Railway Colony Adityapur, Ps-Adityapur
6	Identifier	Ashok Kumar	Arjun Roy	Service	General			Cf-51 N.I.T Campus Adityapur

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	PR	0.94	0.00	0.94
3	SA1	27,540.00	275.40	27,815.40
4	SP	660.00	0.00	660.00
Total		28,203.44	275.40	28,478.84

Nitu Prabha

उपरोक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

*Nitu Prabha*  
दस्तावेज लेखक का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

*Ashok Kumar*  
प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपरोक्त नीतू प्रभा, परमानन्द प्रधान ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसका अशोक कुमार पिता अर्जुन राम ने की।  
पहले अशोक कुमार पेशा नीतू ने की।  
निबंधन N.I.T - Campas, आदित्यपुर निबंधन पदाधिकारी का हस्ताक्षर






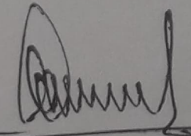
निबंधन विभाग, झारखंड  
सरायकेला

Token No.12 Token Date: 18/03/2015 14:06:42  
Serial/Deed No./Year :1053/1029/2015  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Akhil Pradhan @ Akhir Gour</b> Father/Husband Name:Late Lepa Pradhan @ Labho Gour (VENDOR) Asangi, Ps-R.I.T		
2	<b>Nitu Prabha</b> Father/Husband Name:W/O Ashok Kumar (Power Holder) Cf-51 N.I.T Campus Adityapur		
3	<b>Parmanand Pradhan</b> Father/Husband Name:Laxmi Narayan Pradhan (Power Holder) Asangi, Ps-R.I.T		
4	<b>Mahesh Kumar</b> Father/Husband Name:Late Rama Shankar Kahar (VENDEE) 121/2 Railway Colony Adityapur, Ps-Adityapur		
5	<b>Pancha Devi</b> Father/Husband Name:W/O Late Rama Shankar Kahar (VENDEE) 121/2 Railway Colony Adityapur, Ps-Adityapur		
6	<b>Ashok Kumar</b> Father/Husband Name:Arjun Roy (Identifier) Cf-51 N.I.T Campus Adityapur		

Book No. ..... I  
Volume ..... 54  
Page ..... 421 To ..... 464  
Deed No ..... 1053/1029  
Year ..... 2015  
Date ..... 18/03/2015 14:36:53

  
Registering Officer

  
Signature of Operator