

2910

2718

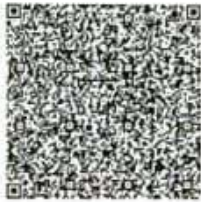


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH20531245300521R  
 Certificate Issued Date : 21-Aug-2019 02:11 PM  
 Account Reference : GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK  
 Unique Doc. Reference : SUBIN-JHJHSROGV0728053233750129R  
 Purchased by : SMT SEEMA  
 Description of Document : Article 23 Conveyance  
 Property Description : SALE DEED  
 Consideration Price (Rs.) : 7,00,000  
 (Seven Lakh only)  
 First Party : SANTOSH KUMAR SAHU  
 Second Party : SEEMA  
 Stamp Duty Paid By : SEEMA  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



-----Please write or type below this line-----



Santosh Kumar Sahu  
21/8/19

**SALE DEED**

GOVT. VALUE Rs. 11,82,000/-  
Valued at Rs. 7,00,000/-only

THIS DEED OF SALE IS MADE ON THIS THE 21<sup>ST</sup> DAY OF AUGUST  
2019 AT SERAIKELLA; BETWEEN:-

SR 0003535706

**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.

2910 Sale Value 11,32,000/- Stamp 100/- Adityapur 2768.

महाराष्ट्र राज्य अधिपत्रिका, सं. 499 एवं 500 दि. 19.06.2019 के आदेश के अंतर्गत निम्न माली है।  
26/8/19

2

मुल्यांकन शुल्क जांच किया  
दस्तावेज जांच में नहीं पाया  
26/8/19

यह दस्तावेज कानून के अंतर्गत  
जांच के लिए प्रेषित जाति  
C.N.I. के अंतर्गत 461(B) के  
अन्तर्गत नहीं है।  
26/8/19

दस्तावेज  
प्रतिबंधित हुआ है  
जांचकर्ता  
26/8/19



Om Prakash Tiwary  
ADVOCATE

Santosh Kumar Sahu  
26/8/19



नियम-21 के अधीन ग्राह्य  
भारतीय स्टाम्प अधिनियम  
(इण्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 या 1 (क) से  
अधीन यथावत स्टाम्प या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अपेक्षित नहीं

**SANTOSH KUMAR SAHU**, son of Late Sridev Sahu, Grandson of Nand Lal Sahu, by caste Teli, by faith Hindu, by nationality Indian, by occupation Service, resident of Prathmik Swasthya Kendra, Gamharia, P.O. Gamharia, P.S. Adityapur, District Seraikella-Kharswan, State of Jharkhand, PIN No.832108, hereinafter referred to as the SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, administrators, nominees, and assigns) of the ONE PART (PAN : AEQPS4413P & UID No. 8979 8429 1924);

Feekad  
S. S. - 0. 10  
S. S. - 250  
Prakash 29/11/19

26/8/19

Santosh Kumar  
26/5/19**IN FAVOUR OF**

**SEEMA**, wife of Sri Dayanand Singh, Granddaughter of Radha Singh, by caste Chandravanshi Khatriya, by faith Hindu, by occupation housewife, by nationality Indian, resident of Qr. No. T/64 A, Railway Colony, Stadium, Lahartara, P.S. Lahartara, Town Varanasi, Dist Varanasi, State Uttar Pradesh- 221002, hereinafter referred to as the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, legal representatives, administrators, nominees, executors and assigns) of the OTHER PART, (PAN: BYGPS0446B & UID No. 4144 8504 6325);

**NATURE OF DEED:****SALE DEED**

**CONSIDERATION AMOUNT:** Rs.7,00,000/- (Rupees Seven Lakhs only).

**WHEREAS**, the Seller is the absolute, lawful and bonafide owner of ALL THAT piece and parcel of raiyati homestead land described in the schedule below, which he purchased against the valuable consideration from its former owner Diwakar, son of Sri Rajendra Modi, by virtue of registered Sale Deed No.907, (Sl. No.927), dated 04.03.2013 registered at District Sub-Registry Office, Seraikella, completed on the same date, and came in peaceful possession of the same;

**AND WHEREAS** while in possession present seller got the said property mutated in his own name vide order passed in

Santosh Kumar  
28/8/19

Mutation Case No.347/2013-14, by C.O., Gamharia on 07.07.2013, and he has been in exclusive possession over the said land and exercising all acts of ownership thereto as its lawful owner in the eye of law, without any interruption or objection or impediment by and from any corner, and on payment of upto date ground rent, in respect of the said property to the Superior landlord through the office of learned C.O. at Jamshedpur; .

**AND WHEREAS** the seller has applied and obtained Holding No.0150001792000M0, Ward No.15, from the office of Adityapur Municipal Corporation, in respect of his schedule below land.

**AND WHEREAS** the seller being in need of money to meet up his expense and liabilities has proposed to sell the aforesaid land more fully described in the schedule hereunder written to the purchaser for a total consideration amount of Rs.7,00,000/- (Rupees Seven lakhs) only to the purchaser and on verification and perused all relevant records, Sale deed, satisfied ground rent receipt, holding No.etc and having fully satisfied with those papers and documents, the purchaser has agreed to purchase the same for the said sum of Rs.7,00,000/- (Rupees Seven lakhs) only.

**AND WHEREAS** the seller has agreed to execute a sale deed in favour of the purchaser with respect to the schedule below landed property on the following terms and conditions as mentioned below.

**NOW THIS DEED OF SALE WITNESSETH:**

1. That in pursuance of the above agreement and in consideration amount of Rs.7,00,000/- (Rupees Seven lakhs) only

Santosh K. G. S.  
26/8/19

paid by the PURCHASER to the SELLER in the manner described in the MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledge, accept and admit, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and disposed of the said immovable property more specifically described in the schedule hereunder written to the PURCHASER, the SELLER by these presents do hereby sale, convey, transfer and assign unto the PURCHASER ALL THAT said immovable property together with all right, title, interest, claim, privilege, advantages TO HAVE AND TO HOLD the same without any interference or objection or disturbance by and from the SELLER and/ or person/s claiming through and/ or under and/or intrust of him.

2. That the purchaser will hold, and possess the said schedule below land, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others, Hence onwards the SELLER is completely divested of all his interest, right, claim, and/ or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.

3. That the SELLER, on receipts of full consideration amount from the purchaser herein, delivers free and peaceful vacant possession of the said immovable property and all relevant documents, papers, etc. in respect of the said immovable property, to the purchaser.

4. That the purchaser out of his own funds and/ or through the financial source of others and/ or any financial institution

SANJOSH KUMAR Saha  
26/8/19

including bank etc. shall construct house, install deep boring other water source, electricity etc. over the said plot of land and will hold, enjoy and possess the same as its as **LAWFUL OWNER** in the eye of law without any disturbance or concern by and from the **SELLER OR OTHERS**. Hence onwards the **SELLER** is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.

5. That the **SELLER** hereby represents and covenants that:

i) he is true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner sharer in this property, except him.

ii) prior to execution of this deed of sale, the **SELLER** has not sold or transferred or delivered or assigned or mortgaged the said land to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings, attachment, acquisition or requisition etc.

iii). the above or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.

iv). The purchaser will be at liberty to get the property described in the schedule below mutated in her name, in the records of the Superior landlord the State of Jharkhand, through C.O., Gamharia, and pay ground rents and other taxes in her own name, to the authority concern.

v). hence onwards the purchaser will hold, enjoy and possess the said land as its sole and absolute owner with full powers to convey, transfer, gift, mortgage or assign the same and/or otherwise in any manner he likes and she will be at liberty to change the nature of land from homestead to commercial or otherwise through the appropriate office or Authority concerned, and use the same accordingly as he will deem fit and proper.

vi). The SELLER further assure the purchaser to sign and execute any further papers, no-objection, documents etc. at the cost of the purchaser, that may be necessary and/or deem to be required for mutating the said immovable property in her name in the records of the Superior landlord and for her peaceful possession forever.

vii). In case the purchaser suffers any loss or damage and/ or dispossess from the premises due to defect in title on the SELLER, the SELLER in such circumstances shall be liable to compensate the purchaser for such loss.

viii). All the previous Sale Deed and other relating documents to the property described in the schedule below, has/ have been handed over the SELLER to the purchaser and the documents annexed herewith and/ or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties hereto by themselves personally as well as through expert, and in the event of any wrongful activities and/ or other disputes they will be held liable for the same, and they will not question with the Advocate and/ or District Sub- Registry office, for any irregularity.

Santos & Kamesh  
26/8/19

6. That the property hereby sold not comes within the provision of Sec. 46 (1-B) of the C.N.T. Act, 1908.

**SCHEDULE**

(Description of the property hereby transferred)

ALL THAT piece and parcel of raiyati homestead vacant land measuring 2.5 Decimals, being in Old Survey Khata No.157, Old Plot No.18, under New Khata No.148, New Plot No.676, Mouza Dindli, P.S. Adityapur, Thana No.128, Ward No.15, Adityapur Municipal Corporation, Block Gamharia, District Sub- Registry Office at Seraikella, District- Seraikella-Kharswan, State Jharkhand, which is bounded and butted as follows:

North : Brindaban Mahato;  
 South : Ram Dana Devi;  
 East : Rasta then Brindaban Mahato;  
 West : Hardeo Singh;

NOTE : The land aforementioned is shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed.

ANNUAL Ground rent is payable to the landlord, the state of Jharkhand, through the C.O. Gamharia.



Santosh Kumar  
26/8/19MEMO OF CONSIDERATION

The purchaser paid the said consideration amount of Rs.7,00,000/- (Rupees Seven lakhs) only to the sellers named within in the following manner :-

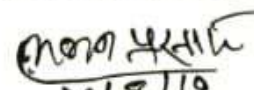

<u>Cheque No.</u>	<u>Drawn On</u>	<u>Dated</u>	<u>Amount</u>
006092	Bank of India	29.04.2019	5,00,000/-
006093	Bank of India	04.06.2019	2,00,000/-
<u>Total :</u>			<u>7,00,000/-</u>

IN WITNESS WHEREAS, the SELLER has set his hand on this deed of sale, on the day, month and year first above written.

The PURCHASER has subscribed his signature and agreed to comply, honour and abide by all terms of this Sale Deed.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other..

WITNESSES:-

1.  Late Khaderan Ram  
26/8/19  
Qo. NO. 25/2-1, Road NO. 21, Adityapur-I.  
Serai Kela - Kharsawan. Jharkhand
2.  Manish Prasad, s/o Hari Mangal Prasad.  
26/8/19  
Qo. No - 25/2-1, Road no 21, Adityapur - I,  
Serai Kela - Kharsawan, Jharkhand.

Santosh Kumar  
26/8/19

Drafted, read over and explained the contents of this deed to the SELLER who admits the same to be true and correct.

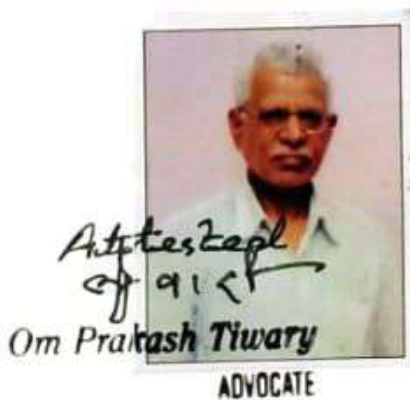
*[Signature]*  
Advocate  
26/8/19



26/8/19



(PURCHASER)  
Signature of Purchaser with  
Photograph and fingers prints



26/8/19

Signature of Identifier with  
Photograph

Certified that the fingers prints of the left hand of each person/s, whose Photograph/s is/are affixed in this documents, have been obtained by me or before me"

Printed through Computer

*[Signature]*  
Advocate  
26/8/19

Property Id:178005

Fee Rule:Sale Deed

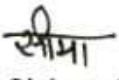
1	PR	1
2	LL	3
3	A1	33,936
Total		33,940

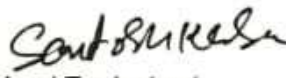
Sr.No.	Exemption Detail	Amount
	Female Exemption	
1	Stamp Duty	45247
2	A1	33936





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  
26/8/19

  
Vendee / Claimant  
26/8/19

  
Vendor / Executant  
26/8/19

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>SANTOSH KUMAR SAHU</b> <b>Address1 - PRATHMIK</b> SWASTHYA KENDRA, GAMHARIA, PO GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, <b>Address2</b> - , , , Jharkhand <b>PAN No.:</b> AEQPS4413P, <b>Permission</b> <b>Case No.-</b>	Yes	Santosh Kumar Sahu <b>Address:-</b> , , Prathmik Swasthya Kendra, Gamharia, Po. Gamharia Thana- Adityapur, Gamharia, , Seraikela- kharsawan, 832108, , Jharkhand, India		SELLER <b>Age:44</b>			<i>Santosh Kumar Sahu</i> <i>26.8.19</i>
2	<b>SEEMA</b> <b>Address1 - QR.NO T/64</b> A, RAILWAY COLONY, STADIUM , LAHARTARA, PS LAHARTARA TOWN VARANASI, DIST VARANASI, STATE UTTAR PRADESH, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> BYGPS0446B, <b>Permission</b> <b>Case No.-</b>	Yes	Seema <b>Address:-</b> T/64 A, Stadium, Railway Colony, Lahartara, Varanasi, , Varanasi, 221002, , Uttar Pradesh, India		PURCHASER <b>Age:51</b>			<i>Seema</i> <i>26/8/19</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

Token No.: 20190000068750

## CERTIFICATE

### Office of the SRO - Saraikela

This **Sale Deed** was presented before the registering officer on date **26-Aug-2019** by **SANTOSH KUMAR SAHU**, S/O, D/O, W/O **LATE SRIDEV SAHU** resident of PRATHMIK SWASTHYA KENDRA, GAMHARIA, PO GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN ,

This deed was registered as Document No:- **2019/SAR/2910/BK1/2768** in Book No :- **BK1**, Volume No :- 357 from Page No :- 255 to 322 at, office of **SRO - Saraikela**

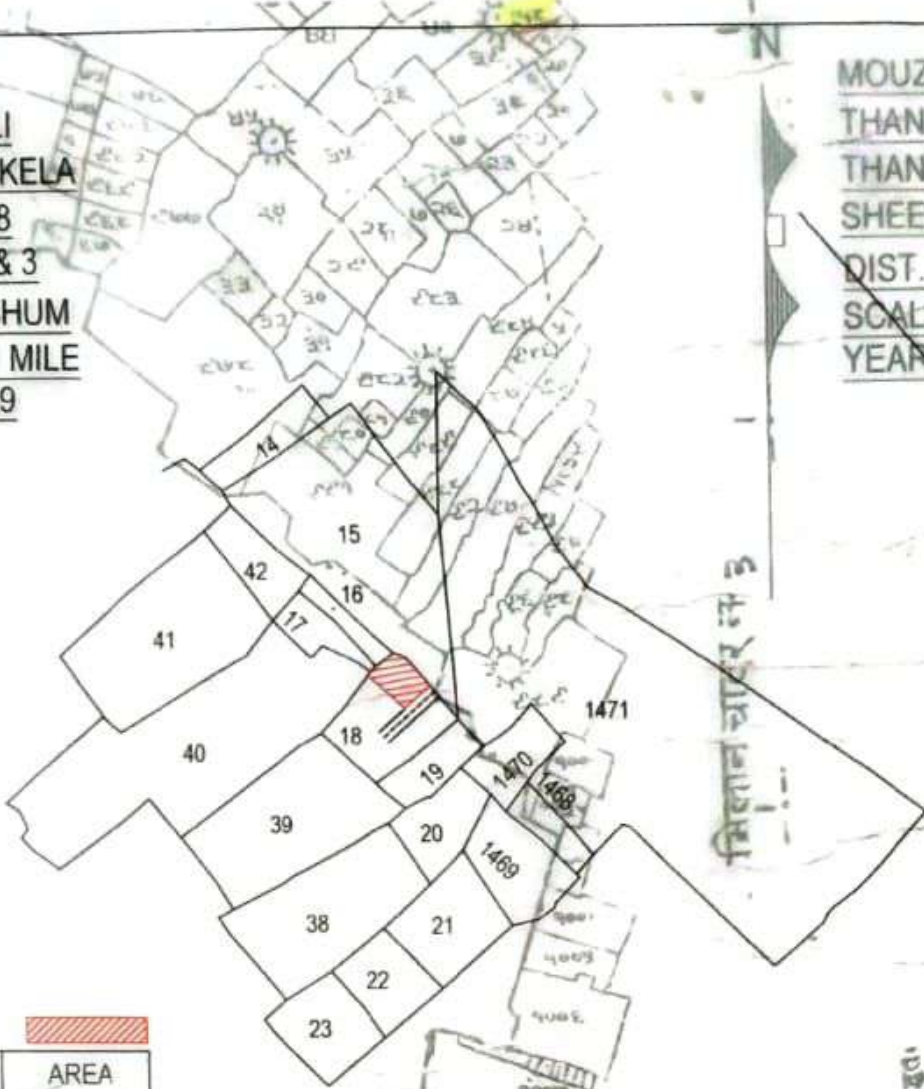
Date:- **26-Aug-2019**

Registering Officer



MOUZA - DINDLI  
THANA - SERAIKELA  
THANA NO - 128  
SHEET NO. - 1 & 3  
DIST. - SINGHBHUM  
SCALE - 32" = 1 MILE  
YEAR - 1958 - 59

MOUZA - DINDLI  
THANA - SERAIKELA  
THANA NO - 128  
SHEET NO - 2  
DIST. - SINGHBHUM  
SCALE - 16" = 1 MILE  
YEAR - 1958 - 59

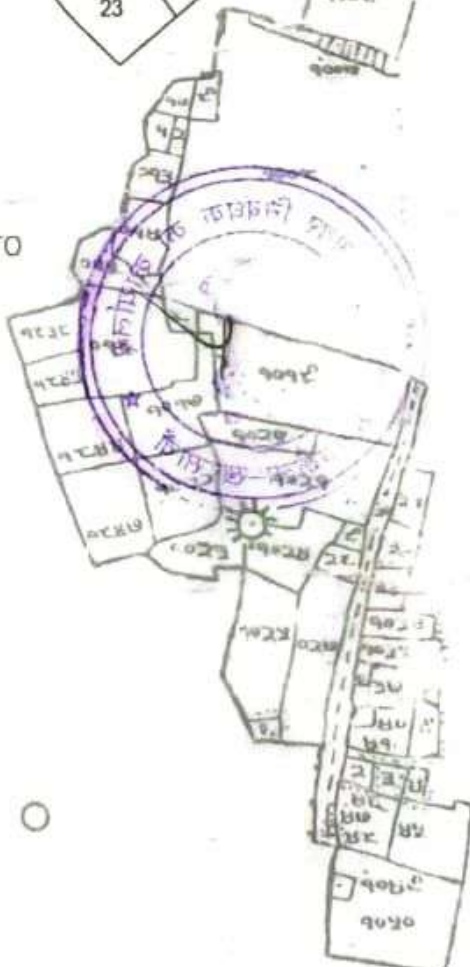


AREA SHOWN IN




KHATA NO	PLOT NO	AREA
O - 157	O - 18 (P)	1184 Sq. ft.
N - 148	N - 676 (P)	2.72 Dec

NORTH - BRINDABAN MAHATO  
 SOUTH - RAM DANA DEVI  
 EAST - RASTA THEN BRINDABAN MAHATO  
 WEST - HARDEO SINGH



601/187  
 26/87  
 28/87

Santosa K. G. Lal  
 Santosh K. Lal  
 26/87  
 28/87

  
**Santosh K. Lal**  
 Amin  
 Reg. No. - 4480/2014



## Pre Registration Docket

Date :- 26-08-2019 03:35 pm

Office Name :- SRO - Saraikela

Token No:- 20190000068750

Appoinment :- 26-Aug-2019 Time:- 10:55

Article	Sale Deed
Pre Registration Date	25-Aug-2019
No. Of Pages	34
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 1,024.

Property Id: 178005

Valuation No. : 234002 / 2019	:- 2019-2020	User Id : 70	Date : 26-August-2019 15:44:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 15	
Adityapur Ward No. 15 Village Code 128 - Other Road			
Volume Number - 12			
Page Number - 25			
Holding Number - 0150001792000M0			
Khata Number - OLD157			
Plot Number - OLD18			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
<b>Property Details</b>			
1	Land area	2.50 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.5 x 452470=1131175	₹11,31,175/-
A	Total		₹11,31,175/-
Note : Final Valuation is Rounded to Next 100/-			

SP	1020	1020	0	GRAS	SANTOSHKUMARSAHU	GRN Number : 1901993419 DEPT Transaction Id : 550ad3fadd922a235c41 Transaction Type :	1020
A1	0	0	0				
LL	3	3	0	GRAS	SANTOSHKUMARSAHU	GRN Number : 1901993419 DEPT Transaction Id : 550ad3fadd922a235c41 Transaction Type :	3
Sub Total	1025	1124	-99				

Article : Sale Deed Number of Pages : 68

Exemption Fee Rule	Fee Exemption
Female Exemption	45247 /-
Female Exemption	33936 /-

  
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 :- 20190000068750

Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1131175/- ,Transaction Amount :- Rs.700000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 15 Location :- Other Road, Adityapur Ward No. 15 Village Code 128 Property Boundaries - East: RASTA THEN BRINDABAN MAHATO, West: HARDEO SINGH, South: RAM DANA DEVI, North: BRINDABAN MAHATO Volume Number - 12Page Number - 25Holding Number - 0150001792000M0Khata Number - OLD157Plot Number - OLD18 Area Of Land :- 2.50 Decimal

Sh./Smt. SANTOSH KUMAR SAHU s/o/d/o/w/o LATE SRIDEV SAHU has presented the document for registration in this office

today dated :- 26-Aug-2019 Day :- Monday Time :- 16:12:17 PM



SANTOSH KUMAR SAHU(Individual)

Party Name	Document Type	Document Number
SANTOSH KUMAR SAHU	PAN/UID	AEQPS4413P



# Document Registration Summary 1

Date :-26-Aug-2019

- Government/Market Value: ₹1131200/-
- Transaction Amount: ₹7000000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 194570

Receipt Date : 26-08-2019

Presenter Name: -

On Date 26-08-2019 Presented at SRO - Saraikela

Signature of Presenter

*Santosh Kumar Sahu*

SRO - Saraikela 26/8/19

PR	₹1
SP	₹1020
LL	₹3
Stamp Duty	₹100

Total ₹1124

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	100	-99	E-STAMP	SMT SEEMA	Certificate Number : IN-JH20531245300521R	100
PR	1	1	0	GRAS	SANTOSHKUMARSAHU	GRN Number : 1901993419 DEPT Transaction Id : 550ad3fadd922a235c41 Transaction Type :	1



## Payment Gate Way Response

**Transaction Success!**

Name	SANTOSHKUMARSAHU
Token No	20190000068750
Amount	1024
Transaction ID	550ad3fadd922a235c41
GRN	1901993419
CIN	10002162019082604662
Time	2019-08-26

Print

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)  
Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of  
Jharkhand  
43 : 23

Please wait...!!!

Help Desk:- [helpdesk.ngdrs@nic.in](mailto:helpdesk.ngdrs@nic.in) Version:- 1.0

Santosh Kumar  
26/8/19

**LALAN PRASAD**S/o-D/o **KHADERAN RAM****Address1** - QR.NO 25/2-1, ROAD NO 21, ADITYAPUR, PO AND PS  
ADITYAPUR, DIST SERAIKELLA KHARSAWAN, **Address2** -

, , , Jharkhand

**PAN No.:**MANISH PRASAD  
26.8.19**Witness:**

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>MANISH PRASAD</b> <b>Address1</b> - 25/2-1, ROAD NO 21, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, <b>Address2</b> - , , , Jharkhand			 26.8.19

Signature of Operator

  
26/8/19

Seal and Signature of Registering Officer

जिला अवर निबधक  
सरायकेला-खरसावाँ

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( **SANTOSH KUMAR SAHU**), has/have admitted the execution before me. He/ She/ They has /  
have been identified by (**LALAN PRASAD**) Son/Daughter/Wife of (**KHADERAN RAM**) resident of (**QR.NO 25/2-1,**  
**ROAD NO 21, ADITYAPUR, PO AND PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN**) and by occupation (**Ex-**  
**Serviceman**).  
26/8/19

Signature of Registering Officer

Date:- 26-Aug-2019

  
26/8/19

Seal and Signature of Registering Officer

जिला अवर निबधक  
सरायकेला-खरसावाँ