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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cca3a67403936349e509

Receipt Date : 29-Jul-2021 08:37:40 am

Receipt Amount : 64800/-

Amount In Words : Sixty Four Thousands Eight Hundred Rupees Only

Token Number : 20210000076901

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : MADHU KUMARI (Vendee)

GRN Number : 2106694311



-: For Office Use :-



मधु कुमारी
30/7/21

51888543

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।

मधु कुमारी
29.07.2021

State Value 16,20,000/- Stamp Rs. 800/- Adampur

मुल्यांकन सूची से जांच किया गया

दस्तावेज जांच एवं सही पाया गया

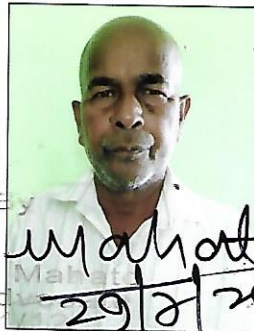
उपस्थापित नमूनेज में लेख्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में बर्णित भूमि प्रतिबंधित सूची से है

30/7/2021

जांचकर्ता

जांचकर्ता 30/7/21



Attested By Ramdhan Malhotra 29/7/2021



मिर्कू प्रधान 29.07.2021

29.07.2021

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

.....2021...निबंधन पदाधिकारी

Feeland

48600/- Stamp 250/- 29/7/21

:- 2 :-

SALE DEED

GOVERNMENT VALUE AT RS.16,20,000/- ONLY.

Rupees:-Sixteen lakhs twenty thousand only.

CONSIDERATION AMOUNT OF RS.9,60,000/- ONLY.

Rupees:-Nine lakhs sixty thousand only.

This DEED OF SALE made this the " 29TH DAY OF JULY 2021" here at Seraikella by and between:-

Contd..3..

29.07.2024
[Handwritten signature]

-: 3 :-

MR. BHIKU PRADHAN (AGED ABOUT 70 YEARS), (**PAN** No.-**CGMPP3546E** and **AADHAAR** No.-**2126 4688 3556**), Son of **Late Satrugnan Pradhan alias Shatrughan Pradhan** and Grand Son of **Late Manohar Pradhan alias Manohar Gour**, by Faith-Hindu, by Caste-Gour (Gowala), Nationality-Indian, by Occupation-Service, resident of-16, Assangi Bich Tola, Near Durga Mandir, P.O.-Industrial Area Adityapur, P.S.-R.I.T. Adityapur, District-Seraikella-Kharsawan, in the State of Jharkhand, Pin Code-832109, here-in-after called the **FIRST PARTY/VENDOR/SELLER** (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 **ONE PART**.

IN FAVOUR OF

MRS. MADHU KUMARI (AGED ABOUT 39 YEARS), (**PAN** No.-**BLEPK7628A** and **AADHAAR** No.-**9398 1341 9726**), Wife of **Mr. Abhay Shankar Singh**, Daughter of **Late Rajniti Singh** and Grand Daughter of **Late Karndhari Singh**, by Faith-Hindu, by Caste-Rajput, Nationality-Indian, by Occupation-House wife, resident of Basdeopur, Munger, Bihar-811202, at present residing at Village-Asangi, P.O.-Adityapur Industrial Area, P.S.-R.I.T. Adityapur, District-Seraikella-Kharsawan, in the State of Jharkhand, Pin Code-832109, here-in-after called the **SECOND PARTY/VENDEE/PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

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PTA SUMIT
29.07.2021.

-: 4 :-

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

CONSIDERATION AMOUNT:-Rs.9,60,000/- (Rupees:-Nine lakhs sixty 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 Khata No.-294, Portion Plot No.-841, of Mouza-ASANGI, Thana-R.I.T. Adityapur, Thana No.-131, A.N.A.C. Old Ward No.-15, Corresponding to A.M.C. New Ward No.-22, District-Seraikella-Kharsawan, more fully described in schedule below:

AND WHEREAS, the land mentioned in the schedule below recorded under Khata No.-294, of Mouza-ASANGI, Thana-R.I.T, Adityapur, Thana No.-131, has been recorded in the name of "**SATRUGHAN GOUR** (now deceased, father name of present VENDOR), **SON OF MANOHAR GOUR**" and accordingly the survey Khatian was prepared which was finally in the year of 1961 and he hold and possessed the same as absolute owner thereof without any interruption from anybody till his life time and Rent has been realized in Volume No.-1, Page No.-294, mentioned in Register-II, Rent Receipt No.-**0780210272**:

AND WHEREAS, the said recorded raiyat namely "**SATRUGHAN GOUR** alias **SATRUGHAN PRADHAN** alias **SHATRUGHAN PRADHAN**" died leaving behind the Mr. Bhiku Pradhan (present VENDOR) and six other sons namely Mr. Rupan Pradhan, Mr. Samanta Pradhan, Mr. Makar Pradhan, Mr. Babu Lal Pradhan, Mr. Priyajan Pradhan and Mr. Kunwar Pradhan, as his sons legal heirs and successors and accordingly they inherited the share of _____ **Contd..5..**

29.07.2024

-: 5 :-

their deceased father namely "SATRUGHAN GOUR alias SATRUGHAN PRADHAN alias SHATRUGHAN PRADHAN" and came in physical possessions over the same and a oral partitioned established between the above named present VENDOR with his co-shares brothers namely Mr. Rupan Pradhan, Mr. Samanta Pradhan, Mr. Makar Pradhan, Mr. Babu Lal Pradhan, Mr. Priyajan Pradhan and Mr. Kunwar Pradhan, the land mentioned in schedule below along with other lands has fallen exclusive share of the present VENDOR and the present VENDOR hold and possesses the same without any interruption from anybody and having every right to transfer the same in any manner whatsoever he like:

AND WHEREAS, now being in urgent need of money the VENDOR has agreed with the VENDEE for ABSOLUTE SALE of the said landed property measuring an area-5.50 Decimals i.e. 2400 sq. ft., fully mentioned in the schedule below for a total consideration amount of Rs.9,60,000/- (Rupees:-Nine lakhs sixty thousand) only. and the VENDEE has also agreed to purchase the same at that price:

:NOW THIS SALE DEED WITNESSETH AS UNDER:

1. **THAT**, in pursuance of the above agreement and in consideration amount of Rs.9,60,000/- (Rupees:-Nine lakhs sixty 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 outright sale of the said immovable property more particularly described in the schedule here under written to the VENDEE, **Contd..6..**

29.07.2021.

-: 6 :-

the VENDOR by these presents does hereby sale, convey, transfer, deliver and assign unto the VENDEE, all that immovable property more fully described 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.

3. THAT, the VENDOR on receipt of full and final highest consideration amount of Rs.9,60,000/- (Rupees:-Nine lakhs sixty 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 her 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 she like.

5. THAT, the VENDEE shall be at liberty to get her name mutated in the superior landlord through the office of C.O. at GAMHARIA,

Contd..7..

Prakash Kumar
29.07.2021,

-: 7 :-

and shall pay the ground rent and other taxes in her 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, Masha, Hargadi, Graveyard,

Contd..8..

29.07.2021.

-: 8 :-

School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mahal.

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

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 A.M.C. New Ward No.-22, Khata No.-**294**, Portion of Plot No.-**841**, Kisim-Gora-II (present-U-Res.), measuring an area-**5.50** Decimals i.e. **2400** sq. ft., Holding No:-**0220000188000M0**.

BOUNDED AS:- NORTH-PLOT NO.-842. SOUTH-PORION OF PLOT NO:-841. EAST-20 FEET WIDE ROAD. WEST-PORION OF PLOT NO.-841.

Tracing Map is attached, and form part of this Sale Deed wherein Shattered part is sold area.

Govt. Land Value (U-Res. @ Rs.2,92,820/-Per Decimals)-Area-5.50 Decimals=**Rs.16,10,510.00**.

Annual Rent:-Rs.7.00 payable to the state through circle officer, GAMHARIA.

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

Ram dhan Mahato, Contd..9..
29/7/2021.

Handwritten signature and date: 29.07.2021.

:- 9 :-

WITNESSES:-

1.



Handwritten signature and date: 29.07.2021.

Md. Neaimudelin s/o Lata Jalil
H.No.- 411, Islam Nagar,
Jugsulei, Jamshedpur.
29.07.2021.

Attest
Ramdhan
Ad
E. No- 134

**PHOTO & SIGNATURE OF IDENTIFIER AS WELL AS
WITNESS NO.-1.**

2.

Lata Jay Mishra S/O Dasratan radn Mishra
P.O. Gramharja P.S. Adityapur
29.07.2021.

Handwritten signature and date: Ramdhan Mahato, 29/7/2021.

COMPUTER TYPED BY:-

Handwritten signature and date: 29.07.2021.

PURCHASER



Handwritten signature and date: 29.07.2021.



Attest
Ramdhan
Ad
E. No-

Certified that the fingers print of the left hand of each person whose photographs are affixed on the document have been taken by/obtained by/before me.

ADVOCATE.
Handwritten signature and date: Ramdhan Mahato, 29/7/2021.