

783

708



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 004c3fb7d2e39ade5a33

Receipt Date : 27-Feb-2023 11:45:43 am

Receipt Amount : 40000/-

Amount In Words : Forty Thousands Rupees Only

Token Number : 202300025507

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SATYA NARAYAN YADAV (Vendee)

GRN Number : 2315978907



ATTESTED

9 JUL 2023

HEMANT KUMAR

NOTARY Govt. of India

Civil Court, Jamshepur

E. Singhbhum, Jharkhand

For Office Use :-



(Handwritten Signature)



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।

(Handwritten Signature)



Manoj Kumar
27/02/2023



26/2/2023

ना. 26/2/2023 सचिव

पो. ~~...~~ जिला ~~...~~ संत

ला श्री ~~...~~ पु. 21/17

प्रा. ~~...~~ अतिरिक्त

प्रा. ~~...~~ अतिरिक्त

सं. ~~...~~

संस्थापक का हस्ताक्षर

...

Manoj Kumar



ATTESTED

27/2/2023

HEMANT KUMAR

NOTARY Public of India

District Court, Jamshedpur

2 Singhpur, Jharkhand

Mand Kumar
27/09/2023

-7-

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

S c h e d u l e

Mouza- Asangi, ANAC Ward no.15 (Old)/22 (New), P.S.-R.I.T.
Adityapur, Thanano.131, District Sub-Registry office
at Seraikella, District Seraikella Kharsawan;

<u>Khata no.</u>	<u>Plot no.</u>	<u>Kisim</u>	<u>Area</u>
246	1460	Purani Parti	3 decimals
		(At present home stead land)	(Three decimals)

Holding no.0220001545000M0

Bounded by

- North:-Rasta Nij
- South:-Plot no.1490
- East :-Plotno.1460(P)
- West :-Plot no.1460(P)

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



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E. Singhbhum, Jharkhand

Sale Value 10,00,000/- Stamp 40,000/- Adhyapur

मुल्यांकन सूचा स जल कय

दस्तावेज जाच

दस्तावेज की वर्णित भूमि प्रतिबंधित सूची से 072 है

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

Handwritten signature and date.



Handwritten text: Hemant Kumar, 27/02/2023

Handwritten initials and signature.

Handwritten signature: Hemant Kumar, 27/02/2023



नियम-21 के अधीन ग्राहय भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1999) की अनुसूची-1 या 1 (क) ... के अधीन यथावत स्टाम्प ... के स्टाम्प शुल्क ... के स्टाम्प शुल्क ... के

SALE DEED

Valued at Rs.10,00,000/-only (Rupees Ten Laos) only

This Deed of Sale made on this the 24th day of Feb. 2023 at Seraikella;

Between

ANAND KUMAR, S/o Late Shyamjee Thakur, by faith Hindu, Category-General (Non CNT, does not covered under CNT Act.1908) by occupation-Service, by nationality Indian, resident of Q.No.2K/17, Bariyatu Housing Colony, Bariyatu, Ranchi, P.S.-Ranchi District Ranchi, Jharkhand (Aadhar no.xxxx xxxx 8245 PAN-AHKPK7720Q), Represented through his duly

Handwritten notes: AGI - 30000/-, Stamp 3000, Date 12, 30000/-

ATTESTED Hemant Kumar, Notary Govt. of India, Civil Court, Jamshepur, E. Singhbhum, Jharkhand, 9 JUL 2023

Manoj Kumar
27/02/2023

-3-

constituted Attorney MANOJ KUMAR, S/o Sri Johar Pradhan, by faith Hindu, Category-General (Non CNT, does not covered under CNT Act.1908) by occupation-Business, by nationality Indian, resident of H.No.70, Asangi Near Hanuman Mandir, P.O.-R.I.T. Adityapur-2, P.S.-R.I.T. Adityapur, District-Seraikella Kharsawan, Jharkhand (Aadhar no. xxxx xxxx 1251 PAN-CPNPK0182H) vide G.P.A.No.IV-99, dated 07.07.21 registered at D.S.R.O.Seraikella, hereinafter called the Seller of the 1st part.

In favour of

SATYA NARAYAN YADAV, S/o Sita Yadav, by faith Hindu Category-General (Non CNT, does not covered under CNT Act.1908) by occupation-Service, by nationality Indian, resident of 0/39/8, Porter Kholi, P.O.-Chakradharpur P.S.-Chakradharpur, District-West Singhbhum, Jharkhand hereinafter called the Purchaser of the 2nd part. Aadhar no. xxxx xxxx 8272 PAN-ADZPY5774B.



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-4-

Whereas, the land situated at Mouza- Asangi, ANAC
Ward no.15 (Old)/22(N), P.S.-R.I.T. Adityapur, Thana no.131
Khata no.246 (Old)/327 (New), Plot no.1460 (Old)/1085 (New)
an area measuring 3.36 dec. has been purchased by the
said seller vide registered sale deed no.860, dated-
05.02.2011 registered at D.S.R.O. Seraikella and
Mutated the same in his name vide Mutation Case
No.565/11-12, which is recorded in Regd.-II, vol.-4
page-239 in the office of C.O. Gamharia and paid rent
thereof regularly.

And Whereas, the ssaid seller is the absolute and
lawful owner of the schedule below land and has been
in peaceful physical possession over the same.

And Whereas, the said seller has appointed his
legal lawful attorney to Manoj Kumar to do all the
acts, deeds and things etc on his behalf.



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19 JUL 2023

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-5-

And Whereas, the said seller being in 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 Rs.10,00,000/- only and the said purchaser 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.10,00,000/- only paid by the said purchaser 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 purchaser, his heir, executors administrators and assigns all that land and property morefully described in the schedule below.



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Mandir Kumar
27/02/2023

-6-

And that the said purchaser shall hereafter peaceably hold, use and enjoy the same as his own without any hindrance, interruption claim or demand by or from the seller or any other person whomsoever from first above noted day and the year and the said purchaser shall hereafter mutate the schedule land in his name and obtain rent receipt.

And that the said land is free from Anabad Jharkhand Sarkar, Anabad Sarbasadharan, Pujasthal, Sairat, Kabrasthan, Mandir, Masjid, Banbhumi etc. and the said seller does not violate the section 46(1) a & b of CNT Act. 1908 and this is not Govt. land and there is no violate the section 22(A) of Indian registration Act. 1908.

The Principal is still alive till now and the G.P.A.No.IV-99, dated 07.07.21 has not yet been revoked by the principal.

G.P.A.No.IV-99, total Area-3.36 dec.in plot no.1460
Previous sold-0.36 dec.
Today sold-3.00 dec.
Balance-Nil



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NOTARY Public of India
Civil Court, Jamshepur
E. Singhbhum, Jharkhand

Mamuj Kumar
27/09/2023

-8-

Identifier/Witnesses

1. Joges Pradhan S/o Abduf pradhan

At Assing



2. Subsi pradhan S/o Abduf pradhan
Anangi nichetola near Bagraibole
Yangin pot Assing

Readover and explained the contents to the
executant who after admitting the contents
to be true put his hand in my presence

ATTESTED

~~27~~ 9 JUL 2023

HEMANT KUMAR
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Civil Court, Jamshedpur
E. Singhbhum, Jharkhand

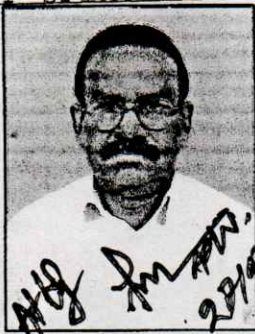
Mamuj Kumar
27/09/2023

Mangal Kumar
27/02/2023

-9-



Setya Narayan Yadav 27/02/2023
Signature, Photo and left hand
finger print of the purchaser



Jitendra Pradhan 27/02/2023
Signature, Photo of
Identifier

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27 JUL 2023

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NOTARY Govt. of India
Civil Court, Jamshedpur
E. Singhbhum, Jharkhand

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

Typed by

24/02/2023

27/02/2023

नाम ग्राम झासंगी चायरन-2

धानन-181

राजस्व ग्रामा सरायकेला

मंचल- आदित्यपुर

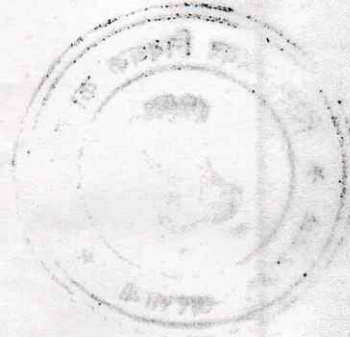
जिला- सिंहभूम

पैमाना- 16" = 1 मील

सन्- 1958-59

लाल रंग से यशधि गया

खालाना	प्लॉटनो	किस्म	रकबा	चौदही	उप-रास्ता निम्न
246	1460	पु. परती कर्मिक आवासीय	3.0	डीमल	पु. प्लॉटनो-1490 पु. प्लॉटनो-1460 का अंश पु. प्लॉटनो-1460 का अंश

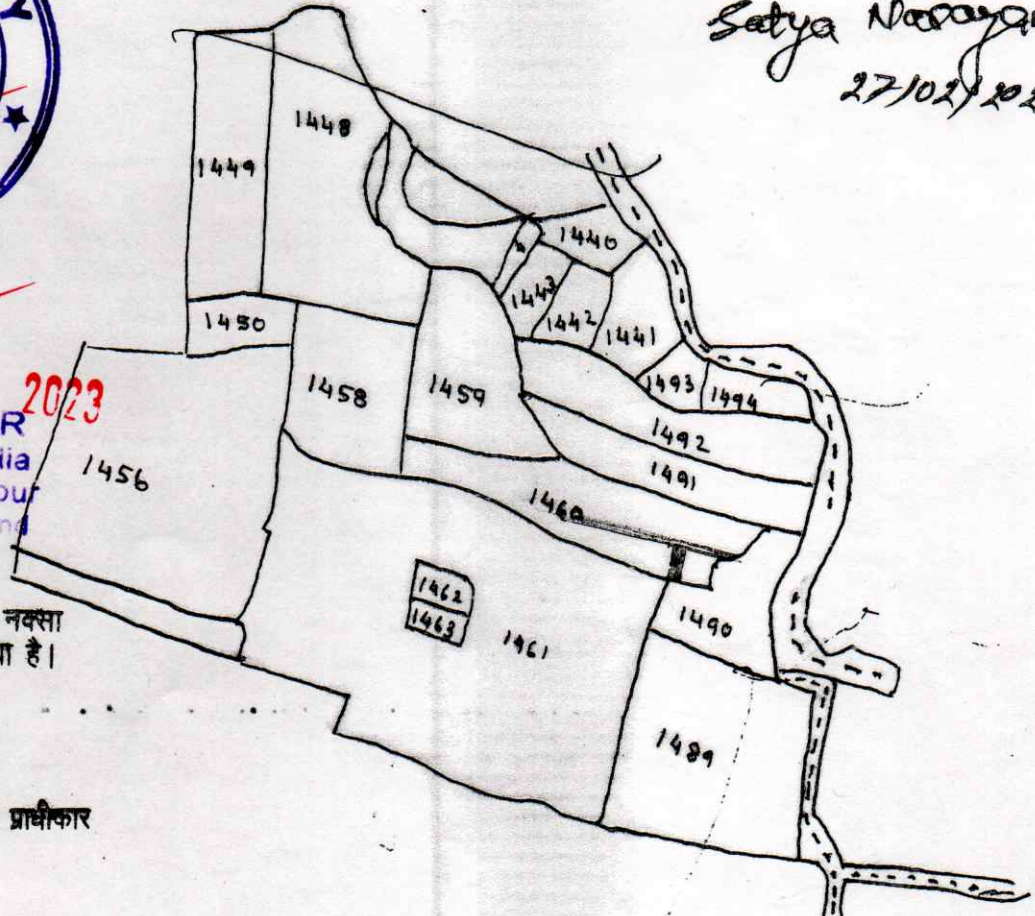


Mang Kumar
Satya Narayan Yadav
27/02/2023

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9 JUL 2023

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E. Singhbhum, unarkhand



प्रमाणित किया जाता है कि यह नक्सा
मुल मालखित्र से स्याह किया गया है।

शिव चरण बेरा
शिव चरण बेरा
अमीन (सेवा निवृत्त)
आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार
रजि० नं०-897

131

Asnghi. No 131

नामग्राम (आसंगी) पार नंबर
थाना सरायकलना
थाना नंबर २३१
अंचलिक अतिविष्णुपुर

जिला सिंहभूम
जिला मुख्यालय
जिला कार्यालय
जिला अतिविष्णुपुर

आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकरण
रजि० नं०-८९७

प्लॉट नं० १२-१०१
प्लॉट नं० १२-१०२



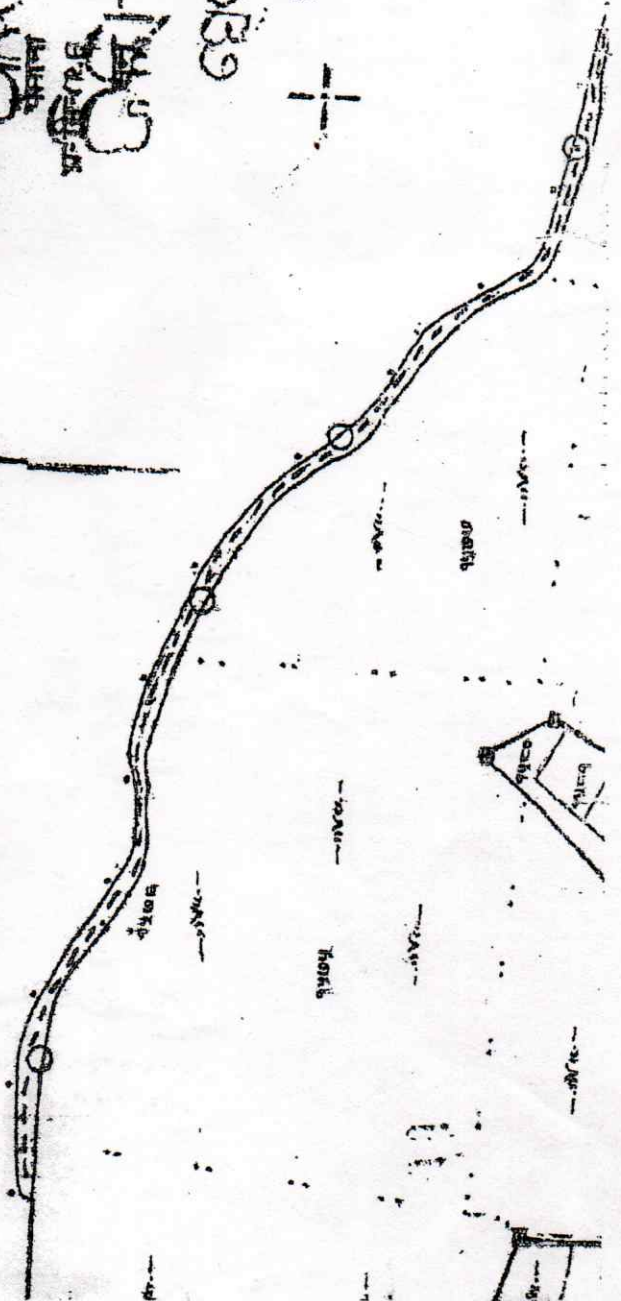
Hemant Kumar

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19 JUL 2023

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E. Singhbhum, Jharkhand

Satya Narayan Yadav
27/02/2023

डिडली





शिव चरण पेठे
 शिव चरण बेरा
 अमीन (सिवा निवृत्त)
 आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार
 रजि० नं०-८८७७



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 27/9 JUL 2023

HEMANT KUMAR
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Manoj Kumar
 Satya Narayan Yadav
 27/02/2023