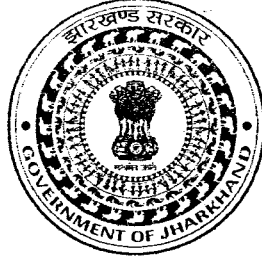


1507

1370



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b7f32796289d51096130

Receipt Date : 19-Apr-2023 12:51:56 pm

Receipt Amount : 144000/-

Amount In Words : One Lakh Forty Four Thousands Rupees Only

Token Number : 202300049433

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : MUKESH PRADHAN (Vendee)

GRN Number : 2316798527



-: 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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

(Handwritten Signature)

sale value 36,00,000/- Akamp - 144000/- Adityapur

मूल्यांकन शुल्क 19/4/23

दस्तावेज जांच एवं 19/4/23

उपरोक्त दस्तावेज में लोखणकारी की जाति (S/O) अंकित है। यह जाति CNT Act 1908 की धारा 461(B) के अन्तर्गत नहीं है। 19/4/23

दस्तावेज में उल्लिखित मूल्य प्रतिबन्धित सूची से 19/4/23

Jay Prakash 19/4/23

जांचक 19/4/23



19/4/23 Jay Prakash 19/4/23

-2-

नियम-21 के अधीन ग्राह्य भारतीय स्टांप अधिनियम (इंस्ट्रुमन्ट स्टांप एक्ट-1999) की अनुसूची-1 या 1 (क) से 23 के अधीन यथावत स्टांप शुल्क से विमुक्त या स्टांप शुल्क प्रोविजनों पर 19/4/23

SALE DEED

Consideration for sale and purchase settled at Rupees : 36,00,000/- (Rupees Thirty Six Lakhs) Only

This deed of sale made on this the 19th day of April 2023 , here at seraikella :-

BETWEEN

JAY PRAKASH, S/O- Lakshmi Narayan Dubey, by faith - Hindu, by category - General Non CNT , by occupation - Professional, by nationality- Indian, permanent resident of C/O B Mahato, LIC of India Branch 2, Hindustan Building, Bistupur, Jamshedpur, 831001, Dist- East Singhbhum, at present resident of 1219, Gooseberrry, Sahara Garden City, Adityapur 2, P.O.-R.I.T, Thana- R.I.T Dist- Seraikella Kharsawan, Jharkhand 831014 hereinafter called the seller of the 1st part

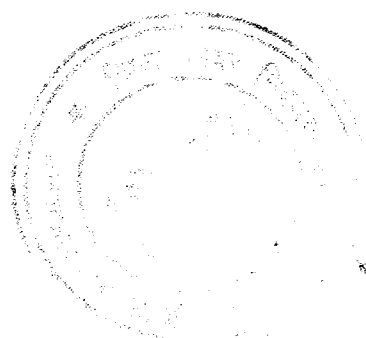
Aadhaar No-XXXX XXXX 3027, PAN - AGZPP7136R.

Recd At 108000/- 2500 108003 244 19/4/23



Jay Prakash 19/4/23
 19/4/23

दि. 19.04.2023 समय 10 मिनट तक
 श्री. [Signature]
 पिता श्री [Signature]
 स्थान [Signature] अना [Signature]
 पेशा [Signature] के लिए
 इस्तावेज पेश किया



[Signature]
 [Signature]

Jay Prakash
05/04/22

-3-

In Favour Of

MUKESH PRADHAN S/O- Sri Anant Pradhan, by faith-Hindu, by Category- General Non CNT, by Occupation- Service, by Nationality- Indian, resident of House No - 34, Barasai, Padampur, Asantalia, Amda, Po and Ps - Kharsawan, Dist- Seraikella Kharsawan, Jharkhand-833101 hereinafter called the purchases of the **2nd part.**

Aadhar no. XXXX XXXX 6439 Pan no BKUPP 9408C.

Whereas, the land situated at Mouza - Kuluptanga, ANAC old ward no - 17, New Ward no - 32, Thana no- 130, Ps - Adityapur, Anchal - Gamharia, Halka no - 1, Khata no - 48(Old), Plot no - 638 (Old), corresponding to New Khata no - 178, New plot no - 1591, area - 1395 sq.ft. i.e 3.2 dec. has been purchased vide registered sale deed no - 5298 on dated - 18.11.2005, registered at DSRO Seraikella in the name of Jayprakash s/o Mr. Lakshmi Narayan Dubey (aforesaid seller) along with his wife Chanda Kumari.

And Whereas, Chanda Kumari, w/o Jay Prakash had died on dated 01.06.2020. A death certificate of Chanda Kumari, vide no - D-2020: 20-90019-002133 Registration on dated - 19.06.2020 and issued on 08.07.2020 has already been issued by the competent authority, i.e Registrar (Birth and Death) Jamshedpur Notified Area Committee.

Jay Prakash
08/4/23

-4-

A death certificate of said Chanda Kumari, has already been attached herewith the said sale deed .

And Whereas, lateron the said seller Jay Prakash has mutated the schedule below land in his name vide mutation case no - 809/R27-2020-2021, vide serial no - 7253, on dated - 11.11.2020 order by the C.O Gamharia, which is entered in panji - II, vol- 5, page - 65, in the office of C.O Gamharia in the name of the said seller Jay Prakash. Paid rent online upto 2023-2024 vide rent receipt no- 0804025907 on dated 12-04-2023.

And Whereas, a family membership certificate(Parivarik sadasyata praman patra) vide letter no-31 on dated 28-01-2023 has already been issued by the C.O Gamharia.

And whereas, the said seller Jayprakash and his wife Chanda Kumari have a son namely Aman Abhishek and a daughter namely Shambhavi according to the family membership certificate (Parivarik sadasyata praman patra) vide letter no-31 on dated 28-01-2023 issued by the C.O. Gamharia. A Xerox copy of the said certificate attached here with the sale deed.

And whereas, Aman Abhishek, son, and Shambhavi , daughter of Jayprakash and Chanda Kumari, have signed on their own will on this sale deed as a identifier and a witness no-2 and have declared an affidavit cum declaration with no objection certificate sl no - 736 on dated 13.04.2023, before Notary Public at Seraikella which is also attached here with this sale deed.

Jay Prakash
15/4/02

And whereas, the above named seller is the absolute, bonafide and lawful owner over the schedule below land and is possessing the schedule below land peacefully without any hindrance claims or demands what so ever.

And Whereas, the said seller is 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 36,00,000/- only and the said purchaser is 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 ---

This in pursuance of the said agreement and in consideration of the sum of Rs. 36,00,000/- only paid by said purchaser to the said seller, by cheque and by D.D which is detail mentioned in the mode of payment. 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 more fully described in the schedule below.

And that the said purchaser shall hereafter peaceably hold, use and enjoy the same as his own without any hindrance, interruption, claims 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 here after mutated the schedule below land in his name and to pay the annual rent and obtained rent receipt in his name.

Jay Prakash
19/4/23

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And that the aforesaid land is free from Anabad Jharkhand Sarkar, Anabad Sarbasadhan, Pujasthal, Sairat, kabrasthan, Mandir, Masjid, Banbhumi etc. and the schedule below land is not a Govt. land and the section 22(A) of Indian registration Act 1908 does not violate . And the schedule below land does not come under section 46 (1) proviso 'A and B' of CNT act 1908.

And that the said seller assured that the schedule below land has not yet been transferred by him in any fever by anyway and the same has been in peaceful physical possession of the said seller.

And that the said seller has assured that if any dispute or claims will be raised in future in respect of the schedule below land, the said seller would be bound to compancate the same.

And that the said seller, the said purchaser and the witnesses and the some local villagers have went to the spot, measured the schedule below land by the Amin, prepared the trace map by the Amin and after preparation of the same the Amin gave the map to the seller.

And that the deed of sale prepared by the said seller in favour of the said purchaser and after preparation of the said sale deed the seller, purchaser, identifier, witness no 2 have signed and the seller and purchaser have affixed their left hand fingers prints on the sale deed and the same presented by the seller before D.S.R.O Seraikella for execution.

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

Jay Prakash
19/4/23

-7-

Mode of Payment

<u>Cheque No</u>	<u>Bank Name</u>	<u>Date</u>	<u>Amount</u>
055721	SBI PALI Branch, Dist - Korba	22.11.2022	3,00,000/-
055722	SBI PALI Branch Dist - Korba	28.11.2022	2,00,000/-
D.D. No. 733839	SBI RACPC Jamshedpur, Branch Code No. 10023	12.04.2023	31,00,000/-
Total Amount		Rs. 36,00,000/-	

Jayaram:
19/11/23

SCHEDULE

Mouza Kuluptanga ANAC Adityapur, Old Ward No- 17, New ward no- 32, Ps - Adityapur, Thana No- 130, Anchal - Gamharia, Halka No - 1, District Sub-Registry office at Seraikella District Seraikella Kharsawan;

Khata No	Plot No	Kisim	Area
48	638	Don-II	3.2 dec. i.e 1395sq.ft

at present homestead land

Which is Bounded by

North :- Sub Plot No-6V

South :- Sub Plot No-6X

East :- Rasta

West :- Rasta

Holding No- 0320001637000M0, New Ward no - 32

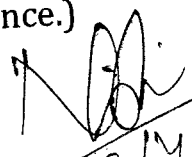
Annual rent of Rs. 3 payable to the state of Jharkhand through C.O Gamharia. A trace map is attached here with.

Jay Prakash
19/4/23

Identifier/Witnesses

1. Aman Kumar S/o Jay Prakash 1219 Gooseberry
Sahara Garden City Adityapur - 2 Jamshedpur 831014
19/04/2023
2. Shambhari, D/o Jay Prakash, 1219 Gooseberry, Sahara Garden
City, Adityapur 2, Jamshedpur - 831014, Dali - 19/04/2023
3. गौला हासदा - पिता स्व, रमा हासदा माता स्व
पति - पद्मपुर भाग - खरसावाँ जिला - सराकेत खरसावाँ
19/4/23

(Read and explained the contents to the
executants who after admitting the contents
to be true put her hand in my presence.)


19/4/23
Deed holder
Case 05/1
Seraiket

Jay Prakash
19/4/23



[Signature]
Mukesh Pradhan
19/4/23

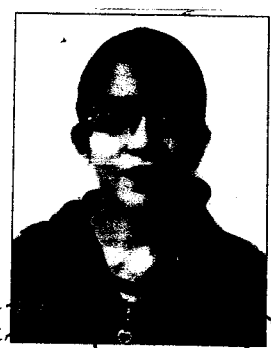
Signature, Photo and left hand
finger print of the purchaser.



[Signature]
Aman Arishuk
19/4/23

Signature, Photo of
Identifier

[Signature]
Aman Arishuk
19/04/2023



[Signature]
Shambhar
19/4/23

Signature, Photo of witness no-2

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

[Signature]
Typed by.

[Signature]
19/4/23
Deed and
Date of
[illegible]

ग्राम कुलुपुजावा - काठमाडौं

सं. १३०

राज्य: नेपाल

जिल्ला: काठमाडौं

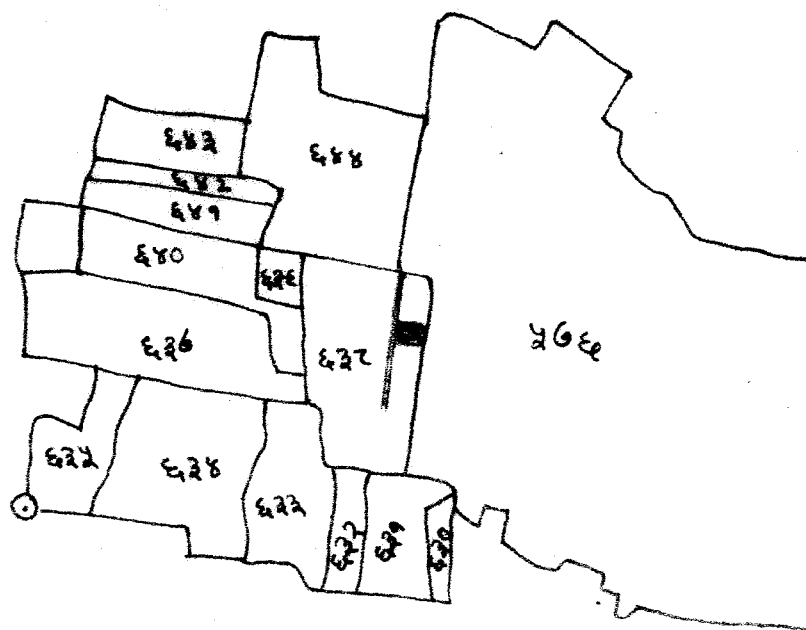
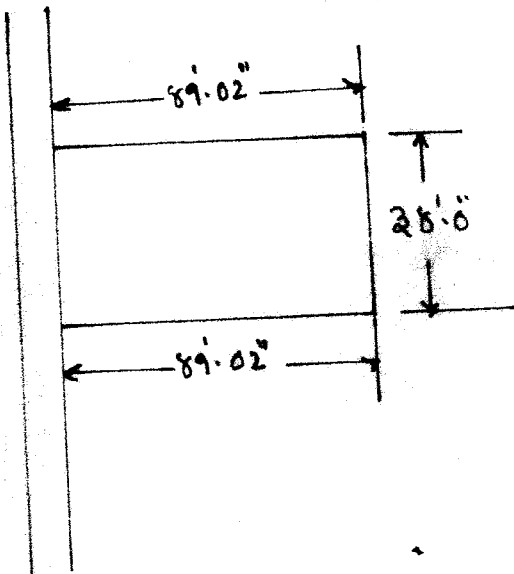
सुबाना: सिन्धुखुम

सं. १५ - १५

सं. १५ - १५

लाल रंग से यथाथा गना

खारा नं०	प्लोट नं०	कि.मी. रकवा चौ.दूरी	उ. साव प्लोट नं० - ६५
४८ (५०)	६३८ (५०)	१२.६५ का.कुट	५०. साव प्लोट नं० - ६५
१०८ (५५)	१५६९ ग.ग.	= ३.२० डी.म.म.ल	५०. साव प्लोट नं० - ६५
			पु. रास्ता
			फ. रस्ता



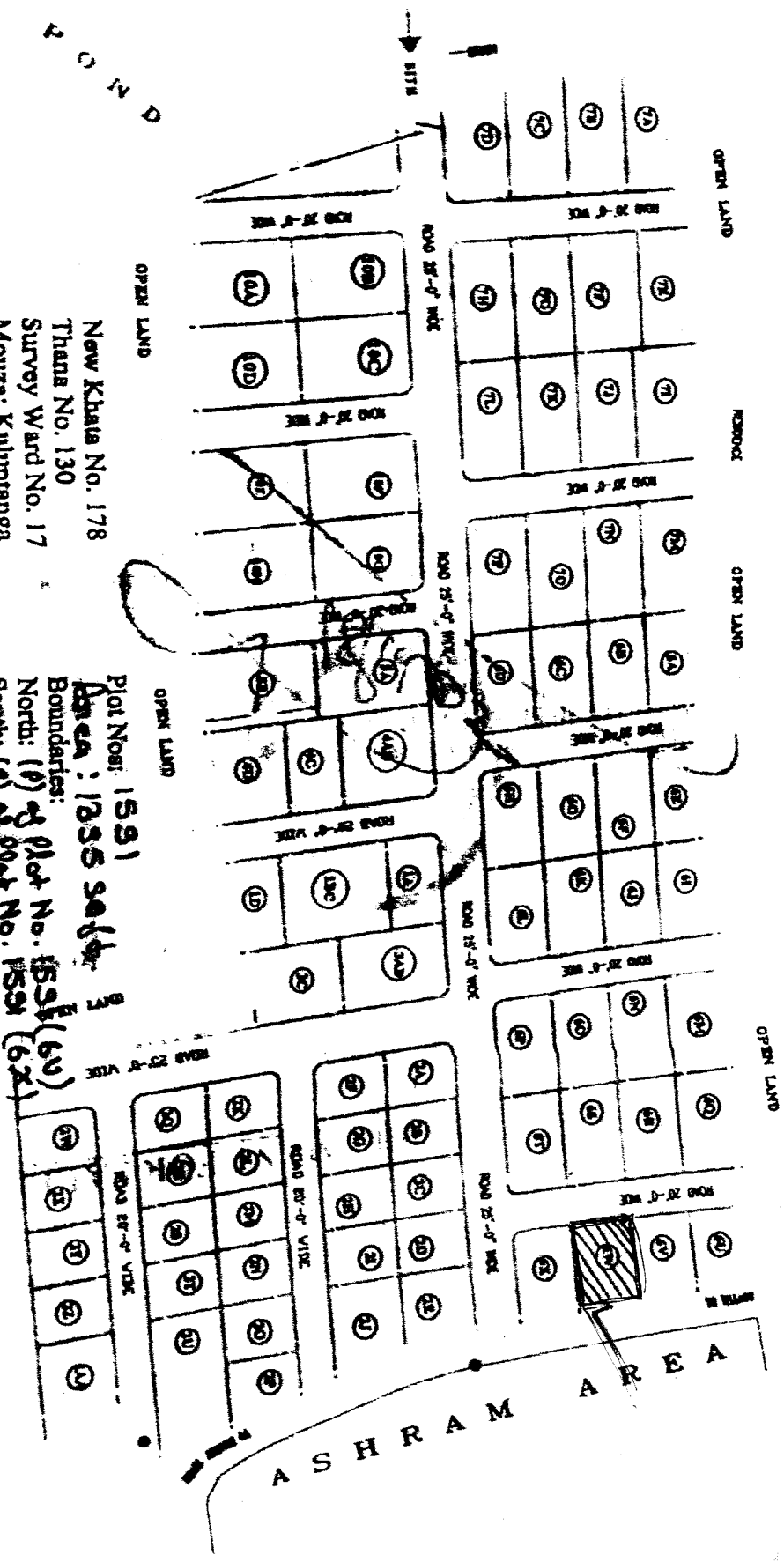
उपरोक्त विमा माता है कि यह नक्शा मुल नानचिह्न से स्पष्ट किया गया है।

शिव चरण देश

विकास सं. १५ - १५
सुबाना: सिन्धुखुम

Jay Prakash
19/4/23

Prakash
19/4/2023



New Khala No. 178
 Thana No. 130
 Survey Ward No. 17
 Mouza: Kulupanga
 P. S. Adityapur
 Dist: Serrikella - Kharsawan

Plot Nos: 1591
 Area: 1335 sq.ft.
 Boundaries:
 North: (P) of Plot No. 1591 (6x)
 South: (P) of Plot No. 1591 (6x)
 East: Road.
 West: Road.

SCALE: 1 CM = 500 CM
 SHOWING RED HATCHED PORTION: NO. 600 Measuring 1335 sq.ft.

For CITY RESIDENCY AND PVT. LTD.

Saurav Agarwal
 Director.

A S H R A M A R E A