

500  
 12,50,000/-  
 Serially 488



झारखण्ड JHARKHAND

मुद्रांक संख्या 4877A 067677

उस्तावेज गैर न्यायिक मद्रा पाया



*Handwritten signature*  
 31/01/2020

उपरोक्त प्रमाणन में लखारणी  
 की जाति *Santhali* अंकित है। यह जाति  
 C.N.T Act 2003 के अनुच्छेद 461(B) के  
 अन्तर्गत नहीं है।  
 21/1/20

दस्तावेज  
 प्रमाणित  
 31/01/20

*Rem Lakshar P.D Singh.*

31-01-2020

*Lakshar P.D Singh*  
 31-01-2020

नियम-21 के अर्थात् गृह  
 भारतीय सार्वभौमिक  
 (इंस्ट्रुक्शन नं. 247-1960) के  
 अन्तर्गत  
 21/1/20  
 21/1/20  
 21/1/20

**SALE DEED**

Valued at Rs. **12,50,000/-** only

(Rupees Twelve Lakh Fifty Thousand) only

This deed of sale made on this the 31<sup>th</sup> day of Jan 2020, hereinafter  
 seraikella.

*Handwritten notes:*  
 12/1/20  
 12/1/20  
 12/1/20  
 12/1/20  
 12/1/20

Ram Lakhan Pd. Singh  
31-01-2020.

BETWEEN

**RAMLAKHAN PRASAD SINGH**, S/O Late Rameshwar Prasad Singh, by faith - hindu, by caste - Kayastha, by occupation - Retired, by nationality - Indian, resident of 137A, Jail Road Seraikella, Po+Ps-Seraikella, Dist-Seraikella Kharsawan, Jharkhand, 833219 hereinafter called the Seller (Which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors or successors-in-interest nominees and/or assigns) hereinafter called the seller of the **ONE PART**.

**Aadhar No – 2743 6250 7341, PAN No – CCKPS 5047P.**

IN FAVOUR OF

**KALA MAHTO**, W/O- Sri Santun Mahato, by faith – Hindu, by caste – Kurmi, by occupation - Housewife, by nationality - Indian, resident of Bhalubasa, Po – Madhupur, Ps – Seraikella, District – Seraikella - Kharsawan, Jharkhand, 833220 hereinafter called the Purchaser (Which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors or successors-in-interest nominees and/or assigns) hereinafter called the purchaser of the **OTHERS PART**.

**Aadhar No – 8377 3044 9985, PAN NO – FPXPM 1186Q.**

**Whereas**, the land situated at Mouza - Sunderpur, Ps-Seraikella, thana no 294, Seraikella Nagar Panchayat Ward no 10 (old), New Ward no 1, Halka No 8, stand recorded in the name of Jagannath Sahu S/O Gadiya Sahu, by caste-Sundi, resident of Seraikella, in R.S Settlement Operation 1961.

**And Whereas**, Sri Ugra Nath Tiwary, and No 2 Sri Amar Nath Tiwary, both Sons of late Ganga Nath Tiwary, both by caste- Brahmin, have purchased the schedule below land separately from its former owner vide register sale deed no 7139, on dated 26-11-2011. And sale deed no 7140, on dated 26-11-2011 registered at D.S.R.O Seraikella and the same has been mutated in their name separately vide mutation case no 581/2011-12, and 580/2011-12, respectively and paying rent regularly and obtained rent receipt in their name.

**And Whereas**, later on the said seller has purchased the schedule below land from Sri Ugra Nath Tiwary, and No 2 Sri Amar Nath Tiwary, both Sons of late Ganga Nath Tiwary, both by caste- Brahmin vide registered sale deed no 4950, serial no 4972, on dated 12-12-2012, which is copied in book I, Vol-202, page 127 to 146 in the office of D.S.R.O at Seraikella.

**And Whereas**, the said seller has mutated the same in his name vide mutation case no 272/2013-14, paying rent up to 2019-2020 online vide rent receipt 0067319406, on dated 24-12-2019, in his name and obtained rent receipt. The same has been entered in panjii II, Vol-II, Page 50, in the office of C.O Seraikella in the name of the said seller. Holding tax has already been paid by the said seller in his name vide holding tax receipt no ..... 001.00.00.34.9.00.No.1000 In the office of nagar panchayat at seraikella.

*[Handwritten signature and text]*

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*21/01-2020*

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*21/01-2020*

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*Amarendra Pr. Sahu*  
2/01/2020

*Amarendra Pr. Sahu*  
2/01/2020

*San Lakshmi Devi*  
*1/2-12-20*

And Whereas, the said seller is the absolute and lawful owner of the schedule below land. The seller has possessed the same peacefully after purchased the same.

And Whereas, the said seller being in urgent need of money for their personal emergent expenses, expressed their desire to sell the schedule below land at and for a total consideration of Rs 12,50,000/- 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 :-**

This in pursuance of the said agreement and in consideration of the sum of Rs. 12,50,000/- only paid by said purchaser to the said sellers, which said sum the said sellers hereby acknowledge as having received, their the said sellers does hereby convey, transfer and assigns unto and to the use of the purchaser her 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 her own without any hindrance, interruption, claim or demand by or from the sellers or any other person whomsoever from first above noted day and the year and the said purchaser shall hereafter mutated the schedule below land in her name and to pay the annual rent and obtained rent receipt in her name.

And that the aforesaid land is free from Anabad Jharkhand Sarkar, Anabad Sarbasadharan, Pujasthal, Sairat, kabrasthan, Mandir, Masjid,

*San Sarbasadharan*  
*3/21-2020*

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Ram Lakshay Pd. Singh.  
3/0/2020.

-5-

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.

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

### SCHEDULE

Mouza-Sunderpur, Seraikella Nagar Panchayat old ward no 10, new ward no 1, Ps-Seraikella, thana no 294, Anchal-Seraikella, Halka No-8, District Sub-Registry office at Seraikella District Seraikella Kharsawan;

Khata No	Plot No	Kisim	Area
19	49 (Part)	Don II	5.79 dec.
At present home stead land			(Five point seven nine dec)

Which is Bounded by

North :- Purno Chandra Sarangi

South :- Anjali Mahato

East :- Sukra Mahato

West :- Jhadeshwar Keshri and 8 feet Rasta



Ram Lakshay Pd. Singh.  
3/10/2020.

-5-

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Khata No	Plot No	Kisim	Area
19	49 (Part)	Don II	5.79 dec.
		At present	(Five point seven
		home stead land	nine dec)

Which is Bounded by

North :- Purno Chandra Sarangi

South :- Anjali Mahato

East :- Sukra Mahato

West :- Jhadeshwar Keshri and 8 feet Rasta

N. B. N.  
 21/01/2020  
 Bhandarkar  
 No 04/17  
 Goregaon West

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

2. Pranamoy Mahata. S/o - Sri Santanu Mahata  
 Viri - Bhulubasa. P. - Madhupur, Thana -  
 Seraikele, Dist - Seraikele - Kharasan  
 pin - 833220. Date - 31/01/2020

1. Jitendra Kumar Silka. S/o<sup>5th</sup> Ran Lalak P. Singh.  
 Jail Road, Seraikele, Wadno - 04 (old)  
 P.S. P.O. - Seraikele. 31/01/2020

Identifier/Witnesses

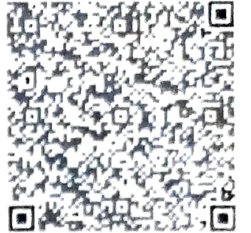
Annual rent of Rs. 3.00 payable to the state of Jharkhand through C.O  
 Seraikele. A trace map is attached here with.

Ran Lalak P. Singh  
 31/01-2020





ॐ नमो भगवते वासुदेवाय  
 श्री कृष्णाय नमः  
 श्री गणेशाय नमः



ॐ नमो भगवते वासुदेवाय  
 श्री कृष्णाय नमः  
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 श्री कृष्णाय नमः  
 श्री गणेशाय नमः

क्र.सं.	विवरण	राशि
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ॐ नमो भगवते वासुदेवाय  
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 श्री गणेशाय नमः  
 ॐ नमो भगवते वासुदेवाय  
 श्री कृष्णाय नमः  
 श्री गणेशाय नमः



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

खतियान का विवरण

रैयत का नाम, अभिभावक का नाम, रिश्ता											
जगन्नाथ साहु, पिता-गदिया साहु, जाति-सुन्डी, निवासी-सरयकेला व जगन्नाथ साहु, पिता-गदिया साहु, जाति-सुन्डी, निवासी-सरयकेला व जगन्नाथ साहु, पिता-गदिया साहु, जाति-सुन्डी, निवासी-सरयकेला व जगन्नाथ साहु, पिता-गदिया साहु, जाति-सुन्डी, निवासी-सरयकेला कायमी											
जिला का नाम	सरायकेला- खरसावां	अंचल का नाम	सरायकेला	हलका का नाम	हलका-08	मौजा का नाम	सुन्दरपुर	खाता का प्रकार	रैयती		
खेवट नम्बर	खाता नम्बर 19			थाना का नाम	थाना नम्बर 0294						
खाता नम्बर	खेसरा नम्बर	चाँहदी उत्तर 3 चाँहदी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
19	48	2. सुनु 2. निज	दोन तीन 1	4.000 एकड़	30.000 डिसमील		18	0	44		
	49	2. सुनू 2. निज	दोन दो 4	2.000 एकड़	62.000 डिसमील						
खाता मे कुल प्लोट संख्या	2	खाता का कुल मिजान (खतियान के अनुसार)	6.000	92.000	खाता का कुल लगान	18 0 44					

रेजिस्टर II का विवरण

भाग वर्तमान	2	पृष्ठ संख्या	50								
जिला का नाम	सरायकेला- खरसावां	अनुमंडल नाम	सरायकेला	अंचल का नाम	सरायकेला	हलका का नाम	हलका-08 इस्टेट का नाम	JHARKHAND			
मौजा का नाम	सुन्दरपुर	होलिडिंग संख्या	19/A	तौजी संख्या	1	थाना नम्बर	0294	खाता का प्रकार	रैयती		

*Am Lekhey M Singh*  
31/01-2020





भारतीय विज्ञान संस्थान प्रतिलिपि

**भारत सरकार**  
Unique Identification Authority of India  
Government of India

आधार क्रमांक / Enrollment No. : 2189/46082/03826

To

**Kala Mahato**

कला महतो

W/O Sanjiv Mahato

Bhalubasa

Medhupur

Madhupur, Acityapur, Seraikeia-Kharsawan,

Jharkhand - 833220

9955752051

05/10/2011



KA253836034FH

24989603



आपका आधार क्रमांक / Your Aadhaar No. :

**8377 3044 9985**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

कला महतो

Kala Mahato



जन्म तिथि / DOB: 12/11/1970

महिला / Female

**8377 3044 9985**



मेरा आधार, मेरी पहचान