

925

Sale Value 14,50,000/- Stamp of Documents

891



जर्खण्ड JHARKHAND

03AA 01009



ATTESTED BY ME

Sahin
ET/ET नॉटरी
4/4/18

प्राप्तन वरु
स्माकन जेच



ET/ET नॉटरी
04/4/18

महाराष्ट्र न्यायिक सेवा
ए. ए. नॉटरी
जर्खण्ड

महाराष्ट्र न्यायिक सेवा
ए. ए. नॉटरी
जर्खण्ड

महाराष्ट्र न्यायिक सेवा
ए. ए. नॉटरी
जर्खण्ड

18
3/4/18

SALE DEED

Govt. Valued at Rs. 14,50,000/- only

(Rupees Fourteen Lacs fifty thousand)

Consideration Amount of Rs. 8,00,000/- only

(Rupees Eight Lacs) only

ATTESTED

Small
N. MAHAPATRA
NOTARY
Berakella-Kharsara
Distt. of Jharkhand

N. MAHAPATRA
NOTARY

ATTESTED

13/3/2020
20/4/20

This Deed of Sale made on this the 2nd day of April, 2018, hereat Seraikella:-

B e t w e e n

- 1. AMIT KUMAR MOHANTY, s/o late Shiv Kumar Mohanty, by faith Hindu, by Caste-Kayastha, by occupation-Private services, resident of 101, Indratandi, ward no. 2, Seraikella, P. S.- Seraikella, District- Seraikella, Kharsawan, Jharkhand 833219.
Aadhar no. 3422 9422 6707, PAN- AVYIM 8060H.
- 2. SUMEET KUMAR MOHANTY, s/o late Sub Kumar Mohanty by faith Hindu, by Caste-Kayastha, by occupation-Private service, resident of 225-13, Road no. 6, Unit-9, Rubeneshwar Bhojnagar, S.O. Kharcha, Odisha, Pin- 751022.
Aadhar no. 8230 4362 8006, PAN- ANYPM 4083G.
- 3. SHWETA KUMARI MOHANTY, D/o late Shiv Kumar Mohanty by faith Hindu, by Caste-Kayastha, by occupation-Student resident of House no. 95, Seraikella, Indratandi, P. S.- Seraikella, District- Seraikella Kharsawan, Jharkhand 833209
Aadhar no. 9598 3945 1664.

ATTESTED
Nmaha
 N MAHAPATRA
 NOTARY
 Seraikella-Kharsa. Jh
 Govt of Jharkhand
20/7/2020

Shiv Kumar Mohanty

ETFA CHITRA
04/4/18

4. GITA MOHANTY, w/o Sri Kamesh Charan Mohanty, by faith Hindu, by Caste-Kayastha, by occupation-House wife, resident of 98, Indratandi, Seraikella, P. S.-Seraikella, District-Seraikella Kharsawan, Jharkhand-833219.

Aadhar no. 3917 2188 3531, PAN- ADPPM 7296M.

5. BALARAM MOHANTY, s/o late Surjyamani Mohanty, by faith-Hindu, by Caste-Kayastha, by occupation- Business, resident of Banaigach, P. S.-Banaigach, District-Sundergach, Odisha 770038.

Aadhar no 4169 4172 1436.

6. LOKNATH MOHANTY, s/o late shyam Sunder Mohanty, by faith Hindu, by Caste-Kayastha, by occupation-Service, resident of Pysleh Line, Balangir, Balangir, Orissa. Pin-767001.

Aadhar no. 3664 5004 3071.

7. PRADEEP KUMAR MOHANTY, s/o late Sandeep Charan Mohanty by faith Hindu, by Caste-Kayastha, by occupation-Private Service, resident of 158 Babutola, ward no. 2, Seraikella P. S.-Seraikella, District-Seraikella Kharsawan, Jharkhand 833219.

Aadhar no. 3135 2132 4130

8. RAGHAV MOHANTY, s/o late Sandeep Charan Mohanty, by faith-Hindu, by Caste- Kayastha, by occupation-Service, resident of 158, Babutola, ward no. 2, Seraikella, P. S.- Seraikella, District-Seraikella Kharsawan, Jharkhand. 833219.

Aadhar no. 4921 1489 4531, Represented through their duly

ATTESTED
N. MANJUNATH
NOTARY
Seraikella, Kharsawan, Jharkhand
29/7/2020

16/2/2018

12/10/2018
20/11/20

constituted attorney SRI HARINDER LOHAR, s/o late
Noboo Lohar, by faith Hindu, by Caste-Lohar (Kumar),
by occupation- Business, by nationality- Indian,
resident of village- Bhurkuli, P. S.- Seraikella,
District- Seraikella, Kharsawan, Jharkhand 833219
having PAN- APTEL 6519D, Aadhar No. 6467 2371 2778,
vide G.P.A. No. IV- 109, dated 14.10.17, registered at
D. S. R. O. Seraikella, hereinafter called the Sellers
of the 1st. part.

In favour of

MANJU BALA DEVI, w/o Raj Kumar Sakur, by faith Hindu,
by Caste- Teli, by occupation- House wife, by nationality-
Indian, resident of Telisai, Padampur, Kharsawan, P. S.-
Kharsawan, District- Seraikella, Kharsawan, Jharkhand, 833101
hereinafter called the Purchaser of the 2nd. part.
Aadhar No. 4182 2778 9436

PAN: - BTOPD-63112

whereas, the land situated at Mouza Nagari Palika,
Seraikella ward no. 8, P. S.- Seraikella, Thana no. 301
Khata no. 29, has been recorded in the name of Msst.
Kuntala Devi, w/o Jaygobind Mohanty, Telisai Devi, w/o

ATTESTED
N. MOHANA
NOTARY
Seraikella-Kharsawan
29/11/20

12/10/2018

13/11/18
04/11/18
EPRM

Devendra Mohanty, Ganapati Mohanty, Naresch Mohanty and Paresch Mohanty, all sons of Golak Bihari Mohanty Shiv Charan Mohanty, Kanhai Charan Mohanty and Balaram Mohanty, all sons of Surjo Mohanty and Shyam Mohanty, Bangshi Mohanty both sons of late Kartik Mohanty which is mentioned in Panji-2, Vol. I page no. 25. And rent has been fixed vide rent fixation No. 44/17-18.

And whereas late Kartik Mohanty died leaving behind him late Bir Kishori, late Bhojchari, late Golak Bihari, late Devendra, late Chandra Mohan, late Surya Narayan, late Shyam, late Madhu and late Bangshi and as of now off spring namely Kuntala, daughter of Birkegari, Badsano and Sansano, s/o Bhojchari, Tulgi Devi, D/o late Devendra, Kalsoti and Lilabati, D/o late Chandra Mohan all have died leaving behind her no any heirs.

And whereas, off spring namely Kusum Mohanty, D/o late Ganapati, Paresch, s/o Bangshihari are alive while off spring namely Naresch, Pabitra and Basanti are now no more and on the other hand off spring namely Balaram,

ATTESTED

[Signature]
N. RAHAPATA
NOTARY
MADRASA-Kharsa, var
29/9/2018

[Signature]

8/12/40
13213

-6-

Kanhai, both sons of late Surya Narayan, Amit, Suresh
and Shewata off springs of late Shiv Charan, S/o
late Surya Narayan are alive while off springs namely
Anjala has already died and off spring namely
Loknath, S/o late Shyam, S/o late Kartik Mohanty,
Yadav, Raghav both sons of late Banahi, S/o late
Kartik Mohanty are alive while Machhu, D/o late Kartik
Mohanty, Raghupati, Auko and Tribani all off springs
of late Banahi, S/o late Kartik are now more.

And whereas, off springs of late Kartik Mohanty
or off springs under branch of heirs of late
Kartik Mohanty which has been shown to be died
have either died unmarried or if married have
died leaving no heirs.

And whereas, the present sellers are the absolute
and lawful owners of the schedule below land and
have been in peaceful physical possession over the
same.

ATTESTED
N. N. M. PATRA
NOTARY
Beraketta-Kharsawan
Dist. of Jharkhand

Signature of

✓
SRI HARISH
04/4/20

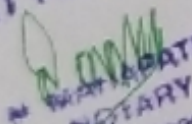
And whereas, the above named sellers appointed their legal lawful attorney to Sri Harish Lohar vide G.P.A. No. IV-109, dated 14.10.17, registered at D.S.R.O. seraikella, to do all the acts, things, deeds etc. on their behalf.

And whereas, the said sellers being in urgent need of money for their personal emergent expenses, expressed jointly desire to sell the schedule below land at and for a total consideration of Rs. 8,00,000/- 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. 8,00,000/- only paid by the said purchaser to the said sellers which said sum the said sellers hereby acknowledge as having received, they, the said sellers do hereby convey, transfer and assigns unto and to the use of the purchaser, her heir, executors, administrators and assigns all that land and property hopefully described in the schedule below.

ATTESTED


NOTARY
SERAIKELLA-KANASA, KANASA
29/7/2020

H/S dim 12 off

12/11/60
29/11/60

-2-

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

And that the said land is free from Ambedkar, Anand Sarbasacharya, Pujasthal, Sairat, Kshrethar, Mandir, Masjid, Tanbhumi etc. and the said land/seller does not violate the section 46(1) a & b of Chotanagpur tenancy Act, 1908 and this is not Govt. land and there is no violation the section 22(A) of Indian registration act, 1908.

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

ATTESTED

N MAHAPATRA
NOTARY
Seraikella-Kharsa, etc.
29/11/60

10/11/60

13/11/13
04/4/18

-2-

Schedule

Mouza- Nagar Palika, Seraikella, New ward no. 3, Old ward No. 8,
P.S.- Seraikella, Thana no. 301, Halqa no. 7, District- Seraikella,
Kharsawan, District Sub-Registry office at Seraikella.

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisim</u>	<u>Area</u>
29	10 1/2 Andar	Don-II	
		(At present home-stead land)	i.e. <u>7.50 Decimals</u>

Holding No. 003000014700000

Bounded by

- North:- Portion of Plot no. 101
- South:- Rupali Devi
- East :- Proposed Road 13 ft.
- West :- Plot no. 100

Annual rent of Rs. 1,00 payable to the state of Charkhand
through C.O. Seraikella. A trace map is attached herewith.

The Principal is still alive and the G.P.A. No. IV-109
dated 14. 10. 17 has not been revoked.

G.P.A. No. IV- 109, Area 276.86 dec. in plot no. 101
Previous sold 198.62 dec.

Today sold 7.5 dec. Balance Area 70.54 dec.

ATTESTE
[Signature]
 N. MALAPATRA
 NOTARY
 Seraikella-Kharsawan
 State of Jharkhand
 29/7/2018

पुष्पिका

13/3/18
04/4/18

certified that the online documents and original present documents are exact copy and there is no different to each other. If any different will be found then we are response the same and punished ourself.

Identifier/Witnesses

1. सुनील कुमार साहू निवा - रवि विपु चरण साहू
ग्राम - रसमला पोखराना खरसवों जिला सराईकेला - खरसवों
04/4/18

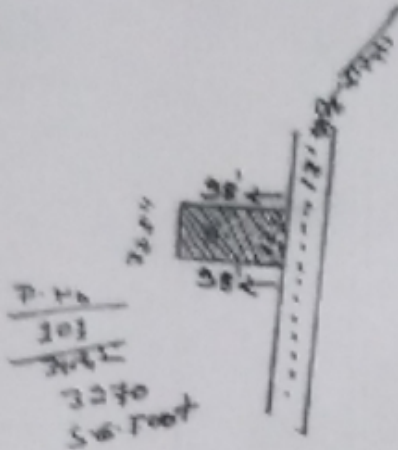
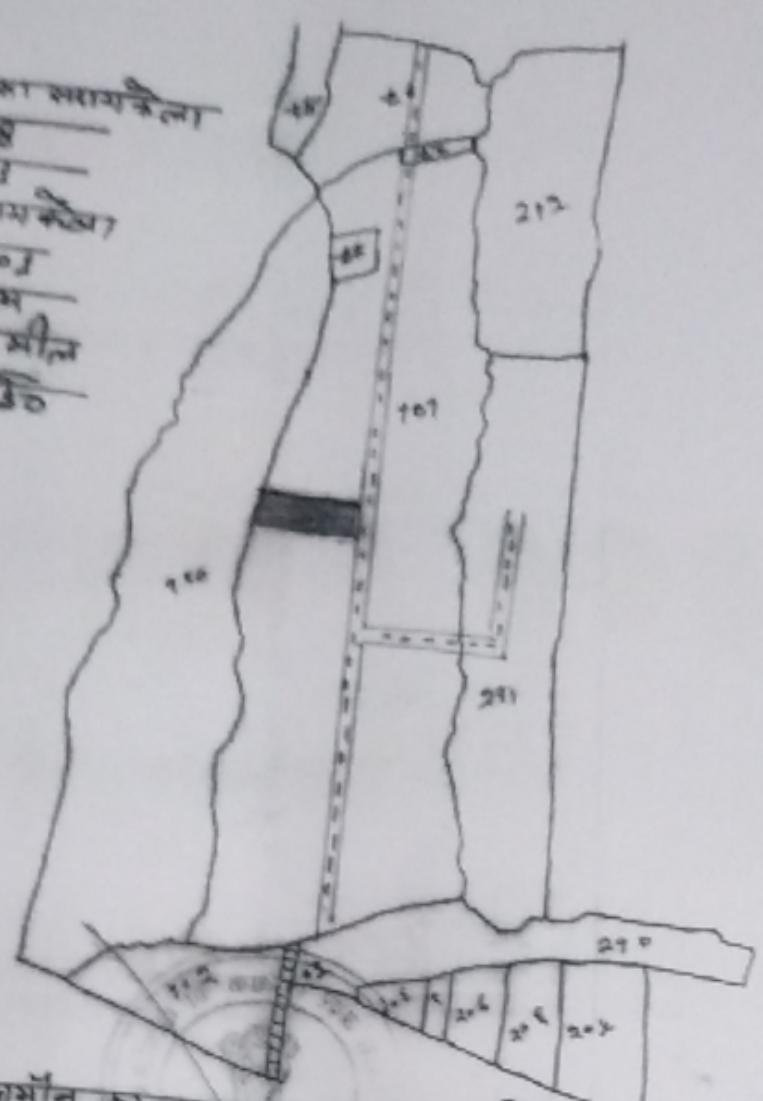
2. पुत्रिह मंडल नयला र बुध्वाय मंडल
3. म...
The contents of this drafted sale deed have been read over and explained to the sellers in Hindi/Oriya/Bengali which he fully understood and found to be as per his say and thereafter the parties of this sale deed have signed this sale deed with their own good and free will and without any coercion and in sound state of mind and health on this the 4th day of April, 2018.

ATTESTED
N. MAHAPATRA
NOTARY
Seraikella-Kharsawan
Govt. of Jharkhand

Salim Momin
4/4/18
SALIM MOMIN
Deed Writer
Licence No.-39/1997
Seraikella-Kharsawan

Handwritten signature/initials

नाम नरकर पालिका सवामकेला
 नाडी संख्या ४
 नंबर संख्या १
 राजस्व वाला सवामकेला
 सवाम संख्या ३०१
 जिला सिद्धार्थ
 पैमाणा ३३" दूरी मीटर
 सर्वे १३६३-७० ३०



३०१
 ३०१
 ३३३
 ३३३
 ३३३
 ३३३

नोट :- उपरोक्त जमीन का नक्शा मूल नक्शा से अंकित निमागमा तथा लाल रंग से लिखित निमागमा है;

क्रमांक	खेती	किसम	अकवा	नोट	अन्य
29	101 अंबर	द्वैत दे	२०- ३१० ०-०७ १/२ (३३७०) ३३.६०००	३०- प्लॉट का नंबर १०१ ३३- सपानी देवी	३३- सुदलित नक्शा १३ फीट ३३- प्लॉट नं. १००

R. R. Mahab
 ०४.०४.२०१८
RAJARAM MAHATO
 AMBN
 Govt. Regd. No.-751, Dip. No.-275

ATTESTED
 N. MAHAPATRA
 NOTARY
 Verakella, Kharasa, Warangal
 २१/१२/२०१८

१३/१२/२०१८

Attested
04/4/18

- 11 -



ATTESTED

Salim
4/4/18



मंजुवाला देवी

04/4/18

signature, Photo and left hand
finger print of the purchaser



Attested
Salim Momin
4/4/18

शुनील कुमार राठु
04/4/18
signature, Photo of
Identifier

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.

ATTESTED

Salim Momin
N MAHA PATRA
NOTARY
Seraikella-Kharsawan
29/7/2020

Type by

Salim Momin
4/4/18

SALIM MOMIN
Deed Writer
Licence No.-39/1997
Seraikella-Kharsawan

मंजुवाला देवी