

3935

3754



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH24402153922020R
Certificate Issued Date	: 18-Dec-2019 01:18 PM
Account Reference	: GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0734860206858274R
Purchased by	: PUSHPANJALI PRADHAN
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 5,36,000 (Five Lakh Thirty Six Thousand only)
First Party	: NA
Second Party	: PUSHPANJALI PRADHAN
Stamp Duty Paid By	: PUSHPANJALI PRADHAN
Stamp Duty Amount(Rs.)	: 21,440 (Twenty One Thousand Four Hundred And Forty only)



-----Please write or type below this line-----



Satya Prarayan Danyal
18.12.2019

SIR 0003519389

VOID VOID VOID VOID VOID

Sale Value - 5,36,000/- Stamp - 2,440/- Seraikella

मुल्यांकन सूची से जांच किया

दस्तावेज जांच एवं मेहरा प्रमाणित

दस्तावेज में वर्णित मूलि प्रतिबंधित सूची से

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

जांच



ATTESTED

Handwritten signature and date of attestation



Satya Narayan Darogha
18.12.2019

Satya Narayan Darogha
18.12.2019

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SALE DEED

Valued at Rs. 5,36,000/- only

(Rupees Five Lacs Thirtysix thousand) only

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 का 1 (क) से 22 के अन्तर्गत स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

निबंधन पदाधिकारी

This Deed of Sale made on this the 18th. day of Dec. 2019 hereat Seraikella;

BETWEEN

Deaf
ACJ-16080=00
Salami- 2052
Poocha- 0294

16083=44 SHANTI DEVI, w/o Late Nishi Kant Samal, by faith Hindu, by Caste-Kayastha, by occupation-House wife, by nationality Indian, resident of 72, Pattanayak Tola, Hansahuri, Seraikella, Ward no.1, P.O. & P.S.-Seraikella District-Seraikella Kharsawan, Jharkhand. (Aadhaar No.2945 0104 0390, PAN-FQKPD6421B), REPRESENTED through her duly constituted Attorney SATYANARAYAN DAROGHA S/o Late Shyam Pado Darogha, by faith Hindu,

Satyam Narayan Senapati.
18-12-2019

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by Caste-Khandayat, by occupation-Business, by nationality Indian, resident of 7/155, Lahri Tola, Seraikella, P.O. & P.S.-Seraikella, District-Seraikella-Kharsawan, Jharkhand (Aadhaar no. 4053 0948 5454, PAN- AHUPD7052N), Vide G.P.A.No.IV-164, dated 18.10.2019 registered at D.S.R.O. Seraikella, hereinafter called the Seller of the Ist. part.

In favour of

PUSHPANJALI PRADHAN, w/o Shri Harisanth Pradhan,

by faith Hindu, by Caste-Gwala, by occupation-Housewife, by nationality Indian, resident of village-Telai Potka, Kesargaria, Rajnagar, P.S.-Rajnagar, District-Seraikella Kharsawan, Jharkhand, hereinafter called the purchaser of the 2nd. part.

Aadhaar no. 5363 1529 2586

PAN-DXRPP7370F

Whereas, the land situated at Mouza- Nagar Palika, Seraikella ward no.1, P.S.-Seraikella, Thana no.301, Khata no.171, Plot no.580a, Area-02 decimals and Plot no.580b, Area-04 dec. total area measuring 06 dec. has been purchased by Nishi Kant Samal, husband of the said seller vide registered sale deed no.693, dated 05.03.90, registered at Sub-Registry office at Seraikella and Mutated the same in his name

Satyana Narayan Darogha
18-12-2019

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vide Mutation Case no. 246/2002-03 in the office of C.O. Seraikella, which is recorded in Register-II, Vol. 2, page-171 in the office of C.O. Seraikella and paid rent upto 2019-20 vide rent receipt no. 0114872866 dated 17.05.2019.

And Whereas, above named Nishi Kant Samal died leaving behind his legal married wife namely Shanti Devi as his legal heir and successors.

And Whereas, the above named seller is the absolute and lawful owner of the schedule below land since after the death of her husband and since then she has been in peaceful physical possession over the same.

And Whereas, the said seller have appointed her legal lawful attorney to Satyanarayan Darogha to do all the act, deed and things etc. on her behalf.

And Whereas, the said seller being in urgent need of money for her personal emergent expenses, expressed her desire to sell the schedule below land at and for a total consideration of Rs. 5,36,000/- 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

Satyam Prakashan Deved.
18-12-2019

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--: NOW THIS DEED OF SALE WITNESSETH:-

That in pursuance of the said agreement and in consideration of the sum of Rs.5,36,000/- only paid by the said purchaser to the said seller, which said sum the said seller hereby acknowledge as having received, she, the said seller doeshereby convey,transfer and assigns unto and to the use of the purchaser,her heir, executors, administrators and assigns all that land and property morefully 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 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 her 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/executant does not violate the section 46(1) a & b of Chhotanagpur tenancy Act.1908 and this is not Govt.land and there is no violate the section 22(A) of Indian registration Act.1908.

Sukhna Narayan Singh
18.12.2019

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

The Principal is still alive till now and the G.P.A. No.IV-164,dated 18.10.19 has not yet been revoked by the principal.

G.P.A.No.IV-164,Total Area-1.32 dec. in plot no.580a
Previous sold-Nil.
Today sold-1.32 dec.
Balance-Nil.

Total Area-1.32 dec.in plot no.580b
Previous sold-Nil.
Today sold-1.32 dec.
Balance-Nil.

SCHEDULE

Mouza- Nagar Palika,Seraikella,Ward no.1(Old)/4(New)
P.S.-Seraikella,Thana no.301,District Sub-Registry
office at Seraikella,District-Seraikella Kharsawan;

<u>Khata no.</u>	<u>Plot no.</u>	<u>Kisim</u>	<u>Area</u>
171	580a(part)	Homestead Land.	1.32 decimals
171	580b(part)	Homestead land.	1.32 decimals -----
Total Area-			2.64 decimals

Total Khata-one,Total Plot-one,Total area-2.64 decimals
(Two point six four dec.)

Satyam Neeraj Kumar
18.12.2019

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Boundar of Plot no.580a

North:-Plot no.580b

South:-Plot no.584

East :-Plot no.580b

West :-Plot no.579

Boundary of Plot no.580b

North:-Road

South:-Plot no.580b

East :-Plot no.580b(P)

West :-Plot no.589 a,b

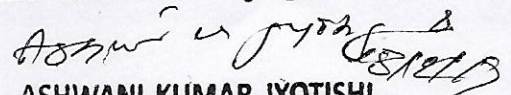
Annual rent of Rs.2.00 payable to the state of Jharkhand through C.O.Seraikella. A Trace map is attached herewith.

Holding no.0040000428000A3

Identifier/Witnesses

1. ADITYA KUMAR RAUT s/o SUDHAR KUMAR RAUT
-AT- DITSANI, P.O- KHARSAWAN, P.S- KHARSAWAN
DIST- SERAIKELLA - KHARSAWAN DATE- 18.12.2019
2. PRAHLAD PRADHAN s/o RABINDRA PRADHAN
AT- HENSA, P.O- SERAIKELLA, P.S- SERAIKELLA
DIST- SERAIKELLA- KHARSAWAN

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


ASHWANI KUMAR JYOTISHI
DEED WRITER
Licence No.- 04/2017
SERAIKELLA-KHARSAWAN

Sachin Narayan Desai
18.12.2019

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ATTE

Ashwani
18/12/19



Pushpanjali Pooelham
18.12.2019



Signature, Photo and left hand
finger print of the purchaser

ATTE

Ashwani
18/12/19



Ashwani K. Raut
18.12.2019

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.

Typed by

Ashwani
18/12/19

Ashwani K. Raut
ASHWANI KUMAR JYOTISHI
DEED WRITER
Licence No.- 04/2017
RAIKELLA-KHARSAWAN

N- नाम नगरपालिका सरायकेला

वाड नं- 1; चाकर नं- 2

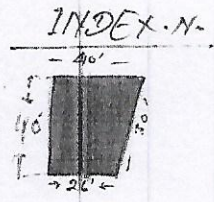
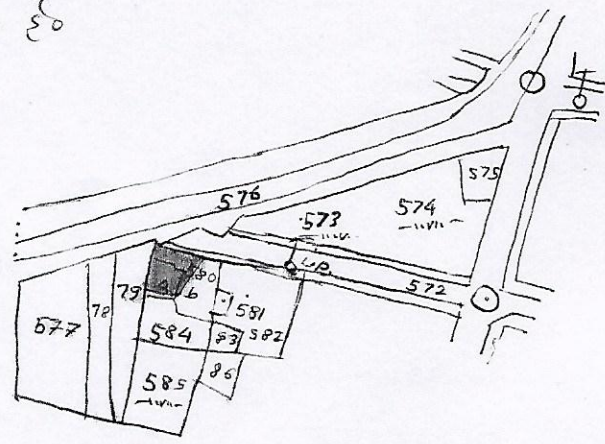
घाना सरायकेला

घाना नं 301

जिला- सरायकेला-खरसावा

पैमाना 32" = 1 मील

सर 1969-70 ई



→ schedule

Ko No	Po No	Class	Area	Boundary	
171	580 4/A	Home Stead Land.	0.01.32	N:- Plot. No - 580 'b'	E:- Plot. No - 580 'b'
				S:- Plot. No - 584	W:- Plot. No - 579
171	580 6/A	Home Stead Land.	0.01.32	N:- Main Road	E:- Rest. Portion of Plot No - 580 'b'
				S:- Plot. No. 580. 'b'	W:- Plot. No - 580. 'a'; 'b'
			Total A. 0.02.64		



Found by
A. Mahata.

AMIN
N. K. Mahata, Nawadin
R. No. - 134/97-98

Peshpamisali Pradhari
18.12.2019

नाम नगर पालिका-सुरायकेला

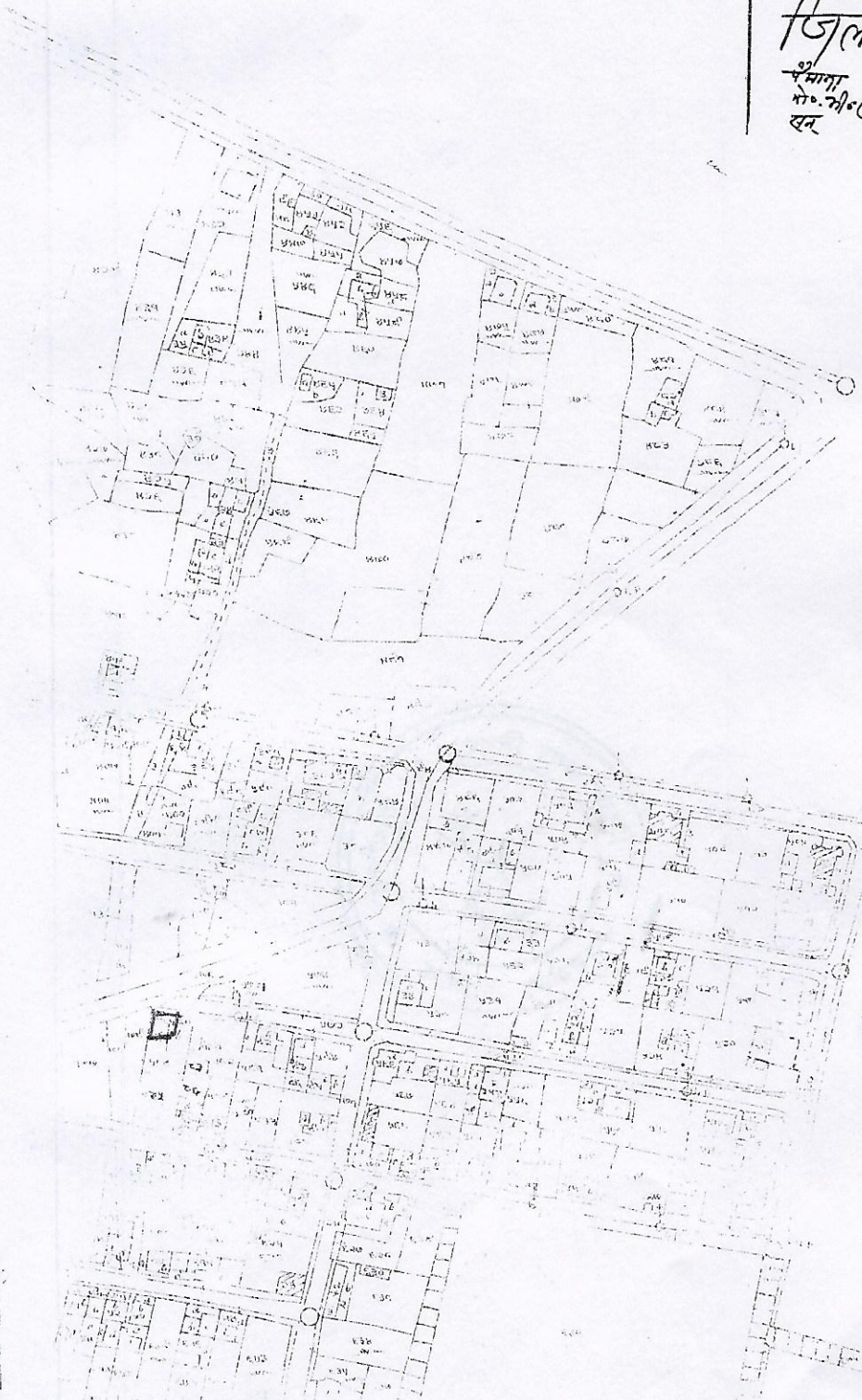
वर्डि नं० १

चापर सं० २

राजस्व थाना-सुरायकेला

जिला-सिंहभूम

पंचांग ३२२ १ मील
मो. नं० (R.P.) १: १६२०
सन् १९६६-६० ईस्वी



Setya Narayan Benua

Pushpanjali Pradhan

18.12.2019

Atmakhat