

Prithvi Raj Singh, Deo
25-3-017

by occupation- Business, by nationality-Indian,
resident of H.No.58, Rangarh, Kharsawan, P.O. & P.S.-
Kharsawan, District-Seraikella Kharsawan, Jharkhand
vide G.P.A.No.IV-74, dated 22.07.2016, registered at
D.S.R.O.Seraikella, hereinafter called the seller of
the 1st part.

PAN:- AYIPS7965C.

Aachhar No. 7412 3058 9365

In favour of

BHISHMA DEV MAHATO, S/o Govind Chandra Mahato,
by faith Hindu, by Caste-Kurmi, by occupation-Service,
by nationality-Indian, resident of village-Turiyan,
P.O.-Padampur, P.S.- Kharsawan, District-Seraikella
Kharsawan, Jharkhand 833101, hereinafter called the purchaser
of the 2nd part.

PAN- BEJPM3892L.

Aachhar no. 6484 0074 4047

Whereas, the land situated at Mouza Seraikella ward no.1
P.S.-Seraikella Thana no.301, Khata no.118, Plot no.62,63,65
stands recorded in the name of Padmabati Debya, w/o late
Surendra Pratap Singh Deo in recent survey settlement
operation of 1972.

Prithvi Raj Singh Deo
25.8.86

And whereas, the recorded tenant Padmabati Debya, W/o late Surendra Pratap Singh Deo has been transferred by way of Gift to her elder grand son Bir Bikram Singh Deo the aforesaid Seller vide Gift Deed no. 1864 dated 21.05.1985 at S.R.O. Seraikella which is recorded in volumn no. 10, Book no. 1 page no. 514 to 518 dated of completion is 22.5.1985 in the office of S.R.O. Seraikella and the same has been mutated vide mutation case no. 40(VII)/85-86 in the name of Bir Bikram Singh Deo and since then he is in exclusive peaceful physical possession over the same and paying rent upto date vide rent receipt no. JH/13A053858 and obtain rent receipt in his name.

And whereas, the said Bir Bikram Singh Deo appointed his legal lawful attorney to Sri Prithvi Raj Singh Deo vide G.P.A. NO. IV-74, dated 22.07.2016, registered at D.S.R.O. Seraikella to do all the acts, things, deeds etc. on his behalf.

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. 8,05,000/- 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.

Pottuvi Raj Singh
25.3.07

-5-

--: NOW THIS DEED OF SALE WITNESSETH:--

That in pursuance of the said agreement and in consideration of the sum of Rs. 8,05,000/- 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 heirs, 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 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 sarbasacharan, Pujasthal, Sairat, Kabrasthan, Mandir, Masjid, Banbhumi etc. and the said seller 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.

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

SCHEDULE

Dattini Raj Singh
25.3.17

Mouza- Seraikella Municipality Ward no. 1, Thana no. 301,
Halka no. 7, Thana- Seraikella, District-Sub-Registry office
at Seraikella, District- Seraikella Kharawan;

<u>Khata No.</u>	<u>Plot no.</u>	<u>Ki sim</u>	<u>Area</u>
118	62/Andar	Don-II (At present Homestead land)	2398 Sq. ft. i.e. 5.5 Decimals (Five point five) dec.

Bounded by

North:- Proposed Road 12ft.

South:- Portion of Plot no. 62.

East :- Portion of Plot no. 62

West :- Portion of Plot no. 62.

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

Identifier/Witnesses

1. सुनील कुमार साहू पत्नी - स्व. विपु चरणा साहू ग्राम - रामला
पो. खरसवाँ थाना - खरसवाँ जिला - सराईकेला
खरसवाँ
2. N.N. Jyotishi A. Lal B.N. Jyotishi
of Seraikella Mandal I of P.S. Seraikella
Dt. 25/3/17

The contents of this drafted sale deed have been readover and explained to the seller in Hindi 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 coercion and in sound state of mind and health on this the 21 day of Mar 2017.

ANTU SUNDI
DEED WRITER SERAIKELLA
LICENCE NO. - 30/1997

(Signature)
25/3/17

Pattani Raj Singh
25.3.17

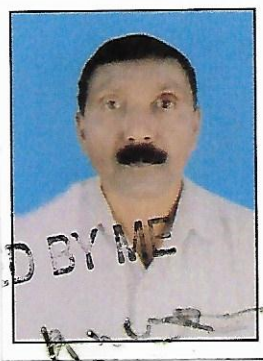
Through G.P.A. Sl.no. 1535, Deed no. IV-74, dt. 22.7.16, registered at D.S.R.O. Seraikella 52.25 ac. land has been sold out of 5 Acres and as of now 5.5 Dec. are being sold through this G.P.A. and rest 442.25 dec. of land be empowered of this said attorney.



ATTESTED BY ME
[Signature]



Bhishma Dev Mahato
Signature, Photo and left hand finger print of the purchaser. 25.3.17



ATTESTED BY ME
[Signature]
सुनील कुमार साहू 24/3/17
25.3.17

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

[Signature]
21/3/17

[Signature]

24/3/17
ANTU SUNDI
DEED WRITER SERAIKELLA
LICENCE NO. 120/1997