

2421 Sale value - 12,15,000/- Stamp - 5/- Seraikella 2302



झारखण्ड JHARKHAND

03AA 017663

मुल्यांकन सूची में जाँच किया

दस्तावेज जाँच एवं मंजूरी पत्र



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

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) सं. 23 के अधीन यथावत स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।



ATTESTED

R. K. PATTANAYAK
Deed Writer

License No 1/20

Sudheer Kumar
19/07/19

दस्तावेज में वर्णित भूमि प्रतिबंधित सूची में

जाँच

2019 निबंधन पदाधिकारी
240

SALE DEED

Govt. Valued at Rs. 12,15,000/- Only

Consecration Value Rs. 10,00,000/- Only

This Sale Deed made on this the 19th day of July 2019, at Seraikella

झारखण्ड सरकार के अधिकार में अंशदाता श्री. राजा - पद्माकिशोर झा के द्वारा श्री. सुधीर कुमार पट्टनायक को 19.07.2019

के अंशदाता के अलावा श्री. सुधीर कुमार पट्टनायक को पंजीकृत किया गया है।



(2)

Sudeep Kumar Mohanty
19/07/19

BETWEEN

1. KUSUM MAHANTY, W/o Late Ganapati Mahanty, by faith-Hindu, by Caste-Kayastha, by Occupation-House Wife, resident of 157, Babu Tola Ward No.2, Seraikella, Po & Ps-Seraikella, District-Seraikella-Kharsawan, Jharkhand, Nationality-Indian

Aadhaar No. **2431 0367 6151**

Pan No. **BQWPM1513A**

2. PARESH MOHANTY, S/o Late Golak Mohanti, by Caste-Kayastha, by Occupation-Service, resident of Bardol, Po & Ps-Bardol, Dist-Bargarh, Odisha-768038

Adhaar No. **6537 4755 3970**

Pan No. **ETWPM3050B**

represented by their duly constitute nominate and Appointed Attorney **SUDEEP KUMAR MOHANTY**, S/o Malay Kumar Mohanty, by Caste-Kayastha, by Occupation-Business, resident of 45, Hensahuri, Chaibasa Road, Ward No.1, Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, by Nationality-Indian, vide registered General Power of Attorney No. IV-93 dated 25.06.2018, registered at Distt. Sub-registry Officer at Seraikella, Vol. No. 10, Page No. 277 to 340, hereinafter called the SELLER of the ONE PART.

Aadhaar No. **6347 8337 9593**

Pan No. **BRIPM6629P**

(3)

Sudeep Kumar Mohanty
6/1/20/161

IN FAVOUR OF

JULEE NANDI, W/o Pradeep Nandi, by faith-Hindu, by Caste-Tili, by Occupation-House Wife, resident Vill-Govindpur, Po-Seraikella, Ps-Seraikella, Dist-Seraikella-Kharsawan, , Jharkhand, Nationality-Indian.

Aadhaar No. **4694 7093 0407**

Pan No. **APWPN9240A**

Whereas, the land described in the schedule below situated at Mouza-Seraikella, Nagar Panchayat Old Ward No.8, New Ward No. 3, under Khata no. 29, Plot No. 101 & Plot No. 98 stand recorded in the name of Ganapati Mahanty the husband of the said executant No. 1 and stand recorded in the name of Paresh Mohanty own name of executant No. 2 jointly with other co-sharer in R.S. Khatian, after amicably partition between the Co-Sharer the Schedule land fell in the share of Ganapati Mohanty and Paresh Mohanty separately.

And Whereas, after the death of Ganapati Mohanty the husband of Seller No. 1, the Seller No. 1 as his window heir and successor coming in peaceful physical possession over the same.

Whereas, now the Seller are in peaceful physical possession over the same without any interruption from any corner whatsoever, vide rent receipt No. 0397638579, Vol. No. 2, Page No. 31 mentioned in register-II and Holding No. 0030000147000M0. And since then the executants have been in peaceful physical possession over the same.

(4)

Sudheep Kumar Mishra
19/10/19

Whereas, now the executants appointed the above named Attorney to execute sale deed and thus this Sale Deed is executed by virtue of the above power.

Whereas, now the Seller being in urgent need of money voluntarily expressed his intent of Selling his schedule below property and the purchaser agreed to purchase the same.

NOW, THIS SALE DEED WITNESSES AS UNDER :-

1. **That,** the full and final consideration money for the schedule below property has been fixed at Rs. **10,00,000/-** only, between the above named Seller and the purchaser.
2. **That,** the purchaser has paid sum of Rs. **10,00,000/--** only, to the Seller and he do hereby admit and acknowledge to have received the above consideration money in Cash/Cheue.
3. **That,** the Seller after have received the consideration money has delivered physical possession of the schedule below property today to the purchaser.
4. **That,** the Seller his ceased their all rights, title claim and interest in the schedule below property and the same has vested unto the above named purchaser and she will hold, Possess and enjoy the same as absolute and exclusive owner for ever quite freely and peacefully without any let or hindrance form any corner whatsoever.

(5)

Sudheep Kumar Mohanty
10/02/19

5. **That**, the Seller hereby declare that the schedule property is free from all encumbrances liens or charges whatsoever and the schedule land is free from Anabad Jharkhand Sarkar, Anabad Sarba Sadharan Puja Sthal, Siarat Ban Bhumi land calling Act. Mandir, Masjid and the Seller is not belongs to SC,ST,OBC i.e. free from CNT. Act. And the Seller does not violate the section 46 (i) provijo Act. 'a&b' of C.N.T. Act. 1908 and there is no violation of the Sec. 22(A) of Indian registration Act.
6. **That**, if any defect transpires in the title and possession of the Seller with respect to the schedule below property and the purchaser is either dispossessed or deprived of whole or part thereof or put to any loss in any manner in the event the Seller will be civility and criminally liable to compensate losses sustained by the purchaser.
7. **That**, the purchaser will get the schedule below property mutated in her name in the office of the C.O.Seraikella and all rents and taxes will be paid by her in place of the Seller.
8. **That**, the expressions the Seller and the purchaser will mean and include their respective heirs and successor until and unless repugnant to the context.

(6)

Sudheep Kumar Singh
6/1/20/19

1. The Principal is still alive and the GPA No. IV-93 dated 25.06.2018 has not been revoked.

Vide GPA No. IV-93, dated 25.06.2018 in Plot No. 101, Total Area-62.33 decimals previous sale area 13.784 decimals, balance area 48.546 decimals, Today Sale Area 4.25 Dec. , Balance Area 44.296 decimals, Plot No.98, Total Area- 02 Decimals Previous Nil, today sale area 2 decimals, balance area Nil.

SCHEDULE

In the Dist. Seraikella-Kharsawan, District sub registry office at Seraikella, under Mouza-Seraikella Nagar Panchayat, Ps-Seraikella, Thana No. 301, Old Ward No. 8, New Ward No. 3

Khata No.	Plot No.	Kisim	Area	Bounded by
29	101	DON-II	4.25 Decimals	N :- Plot No.97 E :- Proposed Road 13 ft. S :- Milan Chadar No. 2 & Vikash Choudhary W :- Proposed Road 13 ft.
29	98	DON-II	2 Decimals	
Total Area			6.25 Decimals	

Mode of Payment

Cheque No.	Bank	Date	Amount
802263	SBI Patna	18.07.2019	10,00,000/-

(7)

Sudesh Kumar
19/10/19

Annual rent Rs. 1.00 only payable to the landlord the State of Jharkhand through C.O. Seraikella

A Trace Map attached here with this sale deed.

In witnesses whereof the Seller has set their hand on this sale deed at Seraikella, on this day, month, year first above mentioned.

Witnesses

1. Birendra Kumar Chowdhury s/o - Sri Santosh Kumar Chowdhury, Gurgaon Chauri, Seraikella, Ward no-08
2. Hemant Dey s/o - Shri Banarsi Chandra Dey Ward no-8 Seraikella.

Drafted, read over and explained the contents of this sale deed at Seraikella to the Seller and their admitted the same to be true and correct.

Rajesh Kumar Pattanayak
10/10/19

RAJESH KUMAR PATTANAYAK
DEED WRITER
Licence No.- 1/17
SERAIKELLA-KHARSAWAN

Deed Writer

(8)

Sudheer Kumar
16/7/19



ATTESTED
R. K. Pattanaya
R. K. PATTANAYAK
Dead Writer
Licence No 1/20

Julee Nandhi

Sign. Of the Purchaser



ATTESTED
R. K. Pattanaya
R. K. PATTANAYAK
Dead Writer
Licence No 1/20

Bitu Kumar Chaudhary

Sign. Of the Identifier

Certified that the fingers print of the left hand of each person, whose photograph are affixed on the documents have been taken by me.

Rajesh Kumar Pattanaya
19/7/19

Deed Writer

RAJESH KUMAR PATTANAYAK
DEED WRITER
Licence No.- 1/17
SERAIKELLA KHARSAWAN

Typed by/