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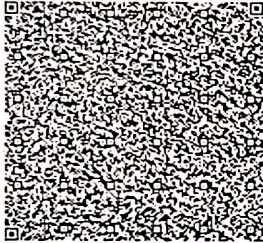


सत्यमेव जयते

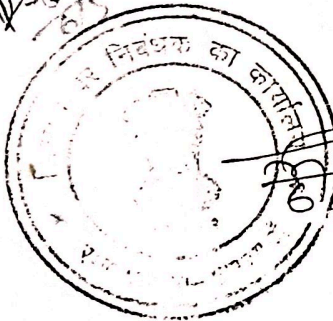
INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH024746151332190
 Certificate Issued Date : 30-Mar-2016 03:07 PM
 Account Reference : NONACC (BK)/ jhbobbk02/ ADITYAPUR/ JH-SK
 Unique Doc. Reference : SUBIN-JHJHBOBBK02031580120110720
 Purchased by : NILESH RATHOR
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 15,90,000
 (FifteenLakh Ninety Thousand only)
 First Party : NA
 Second Party : NILESH RATHOR
 Stamp Duty Paid By : NILESH RATHOR
 Stamp Duty Amount(Rs.) : 63,600
 (Sixty Three Thousand Six Hundred only)



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



Dee-pur Kumar Sekhri
6/5/2016

0004367160

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sale Value 15,90,000/- Stamp 63607, Seraikella



Att. By Dipak Kumar Sekseria
Ranchha Manjari
Advocate

Deepak Kumar Sekseria
6/5/2016

Deepak Kumar Sekseria
6/5/2016

मुल्यांकन रु. 612/16 किया

दस्तावेज नं. 612/16 का पाया

उपर्युक्त न. 612/16 का जारी
की जाति ब्राह्मण जाति
C.I. नं. 401(B) के
अ. नं. 612/16



Sale Deed

Valued at Rs. 15,90,000/-only.

Consideration valued Rs. 9,20,000/-only.

This Sale Deed made on this the 4th day of April 2016, at Seraikela, B e t w e e n ;

नियम-21 के अधीन ग्रहण
भारतीय स्वामित्व अधिनियम
(इण्डियन प्रॉपर्टी एक्ट-1950) की
अनुसूची-1 के अंतर्गत
अधोप-स्वामित्व के
स्वाम्य हस्तांतरण के
स्वाम्य हस्तांतरण अधिनियम

Sri Nityanand Tripathi S/O late Vanachhanidhi Tripathi

by faith-Hindu, by Caste-Brahman, by occupation-cultiva-

tion, resident of H.No.13, Dhobasai, ward No.4, Seraikela

P.S.Seraikela, Distt.Seraikela-Kharswan, Jharkhand

represented by his duly constituted and appointed

Attorney DIPAK KUMAR SEKSERIA S/O Sitaram Sekseria,

by faith-Hindu, by Caste-Marwari, by occupation-

Business, resident of Seraikela, ward No.7, P.S.

Seraikela, Distt.Seraikella-Kharswan, Jharkhand, vide

registered General Power of Attorney No.IV-39, dated

7.5.2015, registered at Distt.Sub-registry office at

Seraikella, hereinafter called the Seller of the

ONE PART. Aadhar No.4555 8036 8530.

PAN NO.ASEPS-6922K.
Voter ID.JPR-1741341. Cont.....2/-

2016
Tej Bahadur
48180
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; 2 ;

Dr. P. K. Kuroor
Secretary
6/5/2016

IN FAVOUR OF ;

NILESH RATHOR S/O Manohar Lal Rathor, by Caste- Rajput (Gujrati
by occupation- Business, by Nationality-Indian,
resident of 29, Station Road, Chaibasa, P.S. Sadar
Chaibasa, Distt. West Singhbhum, Jharkhand, hereinafter
called the PURCHASER of the OTHER PART.

Aadhar No. 3378 0742 8969.

PAN NO. AITPR-4082L.

Whereas, the land described in the schedule below have
been purchased by the said executant, vide registered
sale deed No. 5747 dated 31.12.1976 and he mutated the
same in his name vide mutation case No. 49(VII)/81-82
and since then he has been in peaceful physical posse-
ssion over the same with paying rent receipt thereof.

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

NOW THIS SALE DEED WITNESSETH AS UNDER;

1. That, the full and final consideration money for the
schedule below property has been fixed at Rs. 9,20,000/-
only, between the above named Seller and the purchaser.

Cont....3/-

D. S. K. Kumar
S. K. S. S.
6/5/2016

; 3 ;

2. That, the purchaser has paid a sum of Rs.- 9,20,000/- only, to the Seller and he do hereby admit and acknowledge to have received the above consideration money.
3. That, the Seller after having received the consideration money has delivered physical possession of the schedule below property today to the purchaser.
4. That, the Seller has ceased his all rights, title claim and interest in the schedule below property and the same has vested unto the above named purchaser and he will hold, possess and enjoy the same as absolute and exclusive owner for ever quite freely and peacefully without any let or hindrance from any corner whatsoever.
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, Sairat Ban Bhumi land celling Act. Mandir, Masjid and the Seller is not belongs to SC, ST, OBC i.e. Free from QNT. Act. and The Seller do not violate the section 46(i) Proviso Act. 'a&b' of Chhotanagapur Tenancy Act. 1908 and there is no violation of the Sec. 22(A) of Indian Registration Act.

Cont....4/-

; 4 ;

Deepak Kumar
Seraikela
6/5/2016

6. That, if any defect transpires in the title and possession of the Seller with respect to the schedule 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 civilly and criminally liable to compensate losses sustained by the purchaser.
7. That, the purchaser will get the schedule below property mutated in his name in the office of the C.O.Seraikela and all rents and taxes will be paid by me 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.

SCHEDULE

In the Distt.Seraikela-Kharswan, Distt.Sub-registry office at Seraikela, under Mouza-Seraikella, P.S.Seraikella, Thana No.301, ward No.1, Municipality Area, under

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisim</u>	<u>Area</u>	<u>Bounded by</u>
35	208/A	Don-I	10 dec. i.e. 4360 Sq.ft.	N: Plot No.202, 203 S: Rasta E: portion of plot no.208 W: portion of plot no.208

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

Cont.....5/-

9/20/16
5/5/16
Kumar
Mata A

; 5 ;

A Trace map attached herewith this sale deed.

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

Witnesses:

1. Pijit Kumar Chaudhary S/o-Sri Sankar Kumar Chaudhary
Ganga Chowk, Udaygiri - 8. Seralakela - Northland.
2. Sudeep Kumar Chaudhary S/o - Manoj Kumar Chaudhary
Seralakela

Drafted, readover and explained the contents of this sale deed to the Seller and he admitted the same to be true and correct.

Ramesh Kumar Mahapatra
Advocate.
A.A. 2016,

Cont.....6/-

De-108 con kumar
5-12-5 mar
6/5/2016

; 6 ;



Att. Sten.
Ram Mahate
Ramohan Mahate

E. No- 134/12
4/4/2016



Nilush Rather
Signature of the purchaser.



Ram
Ramohan Mahate

E. No- 134/12

Bituh Kumar Chaudary
Sign. of the Identifier.

Certified that the fingers print of the left hand of each person, whose photographs are affixed on the document have been taken/obtain by/before me.

Ramohan Mahate
E. No- 134/12
4.4.2016,
Advocate.

Typed by/
Ashwani Kr. Mahate
4.4.2016

सुरायकेला | सरायकेला वार्ड नं०-1 | 0301 | निलेश राठौर

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	208/A	0 एकड़ 10 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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मांग बावत	सालाना	बकाया			हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	१ ला वर्ष (2019-2020)	
माल (नकदी)	12.00			12.00	12.00
गुजारी (भावती)	3.00			3.00	3.00
सेस	6.00			6.00	6.00
सूद	6.00			6.00	6.00
मुतफरकात	2.40			2.40	2.40
मोजान	29.40			29.40	29.40

अदायकारी बाबत	बकाया			मोतालबा हाल (2020-2021)	फजित
	तीन वर्ष से ज्यादा	३ रा वर्ष	१ ला वर्ष (2019-2020)		
माल (नकदी)			12.00	12.00	
गुजारी (भावती)			3.00	3.00	
सेस			6.00	6.00	
सूद			6.00	6.00	
मुतफरकात			2.40	2.40	
मोजान अदायकारी			29.40	29.40	

(१) मोजान कुल (लफ्जों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम दोहन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 24-06-2020

खास महाल का बकाया मालगुजारी पर (शुक्रवार एसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Print