

Sale Value 10,70,000/- Stamp 42800/- Seraikella

मुल्यांकन सूचा से जांच किया
30/12/2021

दस्तावेज जांच एवं मंजूरी पाया।
30/12/2021

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

30/12/2021

दस्तावेज में वर्णित भूमि
प्रतिबंधित सूची से बाहर है।

30/12/2021



ATTESTED
R. K. JYOTISHI
LICENCE NO. 12/2021

Bitesh Kumar Choudhary
30/12/2021



Bitesh Kumar Choudhary
30/12/2021

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से 10... के
अधीन यथावत स्टाम्प सवित्त
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

SALE DEED

Govt. Valued at Rs. 10,70,000/- Only
(Rupees Ten Lakhs Seventy Thousand Only)

This Sale Deed made on this the 30th day of Dec. 2021, at Seraikella

.....20.2/... निबंधन पदाधिकारी

BETWEEN

That, We,

1. **MANORAMA JYOTISHI**, W/o Late Chandra Mohan Jyotishi

Aadhaar No. 4212 7229 3106

Pan No. BGVPJ6380A

2. **SUNIL KUMAR JYOTISHI**

Aadhaar No. 8055 4315 9921

Pan No. AWUPJ5864H

3. **MANOJ KUMAR JYOTISHI**

Aadhaar No. 6335 7486 7058

Pan No. APOPJ9234N

4. **PANKAJ KUMAR JYOTISHI**

Aadhaar No. 7764 7462 9147

Pan No. AHBPJ8922G

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094
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30/12/2021

Bitesh Kumar Choudhary
30/12/2021

(3)

All Sons of Late Chandra Mohan Jyotishi, all are by faith-Hindu, by Nationality-Indian, by Caste-General (Non-C.N.T), resident of Amla Tola, Near Shiv Mandir, Seraikella, Seraikella Nagar Panchayat, Po & Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Pin-833219 Represented by their duly Constituted and Appointed Attorney **BITESH KUMAR CHOUDHARY**, S/o Santosh Kumar Choudhary, by faith-Hindu, by Caste-General (Non-C.N.T), by Occupation-Business, by Nationality-Indian, , resident of Ward No.8, Garage Chowk, Nagar Panchayat Seraikella, Po & Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Pin-833219, Nationality-Indian, vide registered General Power of Attorney No. IV-95, dated 28-06-2021, registered at Distt. Sub-registry Officer at Seraikella, Vol. No. 13, Page No. 1 to 142, hereinafter called the **SELLER** of the **ONE PART**.

Aadhaar No. 3519 5671 9458

Pan No. AHQPC9390N

IN FAVOUR OF

JULEE NANDI, W/o Pradeep Nandi, by faith-Hindu, by caste-General (Non-C.N.T), by Occupation-House Wife, resident of Vill-Govindpur, Po-Seraikella, Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Nationality-Indian, hereinafter called the **PURCHASER** of the **OTHER PART**.

Aadhaar No. 4694 7093 0407

Pan No. APWPN9240A

Bitu Kumar Chaudhary
20/12/2021

(4)

Whereas, the lands of Municipal Khata No. 50, Area-5.12 Acres and Municipal Khata No. 122, Area-2.55 Acres of Ward No.8 Seraikella of erstwhile Seraikella Municipality at Present Nagar Panchayat Seraikella. As a matter of facts Kashinath Jyotishi and Chandra Mohan Jyotishi were the full brothers and out of them Kashinath Jyotishi was adopted by one Purushottam Jyotishi who was the owner of Khata No. 122 however said Khata was recorded in the name of one "Munka Devi" i.e. Bhabhi of Purushottam Jyotishi during Municipal survey operation. As said Munka Devi died issueless therefore said Property after her death devolved to Purushottam Jyotishi being her Brother-in-Law (Dewar) However after death of Purushottam Jyotishi said property of Khata No. 122 of Ward No.8, Seraikella was inherited by Kashinath Jyotishi being Clause-I heir of said Purushottam Jyotishi. Munka Devi filed a proceeding U/S-145 of the Cr. P.C. in shape of Misc. Case No. 248/72 against Kashinath Jyotishi where the possession of Kashinath Jyotishi was declared, Their another Misc. Case No. 19/74 was also dismissed by Executive Magistrate Vide Order Dated 28.01.75 filed by said Munka Devi and subsequently said Munka Devi herself admitted that the property of Khata No. 122 belongs to Kashinath Jyotishi being the adoptive son of Purushottam Jyotishi. Kashinath Jyotishi died issueless and such his entire property of Khata No. 122 of Ward No.8, Seraikella has been

Bishu Kumar Chaudhary
30/12/2024

(5)

inherited by his full brother **Chandra Mohan Jyotishi** being the Class-II hereunder Hindu Succession Act and after the death of **Chandra Mohan Jyotishi** we are became the absolute owner of said properties of Khata No. 122. The Properties of Khata No. 50 of Ward No.8 **Seaikella** stand recorded in the name of **Chandra Mohan Jyotishi** and **Shambhunath Jyotishi** out of them **Shambhunath Jyotishi** died issueless as such said property also devolved upon the surviving brother **Chandra Mohan Jyotishi** and after the death of **Chandra Mohan Jyotishi** we the executors became the absolute owner of the lands of Khata No. 50.

Whereas, The heirs of **Bishwanath Jyotishi** namely 1. **Nigama Nand, Saroj Jyotishi, Ashwini Jyotishi, Nanda Kishor Acharya, Jyotshna Jyotishi and Beli Jyotishi** have also executed a "NO OBJECTION" in favour of the executors on dated **15.02.2021** for the lands of Khata No. 122. The full sisters of executors No. 2 to 4 and daughter of executors No.1 namely **Geeta Mahapatra, D/o Late Chandra Mohan Jyotishi, W/o Ramesh Mahapatra** and 2. **Sujata Pani, D/o Late Chandra Mohan Jyotishi, W/o Sanjeet Pani**, both have executed "NO OBJECTION" in favour the executors on dated **15.02.2021** for the entire lands of Khata No. 122 and 50 of Ward No.8 of **Seraikella Nagar Panchayat**, after such documentation rent has been fixed in favour of the executants for the lands of Khata No. 122 and 50 of Ward no.8, **Seraikella Nagar Panchayat** by the Court

Prithvi Kumar Chaudhary
30/12/2021

(6)

of learned L.R.D.C. vide Rent fixation Case No.34/20-21 vide order Dated 25.03.2021 and paying rent thereof vide rent receipt No. 0448468557, Vol. No. 6, Page No.51 mentioned in register-II.

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

Whereas, now the present Seller being in urgent need of money voluntarily expressed his intent of Selling his schedule below property and the purchasers 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. 10,70,000/- (Ten Lakhs Seventy Thousand) only, between the above named Seller and the purchasers.
2. That, the purchaser has paid sum of at Rs. 10,70,000/- (Ten Lakhs Seventy Thousand) only, to the Seller and he do hereby admit and acknowledge to have received the above consideration money in Cash/Cheque.
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 has ceased all his rights, title claim and interest in the schedule below property and the same has vested unto the above named purchasers 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.

Bitu tour charging
30/12/2021

(7)

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 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 Purchaser 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.
9. The Principal is still alive and the GPA No. IV-95, dated 28-06-2021 has not been revoked. Vide GPA No. IV-95, dated 28-06-2021 in Khata No. 122, Plot No. 232, Total Area-107 decimals previous sale area **39.04 Decimals**, Balance Area-**67.96 Decimals**, Today Sale **4.59 Decimals**, balance area **63.27 Decimals**.

Bal Kishore Choudhary
30/12/2022

(8)

SCHEDULE

In the Dist. Seraikella-Kharsawan, District sub registry office at Seraikella, under Mouza-Seraikella Old Ward No.8, New Ward No.3, Nagar Panchayat, Ps-Seraikella, Thana No. 301, Halka No. 07, Holding No. 0030000516000M0, under :-

Khata No.	Plot No.	Kisim	Area	Bounded by
122	232	DON-II	4.59 Decimals	N :- Rasta S :- Plot No. 232 (P) E :- Rasta W :- Plot No. 211
Area :- Four Point Five Nine Decimals				

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.

Memo of Consideration			
Sl. No.	Cheque No.	Bank Name	Amount
1	833002102	SBI, Seraikella	10,00,000/-
2	CASH		70,000/-
Total Amount			10,70,000/-
Rupees :- Ten Lakhs Seventy Thousand Only.			

Rajesh Kumar Pattanaya
30/12/2024

(9)

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. Pradip Kumar Mondal s/o Shyamle Prasad Mondal
vill - Hovindpur P.O. - Seraikella
Dist - Seraikella Jharkhand 833219
2. (H/O) राजेश कुमार पट्टनाया (पति - श्री. सुधीर कुमार पट्टनाया) निवासी
कुलुया, पिन - 08 .

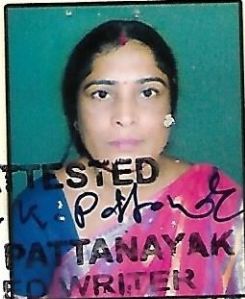
Drafted, read over and explained the contents of this sale deed at Seraikella to the Seller and their admitted the same to be true and correct.

R. K. Pattanaya
30/12/2024

Deed Writer

RAJESH KUMAR PATTANAYA
DEED WRITER
LICENCE NO. 117
SERAIKELLA - JHARKHAND

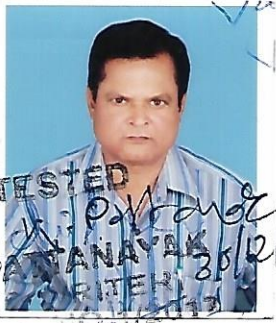
Rishi Kumar
Choudhary
30/12/2021
(10)



ATTESTED
R. K. Pattanayak
DEED WRITER
LICENCE NO. 1/2017
30/12/2021



Julee Nandi
Sign. Of the Purchaser



ATTESTED
R. K. Pattanayak
DEED WRITER
LICENCE NO. 1/2017
30/12/2021

Rajesh Kumar Nandi
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.

R. K. Pattanayak
30/12/2021
Deed Writer

RAJESH KUMAR PATTANAYAK
DEED WRITER
LICENCE NO. 1/17
SERAIKELLA - KHARAGPUR



Pre Registration Docket

Date :- 30-12-2021 03:43 pm

Office Name :- SRO - Saraikela
Token No:- 20210000140431

Appointment :- 30-Dec-2021 Time:- 16:0

Article	Sale Deed
Pre Registration Date	28-Dec-2021
No. Of Pages	110
Stamp Duty	42800
Paid Stamp Duty	0
Total Fees	₹ 35,404.

Property Id: **649259**

Valuation No. : 874430 / 2021 :- 2021-2022	User Id : 3182	Date : 30-December-2021 15:34:PM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Seraikella	
Land Type : Urban	Corporation : Seraikella Notified Area Committee	Village/City : Seraikella Ward No. 3	
Seraikella Ward No. 3 Village Code 301 - Other Road -			
Khata Number - 122			
Plot Number - 232/A			
Volume Number - 6			
Page Number - 51			
Holding Number - 0030000516000M0			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4.59 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.59 x 232661=1067913.99	₹10,67,914/-
A	Total		₹10,67,914/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹10,68,000/-
Total Amount in Words : Ten Lakhs Sixty Eight Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RASTA, West: PLOT NO-211, South: PART PLOT NO-232, North: RASTA
Area	Land area : 4.59 Decimal

Other Description of the Property	Pin Code - 833219
Government/Market Value	1067913.99
Transaction Amount	1070000

SELLER	-Mrs. MANORAMA JYOTISHI , Address - AMLA TOLA NEAR SHIV MANDIR SERAIKELLA NAGAR PANCHAYAT PO AND PS SERAIKELLA- Father/Husband Name LATE CHANDRA MOHAN JYOTISHI , PAN No.- *****380A,Permission Case No.- , Aadhaar No. *****3106
	-Mr. SUNIL KUMAR JYOTISHI , Address - AMLA TOLA NEAR SHIV MANDIR SERAIKELLA NAGAR PANCHAYAT PO AND PS SERAIKELLA- Father/Husband Name LATE CHANDRA MOHAN JYOTISHI , PAN No.- *****864H,Permission Case No.- , Aadhaar No. *****9921
	-Mr. BITESH KUMAR CHOUDHARY , Address - WARD NO-8, GARAGE CHOWK NAGAR PANCHAYAT PO AND PS SERAIKELLA DIST-SERAIKELLA KHARSWAN- , Father/Husband Name SANTOSH KUMAR CHOUDHARY , PAN No.- *****390N,Permission Case No.- , Aadhaar No. *****9458
	-Mr. PANKAJ KUMAR JYOTISHI , Address - AMLA TOLA NEAR SHIV MANDIR SERAIKELLA NAGAR PANCHAYAT PO AND PS SERAIKELLA- Father/Husband Name LATE CHANDRA MOHAN JYOTISHI , PAN No.- *****922G,Permission Case No.- , Aadhaar No. *****9147
	-Mr. MANOJ KUMAR JYOTISHI , Address - AMLA TOLA NEAR SHIV MANDIR SERAIKELLA NAGAR PANCHAYAT PO AND PS SERAIKELLA- Father/Husband Name LATE CHANDRA MOHAN JYOTISHI , PAN No.- *****234N,Permission Case No.- , Aadhaar No. *****7058
PURCHASER	-Mrs. JULEE NANDI , Address - VILL-GOBINDPUR PO AND PS SERAIKELLA DIST-SERAIKELLA- , Father/Husband Name PRADEEP NANDI , PAN No.- *****240A,Permission Case No.- , Aadhaar No. *****0407

Witness Information	Mr. SANTOSH KUMAR CHOUDHARY , Address - GURAGE CHOWK WARD NO-8 SERAIKELLA PS SERAIKELLA- Father/Husband Name-DWARIKA CHOUDHARY
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Identifier Details	Mr. PRADIP KUMAR NANDI , Address - GOVINDPUR PO AND PS SERAIKELLA DIST-SERAIKELLA-KHARSWAN- , Father/Husband Name-SHYAM NANDI
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Fee Rule:Sale Deed		
1	Stamp Duty	42,800

1	SP	3,300
Total		3,300



Document Registration Summary 1

Date :-30-Dec-2021

- Government/Market Value: ₹1068000/-
- Transaction Amount: ₹1070000 /-
- Paid Stamp Duty: ₹42800 /-

On Date 30-12-2021 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Bitesh Kumar Choudhary

Receipt : 582208

Receipt Date : 30-12-2021

Presenter Name: BITESH KUMAR CHOUDHARY

PR	₹1
SP	₹3300
LL	₹3
A1	₹32100
Stamp Duty	₹42800

Total ₹78204

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	42800	42800	0	GRAS	JuleeNandi	GRN Number : 2109105136 DEPT Transaction Id : 74a1ef87f0c653542fae Transaction Type :	42800
PR	1	1	0	GRAS	BiteshKumarChoudhary	GRN Number : 2109105294 DEPT Transaction Id : af2c11a9e05b6f018222 Transaction Type :	1
SP	3300	3300	0	GRAS	BiteshKumarChoudhary	GRN Number : 2109105294 DEPT Transaction Id : af2c11a9e05b6f018222 Transaction Type :	3300
A1	32100	32100	0	GRAS	BiteshKumarChoudhary	GRN Number : 2109105294 DEPT Transaction Id : af2c11a9e05b6f018222 Transaction Type :	32100
LL	3	3	0	GRAS	BiteshKumarChoudhary	GRN Number : 2109105294 DEPT Transaction Id : af2c11a9e05b6f018222 Transaction Type :	3
Sub Total	78204	78204	0				

Article : Sale Deed Number of Pages : 220

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Signature of Registering Officer
30/12/21



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000140431

Deed Type	Sale Deed
Number of Pages	220
Fee Details	Stamp Duty :- Rs. 42800, PR :- Rs. 1, SP :- Rs. 3300, A1 :- Rs. 32100, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1067914/- ,Transaction Amount :- Rs.1070000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Seraikella , Village Name :- Seraikella Ward No. 3 Location :- Other Road, Seraikella Ward No. 3 Village Code 301 Property Boundaries :- East: RASTA, West: PLOT NO-211, South: PART PLOT NO-232, North: RASTA Khata Number - 122Plot Number - 232/AVolume Number - 6Page Number - 51Holding Number - 0030000516000M0 Area Of Land :- 4.59 Decimal





Sh./Smt. **BITESH KUMAR CHOUDHARY** s/o/d/o/w/o **SANTOSH KUMAR CHOUDHARY** has presented the document for registration in this office today dated :- 30-Dec-2021 Day :- Thursday Time :- 16:42:12 PM



BITESH KUMAR CHOUDHARY
(Power Of Attorney)

Party Name	Document Type	Document Number
BITESH KUMAR CHOUDHARY	PAN/UID	AHQPC9390N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MANORAMA JYOTISHI Address1 - AMLA TOLA NEAR SHIV MANDIR SERAIKELLA NAGAR PANCHAYAT PO AND PS SERAIKELLA, Address2 - , , , Jharkhand PAN No.: BGVPJ6380A				SELLER Age:65			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SUNIL KUMAR JYOTISHI Address1 - AMLA TOLA NEAR SHIV MANDIR SERAIKELLA NAGAR PANCHAYAT PO AND PS SERAIKELLA, Address2 - , , , Jharkhand PAN No.: AWUPJ5864H				SELLER Age:52			
3	BITESH KUMAR CHOUDHARY Address1 - WARD NO-8, GARAGE CHOWK NAGAR PANCHAYAT PO AND PS SERAIKELLA DIST- SERAIKELLA KHARSWAN, Address2 - , , , Jharkhand PAN No.: AHQPC9390N, Permission Case No.-	Yes	Bitesh Kumar Choudhary Address:- , , , Gurage Chowk Ward No- 8, Seraikela, , Seraikela- Kharsawan, 833219, , Jharkhand, India		SELLER Age:42			<i>Bitesh Kumar Choudhary</i>
4	PANKAJ KUMAR JYOTISHI , , , Jharkhand PAN No.: AHBPJ8922G	No	Address:-	BITESH KUMAR CHOUDHARY , , , Jharkhand PAN No.: AHQPC9390N	SELLER Age:40			
5	MANOJ KUMAR JYOTISHI Address1 - AMLA TOLA NEAR SHIV MANDIR SERAIKELLA NAGAR PANCHAYAT PO AND PS SERAIKELLA, Address2 - , , , Jharkhand PAN No.: APOPJ9234N				SELLER Age:49			
6	JULEE NANDI Address1 - VILL- GOBINDPUR PO AND PS SERAIKELLA DIST- SERAIKELLA, Address2 - , , , Jharkhand PAN No.: APWPN9240A, Permission Case No.-	Yes	Julee Nandi Address:- , , govindpur, Seraikella, Gobindpur, , Seraikela- Kharsawan, 833219, , Jharkhand, India		PURCHASER Age:50			<i>Julee Nandi</i>

Identification: .

Sr.NO

Party Name and Address

Photo FingerPrint Signature

Sr.NO

Party Name and Address

Photo

FingerPrint Signature

1

PRADIP KUMAR NANDI

S/o-D/o SHYAM NANDI

Address1 - GOVINDPUR PO AND PS SERAIKELLA DIST-SERAIKELLA-KHARSWAN, Address2 -

, , , Jharkhand

PAN No.:



Pradip Kumar Nandi

Pradip Kumar Nandi

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANTOSH KUMAR CHOUDHARY Address1 - GURAGE CHOWK WARD NO-8 SERAIKELLA PS SERAIKELLA, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

जिला अवर निबधध
सरायकेला-खरसात

Above mentioned, (BITESH KUMAR CHOUDHARY , MANOJ KUMAR JYOTISHI , MANORAMA JYOTISHI , PANKAJ KUMAR JYOTISHI , SUNIL KUMAR JYOTISHI), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRADIP KUMAR NANDI) Son/Daughter/Wife of (SHYAM NANDI) resident of (GOVINDPUR PO AND PS SERAIKELLA DIST-SERAIKELLA-KHARSWAN) and by occupation (Business).

Signature of Registering Officer

Date:- 30-Dec-2021

Seal and Signature of Registering Officer

जिला अवर निबधध
सरायकेला-खरसात

