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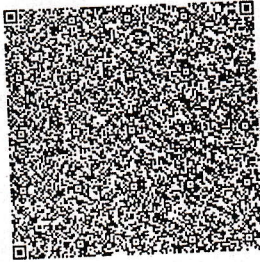
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH13015987307357Q
Certificate Issued Date	: 03-Dec-2018 04:24 PM
Account Reference	: GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0717228528880050Q
Purchased by	: SEKHAR PANDA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 9,62,000 (Nine Lakh Sixty Two Thousand only)
First Party	: NA
Second Party	: SEKHAR PANDA
Stamp Duty Paid By	: SEKHAR PANDA
Stamp Duty Amount(Rs.)	: 38,500 (Thirty Eight Thousand Five Hundred only)



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



Vikash Goyal
Pranil Singh Madak
Bijesh Kumar Chaudhary
05.12.2018

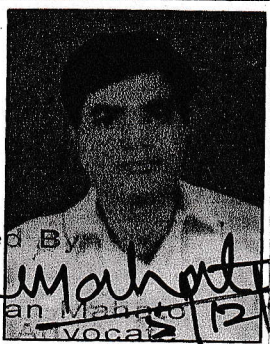
TQ 0007792111

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 9,62,000/- Stamp 38,500/- Seraikella

Vikash Goyal
Promit Singh Modak
Rishabh Kumar Choudhary
05.12.2018



Attested By
Ramdhan Mahato
E. No- 10112

Vikash Goyal
05.12.2018



मूल्यांकन सूची में जोड़े किये

दस्तावेज जाँच एवं महक पाये

-2-

SALE DEED

Valued at Rs.9,62,000/-only

(Rupees Nine Lacs Sixty two thousand) only

Consideration Amount of Rs.6,62,000/-only

(Rupees Six Lac Sixty two thousand) only

This Deed of Sale made on this the 3rd.day of Dec.

2018,hereat Seraikella;

BETWEEN

1. SRI VIKASH GOYAL, S/o Sri Siddh Gopal Agarwal,
by faith Hindu,by Caste-Marwari,by occupation-Business
resident of Bara Nimdih,Chaibasa,P.S.-Sadar Chaibasa,
District West Singhbhum,Jharkhand.
Aadhaar no.7005 9310 0970 ,PAN- AAGHV 1890K

2. SRI PROMIT SINGH MODAK, S/o Late Shiv Kumar
Singh Modak,by faith Hindu,by Caste-Gudiya (Halwai)
by occupation-Business,by nationality Indian, resident
of 56 Hat Sai Gairej Chowk,Ward No.8,Seraikella,P.S.-
Seraikella,District-Seraikella-Kharsawan,Jharkhand.

विभाग-21 के अधीन माहय
व्यवस्थापन आ. नियम
(1999) की
अनुच्छेद-1 या 1 (अ) के
अनुसार उपरोक्त स्टांम्प आदि या
स. प्र. शुल्क से विमुक्त या
स्टांम्प शुल्क अपेक्षित नहीं।

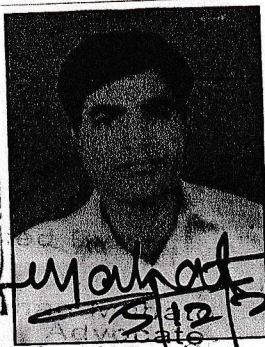
Faith
AG-288601
Process 250
854
2886344

05/12/18

उपस्थापित दस्तावेज में सरकारी
की जाति... है। उ जाति
C.N.T.Aci 308 की धारा 461(B) के
अन्तर्गत नहीं है।

दस्तावेज में उचित रूप
प्रतिबंधित सूची से है।

जांचकर्ता



Art
 Rs
 E. No
 5/12/2018

Vikash Goyal

05-12-2018

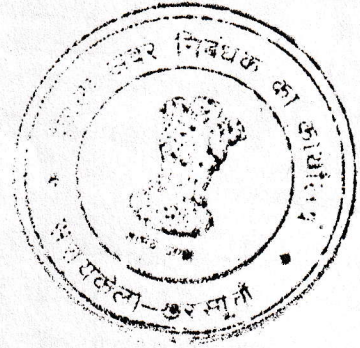
07-12-2018

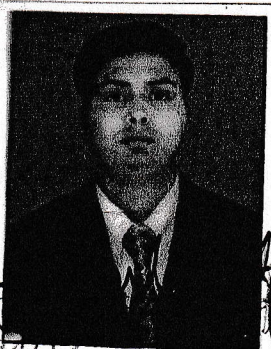
6/9/2018 तक
 श्री. विकेश गुप्ता
 पिता श्री. राजेश कुमार गुप्ता
 स्थान. गुरुनानक नगर, दिल्ली
 पेशा. अध्यापक ने निवेदन के लिए
 दस्तावेज पेश किए।

(Signature)
 2/12/18

स्वस्थापक का हस्ताक्षर

निवेदन पदाधिकारी का हस्ताक्षर





12
Ramch
E. No- 124717

Bronit Singh Madak
05.12.2018

Vikash Broyal
Bronit Singh Madak
Bitesh Kumar Choudhary
05.12.2018



-3-

Aadhhar No. 5508 7514 8926
PAN- ANUPM 5248B

3. SRI BITESH KUMAR CHOUDHARY, S/o Sri Santosh Kumar Choudhary, by faith Hindu, by Caste- Marwari, by occupation- Business, by nationality- Indian, resident of Gairej Chowk, Ward no. 8, Seraikella, P.S.- Seraikella District- Seraikella Kharsawan, Jharkhand.

Aadhhar No. 3519 5671 9458
PAN- AHQPC 9390N

Hereinafter called the Sellers of the 1st. part.

In favour of

SEKHAR PANDA, S/o Late Radha Kanta Panda, by faith Hindu, by Caste- Brahmin, by occupation- Private Service, by Nationality Indian, resident of 117A, Sathua Colony, Gairej Chowk, Seraikella, P.O. & P.S.- Seraikella, District- Seraikella Kharsawan, Jharkhand. hereinafter called the purchaser of the 2nd. part. Aadhhar no. 5347 8300 7892
PAN- BJXPP 3958B



E. No- 144/12

Birah Kumar Choudhary
05.12.2018

Vinod Goyal
Ranjit Singh Meher
Birah Kumar Choudhary
05.12.2018



-4-

Whereas, the land situated at Mouza-Seraikella Municipality Ward No.8, P.S.-Seraikella, Thana no.301, Khata no.172, Plot no.260, an area measuring 93 decimals has been purchased by the above named sellers vide registered Sale Deed no.3076, dated 02.05.11, registered at D.S.R.O.Seraikella from its previous owner namely Sudhanshu Shekar Sathwa, S/o late Bir Keshri Sathwa by Caste-Baniya. which is previously recorded in the name of Sudhanshu Shekar Sathwa during the Survey settlement operation.

And Whereas, the above named Sellers got their names Mutated in the office of C.O.Seraikella vide Mutation Case No.90/2011-12, dated 23.05.2011, which is recorded in Register-II, Vol.4, page-48 in the office of C.O. Seraikella and paid rent upto 2018-19 vide rent receipt no.0649122113.

And Whereas, the said sellers are the absolute and lawful owners of the schedule below land since after purchased and since then they have been in peaceful physical possession over the same without any hindrance or disturbance from any corner whatsoever.

Vikash Goyal
Ranjit Singh Meekak
Bishu Kumar Choudhary
05.12.2018

-5-

And Whereas, the said sellers being in urgent need of money for their personal emergent expenses, expressed jointly desire to sell the schedule below land at and for a total consideration of Rs.6,62,000/-only and the said purchaser on coming to know of the said intention of the said sellers, agreed to purchase the same at the said consideration price.

-:: NOW THIS DEED OF SALE WITNESSETH:-

That in pursuance of the said agreement and in consideration of the sum of Rs.6,62,000/-only paid by the said purchaser ~~to the said sellers,~~ which said sum the said sellers hereby acknowledge as having received, they, the said sellers 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 sellers 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.

Viresh Singh
Dimit Singh
Dimit Singh
05.12.2018

And that the said land is free from Anabad Jharkhand Sarkar, Anabad Sarbasadharan, Pujasthal, Sairat, Kabrasthan, Mandir, Masjid, Banbhumi etc. and the said sellers 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 sellers have hereto at Seraikella put their hands this the day month and year first above written.

SCHEDULE

Mouza-Nagar Palika Seraikella Ward No.8(Old)/03 (New) P.S.-Seraikella, Thana no.301, Halka no.7, District-Sub-Registry office at Seraikella, District-Seraikella-Kharsawan;

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisim</u>	<u>Area</u>
172	260/A (At present home stead land)	Don-II	05 Decimals (Five Decimal)

Holding No.0030000366000M0

Bounded by

North:-Proposed Road 15ft.
South:-Hemant Prasad Sahu & Others
East :-Jhuna Das
West :-Plot No.260(Portion)

Vishal Goyal
Ramesh Sengh Mahata
Bishal Kumar Choudhary
05.12.2018

-7-

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

Identifier/Witnesses

1. Ritesh Kumar Mahapatra S/O Sri Bishal Kumar Mahapatra W.N.O. Seraikella P.O.P.S. Seraikella Dist. Seraikella Kharswan Date. 05.12.2018
2. Subham Panda, S/O - Radhakanta Panda, W.N.-08, Seraikella, P.O.P.S. - Seraikella, Dist. Seraikella - Kharswan, Jharkhand, Date - 05.12.2018

Readover and explained the contents to the executant who after admitting the contents to be true put their hands in my presence

Ramesh Mahata
5/12/2018

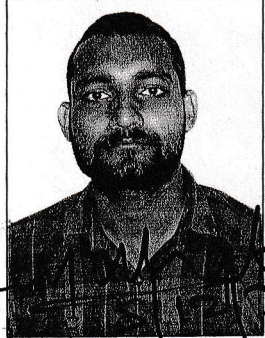
Mode of Payment

Vikash koyal
Ramesh Singh Mahato
Bisish kumar choudhary
05.12.2018

<u>Cheque No.</u>	<u>Date</u>	<u>Name of Bank</u>	<u>Amount</u>
002752	23.07.18	AXIS Bank, Seraikella	Rs.1,00,001/-
002753	05.12.18	AXIS Bank, Seraikella	Rs.2,00,000/-
002754	05.12.18	AXIS Bank, Seraikella	Rs.1,62,000/-
Cash	05.12.18		Rs.1,99,999 /-
			<u>Rs.6,62,000/-</u>

(Rs. Six Lacs sixtytwo thousand) only

Attested by
Ramdhani Mahato
E. No- 134/12

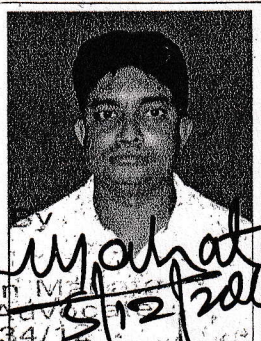


Sekhar Ponda.
05.12.2018



Signature, Photo and left hand finger print of the purchaser

Attested by
Ramdhani Mahato
E. No- 134/12



Bisish kumar choudhary
05.12.2018

Signature, Photo of Identifier

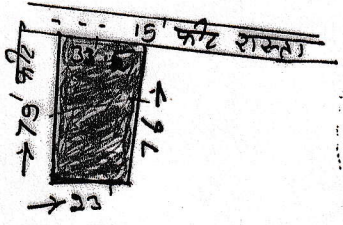
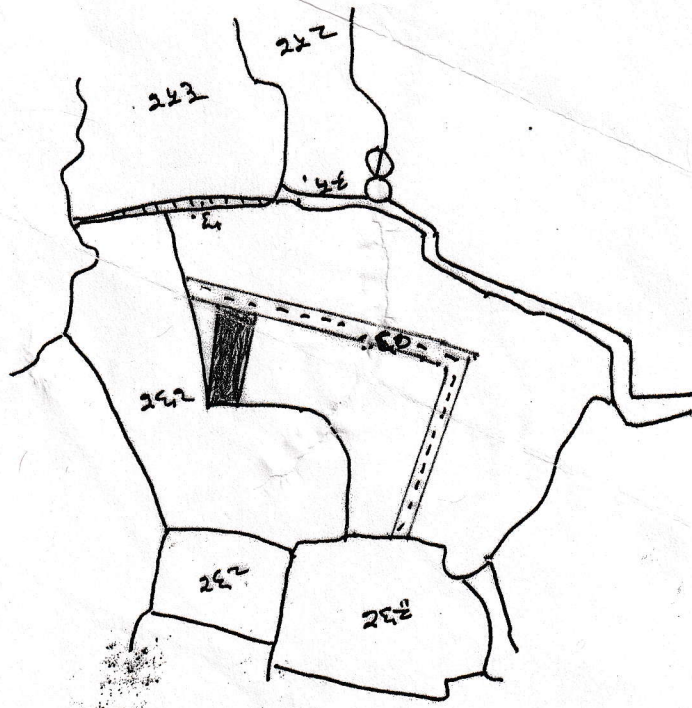
Certified that the parties whose photographs are affixed herewith is attested by me and the finger print of all the parties have taken by me

Typed by

[Handwritten signature]
5/12/18

Ramdhani Mahato
E. No. 134/12.
5/12/2018.

नाम नगर पालिका सरायकेला बड सरायमा ४
 चादर सरायमा २
 राजस्व आना सरायकेला
 आना सरायमा ३०१
 जिला सिन्धुमुख
 पैमाना ३२ इंच = १ मीटर
 सन्-१९६९-७० ई०



सकेत :- उपरोक्त जमीन का नक्शा मूल नक्शा से अंकित किया गया
 तथा लाल रंग से चिह्नित किया गया है।

खतांन.	खपेसरांन.	निस-ब	रकबा	नोट	पुं-मुना दास
172	260 अन्व२	दोन-1 (मकान रकम)	२०-३६० ०-०५	३९-उस्ता नित रास्ता १५ फीट २०-इमनत उसाद साहु तथा मकम	५०-लोत नं-२६० का रकम

R.R. Mahato
 Amin
 13-11-2018
RAJARAM MAHATO
AMIN
 Govt. Regd. No.-761, Dip. No.-275

Vignesh Kumar
 13/11/2018
 05/12/2018

Sekhar Panda