

3490

3323



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 623b5570086928e6895b

**Receipt Date :** 24-Oct-2021 02:45:29 pm

**Receipt Amount :** 72040/-

**Amount In Words :** Seventy Two Thousands Forty Rupees Only

**Token Number :** 20210000113196

**Office Name :** SRO - Saraikela

**Document Type :** Sale Deed

**Payee Name :** ROMI RIMESH AND DILIP KUMAR SAHU ( Vende )

**GRN Number :** 2108084306



-: For Office Use :-



*Rm Rimesh*  
25/10/21

*Sarabjit Karjod*  
25/10/21

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

State Value 18,01,000/- Stamp 72040/- Seraikella

25/10/2021

25/10/2021

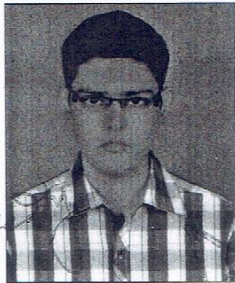
की जाति C.N.T.A. के अन्तर्गत रहे

25/10/2021

की जाति के अन्तर्गत रहे

25/10/2021

9  
25/10



Saurabh Kashyap



Allesthi  
Saurabh Kashyap  
25/10/21

25/10/21

**SALE DEED**

**Valued at Rs. 18,01,000/- Only.**

This Deed of Sale made on this the 25<sup>th</sup> day of October 2021, here at Seraikella .  
**Between :-**

**MR. SAURABH KASHYAP** son of Mr. Santosh Kumar Jha , by Faith - Hindu , by Caste - General ( Non C.N.T. ) , by Occupation - Student , by Nationality - Indian , Permanent resident of Gandhinagar , Bhuindhara , Dhurlakh , Samastipur , District - Samastipur , State of Bihar , PIN- 848101 , Presently residing at Ward No. 9 , Anjani Nagar , Seraikella , P.O. & P.S. Seraikella , District - Seraikella-Kharsawan , State of Jharkhand , here-in-after called the “ **SELLER / VENDOR** “ ( which expression shall unless excluded by or repugnant to context be deemed to mean and include his successors or successors-in-interest , nominees and/or assigns ) of the **ONE PART** .

PAN - EKTPK0496P & UID No. - 3086 5371 8004 .

विभाग-21 के अधीन प्राहय  
की जाति के अन्तर्गत रहे

Feekand

54030.00  
250  
094

54033.44

25/10/2021

In favour of

Saurabh Kashyap  
Assistant

- (1) MR. ROMI RIMESH son of Mr. Dilip Kumar Sahu ,  
PAN - AHRPR1523R & UID No. - 2845 3233 6891 .
- (2) MR. DILIP KUMAR SAHU son of Late Mahesh Prasad Sahu ,  
PAN - AEIPS9553A & UID No. - 3967 7186 0881 .

both by Faith - Hindu , by Caste - General ( Non C.N.T. ) , by Occupation - Business , by Nationality - Indian , both resident of H.No.- 45 , Sahu Building , Khasmahal , P.S. Parsudih , Town Jamshedpur , District - East Singhbhum , State of Jharkhand , PIN-831002 , here-in-after called the " **PURCHASERS / VENDEES** " ( which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs , successors , legal representatives and permitted assigns ) of the **OTHER PART** .

NATURE OF DEED :- ABSOLUTE SALE DEED .

CONSIDERATION AMOUNT :- Rs. 18,01,000/- ONLY .

WHEREAS , the land morefully and particularly described in the schedule below situated at Mouza - Ghutusai , P.S. Seraikella , Thana No. 296 , Nagar Panchayat Seraikella Ward No. 9 (Old) 1 (New) , under Khata No. 39 , being Plot No. 292 , an area measuring 4000 Sq.ft. i.e. 9.17 Decimals , has been purchased by the above named present Seller namely MR. SAURABH KASHYAP son of Mr. Santosh Kumar Jha from its previous owners namely (1) Jagannath Modak , (2) Ashit Charan Modak , (3) Krishna Modak all sons of Late Gour Chandra Modak , (4) Deepak Modak , (5) Pradeep Modak both sons of Late Amulya Modak , and (6) Manoj Manjari Modak wife of Late Bipat Bhanjan Modak , all by Caste - Moira ( Halwai ) , by virtue of a registered Sale Deed bearing No. 4685 ( Sl.No. 4700 ) , dated 23-08-2010 , registered in the office of the District Sub-Registrar at Seraikella .

Saurabh Kashyap  
25/10/2021

AND WHEREAS , the aforesaid above named present Seller namely MR. SAURABH KASHYAP son of Mr. Santosh Kumar Jha , has got his name mutated in the office of the landlord through the Circle Officer at Seraikella , vide its Mutation Case bearing No. 262/2010-2011 , order dated 14-09-2010 , and paid rent thereof regularly till the financial year 2021-2022 , vide its Rent Receipt bearing No. 0728589198 , dated 20-10-2021 , which is earlier recorded in Register II , under the Volume No. 6 and Page No. 15 .

AND WHEREAS , the aforesaid above named present SELLER/VENDOR namely MR. SAURABH KASHYAP son of Mr. Santosh Kumar Jha is the absolute , lawful and bonafide owner of the landed property morefully and particularly described in the schedule below by exercising all the acts on regular payment of ground rent to the State Government through the landlord , the Circle Officer at Seraikella since after purchased and then after he has been in exclusive peaceful and physical possession over the same without any let , hindrance or interruption from any corner what-so-ever .

AND WHEREAS , the said SELLER/VENDOR being in urgent need of money and for some other legal necessities offered to sell the land described in the schedule hereunder written situated at Mouza - Ghutusai , P.S. Seraikella , Thana No. 296 , Nagar Panchayat Seraikella Ward No. 9 (Old) 1 (New) , under Khata No. 39 , being Plot No. 292 ( Part ) , an area measuring 3800 Sq.ft. i.e. 8.72 Decimals out of the total area 4000 Sq.ft. i.e. 9.17 Decimals and the PURCHASERS/ VENDEES agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of **Rs. 18,01,000 /- ( Rupees Eighteen Lakhs One Thousand )** only .

Saurabh Karbhaj  
25/12/2021

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-**

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDOR has sold and transferred all that piece and parcel of land described in the schedule below to the VENDEES absolutely and forever .
- B. That , the VENDOR hereby admit and acknowledge the receipt of the consideration amount of **Rs. 18,01,000 /- ( Rupees Eighteen Lakhs One Thousand )** only from the VENDEES with regard to the said piece and parcel of land as morefully and particularly described in the schedule below .
- C. That , the VENDOR has sold and transferred all the right , title and interest what-so-ever he has in the said property being used and enjoyed by the VENDEES as morefully described in the schedule below .
- D. That , the VENDOR has duly put the VENDEES in peaceful and physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEES have acquired a perfect indefeasible right, title and interest over the land/property as the sole , exclusive and rightful owners of the same .
- F. That , henceforth the VENDEES shall use and enjoy the landed property morefully described in the schedule below in any own manners and choice like a bonafide owners of the same without any interruption or disturbance from any corner .

Saurabh Kashyap  
25/10/2021

G. That , henceforth neither the VENDOR nor any body through or on behalf of the VENDOR shall be entitled to put any kind of claim over the landed property in question and if any body does so , the same shall be untenable and illegal under any provisions of law .

H. That , henceforth the VENDEES shall now have all the right to sell , mortgage or lease out the landed property to any person/persons or any financial institutions over the landed property conveyed hereunder as described in the schedule below for their own use .

I. That , the VENDEES are entitled to get their names mutated in the office of the land lord and shall obtain rent receipt .

J. That , if the VENDEES sustain any loss or damage and deprive due to defect title of the VENDOR in respect of the said immovable property , the VENDOR shall be liable to the VENDEES for such loss together with all litigation expenses that may incur by the VENDEES to perfect the title in the demised immovable property .

K. That , the land morefully described in the schedule below is free from Sarba Sadharan , Puja Sthal , Sairat , Kabrasthan , Anabad Jharkhand Sarkar ( Govt. Land ) etc. and also not comes under the provisions of C.N.T. Act 46 proviso 'a' & 'b' and not violating the provisions of Indian Registration Act 22 "A" of 1908 .

## SCHEDULE

Saurabh Kashyap  
25/10/2021

Mouza - Ghutusai , P.S. Seraikella , Thana No. 296 , Nagar Panchayat Seraikella  
Ward No. 9 (Old) 1 (New) , District Sub-Registry Office at Seraikella , District  
- Seraikella-Kharsawan . ;  **Holding No. - 0010000381000M0 ;**

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
39	292 ( Part )	Homestead Land .	3800 Sq.ft. i.e. 8.72 Decimals .

**Bounded by :-**

North	:-	16'ft. Wide Proposed Road .
South	:-	Pawan Agarwal .
East	:-	Madhu Priya & Sanjay Verma .
West	:-	16'ft. Wide Proposed Road .

Annual Rent of Rs. 1.00 payable to the State of Jharkhand through C.O. Seraikella .  
A trace map is attached herewith .

**Identifier / Witness. 1.**

संतोष कुमार को  
S/o - स्व. नमो नारायण को  
At + Po - हाथ को - खमलीपुर (अवहार)  
**Witness. 2.** श्री - स्व. लीला (अवहार)

Bimad Kumar  
S/o Late Kapildas Prasad  
Dewanbai, Seraikella

Read over and explained the contents to the executant who  
after admitting the contents is to be true and correct , put  
his hand in my presence .

Nikhil  
25/10/21  
Deputy Registrar  
Seraikella

Sawath Kashyap  
25/10/21

**MEMO OF CONSIDERATION**

<u>Cheque No./R.T.G.S.</u>	<u>Dated</u>	<u>Name of Bank</u>	<u>Amount</u>
IBKLR92021100700047270	07-10-2021.	IDBI Bank , Seraikella .	Rs. 3,01,000 /-
IBKLR92021102200085078	22-10-2021.	IDBI Bank , Seraikella .	Rs. 6,00,000 /-
IBKLR92021102200085105	22-10-2021.	IDBI Bank , Seraikella .	<u>Rs. 9,00,000 /-</u>
			<u>Rs.18,01,000 /-</u>

( PHOTOGRAPH , SIGNATURE AND FINGER  
PRINTS OF VENDEE / PURCHASER No. 1 )



AKHTE

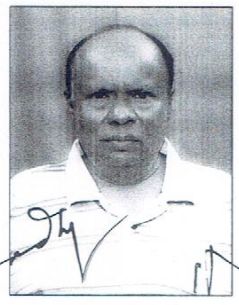
25/10/21

Roni Rinesh  
25/10/2021



Sannabha Karthyak  
25/10/21

( PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF VENDEE / PURCHASER No. 2 )



Handwritten signature and date: 25/10/21



Handwritten signature and date: 25/10/21

( PHOTOGRAPH AND SIGNATURE OF IDENTIFIER )



Handwritten signature and date: 25/10/21

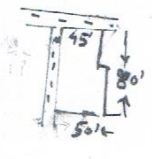
Handwritten signature and date: 25/10/21

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

Handwritten signature and date: 25/10/21  
Typed by

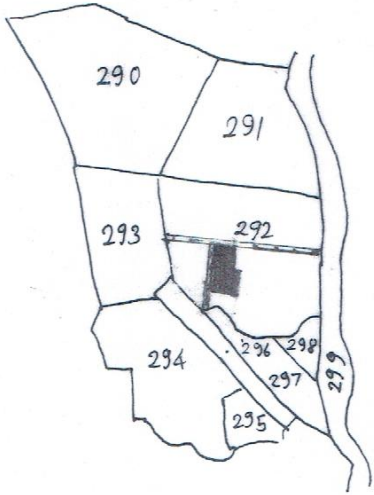
Advocate / Deed Writer: 25/10/21  
Seraikella  
Handwritten signature and date: 25/10/21

नाम ग्राम दुबुसाई  
 धाना सरायकुला  
 धाना नं० २९६  
 टंचल सरायकुला  
 जिला सरायकुला-खरसावाँ  
 पैमाना १६" = १ मील  
 खर १९५८-५९



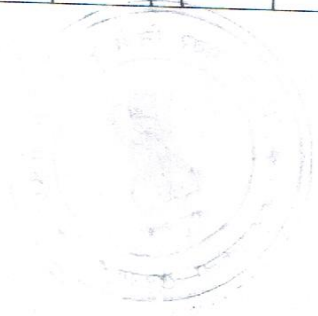
INDEX. N<sup>o</sup>

P.H. 292/Part - shown in Red Colour.



∴ Schedule:

K.No	P.No	Class	Area		Boundary.	
			A.	Dec	N:-	E:-
39	292/A	Don-2	0.	08.72	Proposed Road.	Madhu priya & Sanjay varma
					S:- Powan Agrawal	W:- Proposed Road.



Frused by  
 Amahab.  
**AMIN**  
 N. K. Mahato, Nawad  
 R. No - 134/97-98

Saurabh Kashyap  
 Ravi Ramesh  
 D. Sahu

नाम धनु साडी  
 धरमा नं 296  
 स्थापकना  
 विष्णु  
 16" = 1 मीटर  
 1358-59 ई

विष्णु



धनु साडी

धनु साडी

नाम धनु साडी  
 धरमा नं 296  
 स्थापकना  
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नाम धनु साडी  
 धरमा नं 296  
 स्थापकना  
 विष्णु  
 16" = 1 मीटर  
 1358-59 ई

Saurabh Kashyap  
 Roni Ramesh  
 D. Sahu

N. K. Mahato, Nawadit  
 R. No - 134/97-98

धनु साडी

# SARAIKELA NAGAR PANCHAYAT, SARAIKELA

## HOLDING TAX RECEIPT

Receipt No. TRN54912316102021115308

Date : 16-10-2021

Ward No : 1

Department / Section : Revenue Section  
Account Description : Holding Tax & Others  
Application Type : New Assessment

SAF No. : SAF681612161021115721

Property Type : Vacant Land

Owner Name Saurabh kashyap C/O

Address : Anjani nagar,  
, Pin -

MOB No : 9122911111

A Sum of Rs 3433.00 (in words) Three Thousand Four Hundred and Thirty-Three Only

towards Holding Tax & Others vide Cash

Dated 16-10-2021 Drawn on NA Place Of The Bank

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear	1 / 2016-2017 4 / 2020-2021	920.00
Holding Tax Current	1 / 2021-2022 4 / 2021-2022	184.00
	<b>Total</b>	<b>1104.00</b>
	<b>Additional Tax</b>	<b>0.00</b>
	<b>Penalty Amount</b>	<b>2328.90</b>
	<b>Rebate on current Demand</b>	<b>0.00</b>
	<b>Adjust amount</b>	<b>0.00</b>
	<b>Amount Received</b>	<b>3433.00</b>
	<b>Advance Amount</b>	<b>0.00</b>



Signature of Tax Collector

**Note:-**

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right

For Details Please Visit : [suda.jharkhand.gov.in](http://suda.jharkhand.gov.in)  
or Call us at 18002586545

In Collaboration With  
Sparrow Softech Pvt. Ltd.  
H-117, Harmu Housing Colony, Sajanand  
Chowk, Ranchi

# SARAIKELA NAGAR PANCHAYAT

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No : 657181181021115207

Date : 18-10-2021

प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री Saurabh kashyap S/O santosh kumar jha.

मोहल्ला Anjani nagar seraikella

seraikella kharsawan . 833219

9122911111

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0010000381000M0 वार्ड सं० 1 है। आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु० निर्धारित किया गया है। इसके अनुसार प्रांत तिमाही कर निम्न प्रकार होगा।

## स्व-निर्धारित कर की सूचना

क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	46.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		46.00



To be signed by the Applicant

नोट:-

- 1 कर निर्धारण का सूची: SARAIKELA NAGAR PANCHAYAT Website. suda.jharkhand.gov.in पर प्रदर्शित है।
- 2 नियमावली कडिका 11.4 के अलावा में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा।  
हिसाबत ही जकी है कि वर्षा जल संरक्षण संरचना लगा कर नियम को सुधित कर तथा अतिरिक्त गृह कर से रहित पाये।
- 3 प्रत्येक वित्त वर्ष में सम्पत्ती कर का मूल्यांकन प्रारंभिक देय होगा।
- 4 यदि किसान वर्ष के लिए सम्पत्ती कर का मूल्यांकन वित्तीय वर्ष के 30 जून के पूर्व कर देना जाता है तो कर मूल्य का 5% की छूट प्राप्त की जायेगी।
- 5 किसान देय धृत का निर्देश सामयिकीय (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- 6 यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण (स्व-घोषणा पत्र की स्थानीय जाँच तथा समय नियम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगी।
- 7 SARAIKELA NAGAR PANCHAYAT द्वारा संप्रहित इस सम्पत्ती कर इन इमरतों/ढावों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपन मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- 8 अगर आपके नये दालिम नमा का आखिरी अंक 5/6/7/8 है तो यह विशेष संरचनाओं की प्रणो के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

Saurabh kashyap