

459

446

7645T01120



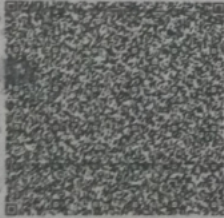
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

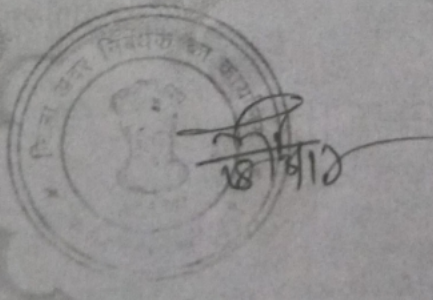
e-Stamp

Certificate No. : IN-JH036839592159680
Certificate Issued Date : 20-Oct-2016 11:58 AM
Account Reference : NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK
Unique Doc. Reference : SUBIN-JHJHDOPJC07050241985905770
Purchased by : DILIP KUMAR PATI
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 8,37,500
(Eight Lakh Thirty Seven Thousand Five Hundred only)
First Party : NA
Second Party : DILIP KUMAR PATI
Stamp Duty Paid By : DILIP KUMAR PATI
Stamp Duty Amount(Rs.) : 33,500
(Thirty Three Thousand Five Hundred only)



Please write or type below this line

T-8



Bhubaneswar Pr. Acharya
Karti Nath Acharya
Anjali Acharya
18/10/2017

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoestamp.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 user of the certificate.

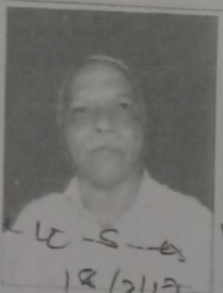
sale value 837500/- Stamp - 33500/- Seraikella

मुस्ताफा 18/03/2017

नाइक

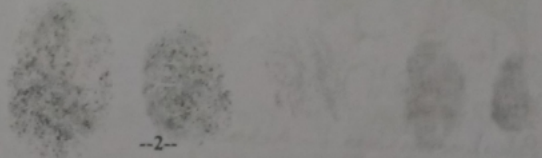
दस्तावेज जांच एवं पाया

नाइक



Bhubaneswar is Acharya
R.K.V. 17
Anjali Acharya
18/03/2017

उपस्थापित दस्तावेज में लक्ष्मणजी
की जाति 19/01/1901 के जाति
C.N.T. के जाति 1901(B) के
अर्थात् मजे है।



18/03/2017
Bhubaneswar is Acharya
18/03/2017

SALE DEED

Valued at Rs. 8,37,500 /- Only .

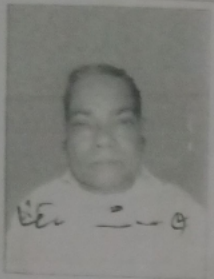
नियम-21 के अधीन माहय
...के ...के
...के ...के
...के ...के
...के ...के

This Deed of Sale made on this the 18th day of March 2017, here at Seraikella .

Between :-

2017
...के ...के
...के ...के
...के ...के
...के ...के
...के ...के

- (1) **SHRI. BHUBANESWAR PRASAD ACHARYA** son of Late. Prasanna Kumar Acharya , by Faith - Hindu , by Caste - Brahmin , by Occupation - Retired , by Nationality - Indian , Presently residing at R.K.V. - 17 , Hamirpur , P.O. Rourkela , District - Sundargarh , State of Odisha , PAN - ABMPA9620M ;
- (2) **SHRI. KASHINATH ACHARYA** son of Late. Prasanna Kumar Acharya , by Faith - Hindu , by Caste - Brahmin , by Occupation - Advocate , by Nationality - Indian , Presently residing at Qtr. No. C2 - L2/86 , Chhend Colony , P.O. Rourkela , District - Sundargarh , State of Odisha , PAN - AGXPA3344A ;



07/17
46

Kashinath Acharya
18/03/2017

Phulewar to Acharya
Kashi Acharya
Anjali Acharya
18/03/2017



-3-

(3) MOST. ANJALI ACHARYA wife of Late. Dilip Kumar Acharya , by Faith - Hindu , by Caste - Brahmin , by Occupation - House Hold Affairs , by Nationality - Indian , Presently residing at Dhobi Tola , Ward No. 4 , Seraikella , P.O. & P.S. Seraikella , District - Seraikella-Kharswan , State of Jharkhand , PAN - BPOPA4070C , here-in-after called the " **SELLERS / VENDORS**" (which expression shall unless excluded by or repugnant to context de deemed to mean and include their successors' or successors-in-interest , nominees and/or assigns) of the **ONE PART** .

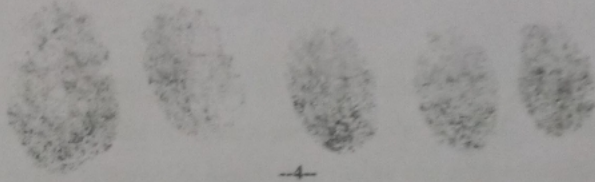
In favour of

MR. DILIP KUMAR PATI son of Lalin Kumar Pati , by Faith - Hindu , by Caste - Brahmin , by Occupation - Advocate , by Nationality - Indian , resident of Indratandi , Ward No. 2 , Seraikella , P.S. Seraikella , District - Seraikella-Kharswan , State of Jharkhand , here-in-after called the " **PURCHASER / VENDEE** " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs , successors , legal representatives and permitted assigns) of the **OTHER PART** . PAN - COQPP3842F .



Handwritten signature and date: Anjali Acharya, 18/03/2017

Handwritten text: Bhubaneswar Prasad Acharya, Kashinath Acharya & Anjali Acharya, 18/03/2017



-4-

NATURE OF DEED :- ABSOLUTE SALE DEED .

CONSIDERATION AMOUNT :- Rs. 8,37,500 /- Only .

WHEREAS , the land morefully described in the schedule below situated at Mouza - Nagarpalika Seraikella Ward No. 2 , P.S. Seraikella , Thana No. 301 , under Khata No. 116 , being Plot No. 584 , an area measuring 415 Decimals (Four Acres and Fifteen Decimals) , has been recorded in the name of the recorded tenant namely Late. Prasanna Kumar Acharya son of Late. Rajendra Acharya , father of the Sellers No. 1 & 2 and father-in-law of Seller No. 3 during the Current Municipal Survey Settlement Operation of 1972 finally published by the State Government .

AND WHEREAS , the above named recorded tenant namely Late. Prasanna Kumar Acharya son of Late. Rajendra Acharya died leaving behind his three sons namely (1) Bhubaneswar Prasad Acharya , (2) Kashinath Acharya (i.e. Seller No. 1 & 2) and (3) Dilip Kumar Acharya as his legal heirs and successors , out of whom Dilip Kumar Acharya diedleaving behind his widow namely Most. Anjali Acharya i.e. Seller No. 3 and two sons namely Devi Prasad Acharya and Kavi Prasad Acharya as his legal heirs and successors and the aforesaid above named Devi Prasad Acharya & Kavi Prasad Acharya have separately given no objection certificate to sell out the aforementioned property morefully described in the schedule below as absolute owners to the present Sellers .

Bluhameswar & Aharya
Kashi Khatra Aharya
Anjali Aharya
18/03/2012

-5-

AND WHEREAS , the aforesaid Sellers have jointly filed an application before the competent authority , the L.R.D.C. Seraikella for fixation of rent of the entire land in their favour and after satisfaction of all the facts , the competent authority passed an order in favour of the Sellers , vide Rent Fixation Case bearing No. 33/2011-12 and then after the present Sellers have jointly paid the rent thereof regularly .

AND WHEREAS ., the present SELLERS/VENDORS are the absolute , lawful and bonafide owners of landed property morefully and particularly described in the schedule below by exercising all the acts on regular payment of ground rent to State Government through the landlord, the Circle Officer at Seraikella and since then they have been in jointly exclusive peaceful and physical possession over the same without any let or hindrance from any corner what-so-ever .

AND WHEREAS , the said SELLERS/VENDORS being in urgent need of money and for some other legal necessities offered to sell the land described in the schedule hereunder written at Mouza - Nagar Palika Seraikella Ward No. 2 , P.S. Seraikella , Thana No. 301 , under Khata No. 116 , being Plot No. 584 (Part) , an area measuring 5 Decimals out of the total area and the PURCHASER/VENDEE agreed to purchase the aforesaid land morefully and particularly described in the schedule below , free from all encumbrances for a fixed consideration of **Rs. 8,37,500 /-** (**Rupees Eight Lakhs Thirty Seven Thousands Five Hundreds**) only .

शुभमसुखी अहोरा
कर, लि. १०१/१/१/१
अजलि अहोरा
१०/१०/१०/१०

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :

- A. That , in pursuance of receipt of the consideration amount aforesaid , the VENDORS have sold and transferred the piece and parcel of land described in the schedule below to the VENDEE absolutely and forever .
- B. That , the VENDORS hereby admit and acknowledge the receipt of the consideration amount of **Rs. 8,37,500 /-** (**Rupees Eight Lakhs Thirty Seven Thousands Five Hundreds**) only from the VENDEE with regard to the said piece and parcel of land as morefully and particularly described in the schedule below .
- C. That , the VENDORS have sold and transferred all the rights , title and interest what-so-ever they have in the said property being used and enjoyed by the VENDEE as morefully described in the schedule below .
- D. That , the VENDORS have duly put the VENDEE in peaceful and physical possession over the land conveyed hereunder as described in the schedule below .
- E. That , henceforth the VENDEE has acquired a perfect indefeasible right , title and interest over the land/property as the sole , exclusive and rightful owner of the same .
- F. That , henceforth the VENDEE shall use and enjoy the landed property morefully described in the schedule below in any own manners and choice like a bonafide owner of the same without any interruption or disturbance from any corner .

Bhuvaneshwarle Aharya
Koshi Khatun
Anjali Aharya
18/08/2017

- G. That , henceforth neither the VENDORS nor any body through or on behalf of the VENDORS 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 VENDEE shall now has 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 his use .
- I. That , the VENDEE is entitled to get his name mutated in the office of the land lord and shall obtain rent receipt .
- J. That , if the VENDEE sustain any loss or damage and deprive due to defect title of the VENDORS in respect of the said immovable property , the VENDORS shall be liable to the VENDEE for such loss together with all litigation expenses that may incur by the VENDEE 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 .

Bhadransan P. Bhasara
Nanki NAL a/L 1076
Amjali Acharyei.
18/08/17

-8-

SCHEDULE

Mouza - Nagarpalika Seraikella Ward No. 2 , P.S. Seraikella , Thana No. 301 ,
Distt. Sub-Registry Office at Seraikella , Distt. - Seraikella-Kharswan .

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
116	584 (Part)	Homestead Land .	5 Decimals .

Bounded by :-

- North :- Plot No. 551 .
- South :- 20' ft. Proposed Road .
- East :- Portion of Plot No. 584 .
- West :- Portion of Plot No. 584 .

Annual Rent of Rs. 2.00 payable to the State of Jharkhand through C.O. Seraikella . A trace map is attached herewith .

Identifier / Witness. 1. Anant mukhi S/o Bhadransan mukhi
Indrakanda W N-2 Seraikella
18/08/17

Witness. 2. माधव चन्द्र प्रसाद श्री सतीशचन्द्र प्रसाद
श्री शैल कान्त श्री 21/08/17
18/08/17

Readover and explained the contents to the executants who after admitting the contents is to be true and correct , put their hands in my presence .

Antu Sundi
ANTU SUNDI
DEED WRITER SERAIKELLA
LICENCE NO.- 30/1997 18/08/17

Bharanagar Pochamp
Kandimala
Anjali Acharya
18/03/17

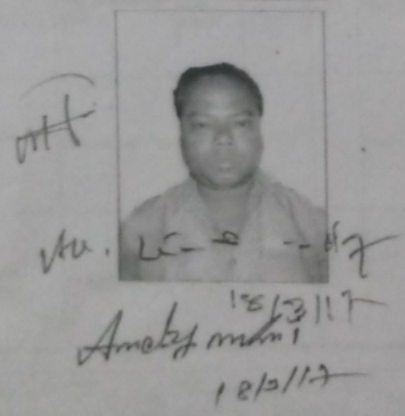
-9-

(PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF VENDEE / PURCHASER)



Dilip Kumar Pati
18/03/17

(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)



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 .

[Signature]
Typed by

[Signature]
Advocate / Deed Writer
ANTU SUNDI
DEED WRITER SERAIKELLA
LICENCE NO.- 30/1997
18/3/17



निबंधन विभाग, झारखंड
सरायकेला
जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 8

Document Type: Sale Deed
Presenter Name & Address: R.K.V.-17, Hamirpur, P.O. Rourkela, Dist.-Sundargarh, Odisha
Stampable Doc. Value: 837500
Document/Transaction Value: 837500
Special Type: 837500
Remarks / Other Details:
Property Details:

Presenter: Bhubaneswar Prasad Acharya
Date of Entry: 18/03/2017
Total Pages: 68
Book: 1
CNO/PNO:
Stamp Value: 33500
Serial/Deed No. /
Old Serial No. /
App. ID: 42916

Token Date/Time: 18/03/2017 13:27:10
e-Stamp Cert. No. IN- JH036839592159680

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
SERAIKELLA	301	2	SERAIKELLA NAGAR PANCHAYAT	116	584 (P)		Plot No. 551	20ft Proposed Road	Portion of Plot No. 584	Portion of Plot No. 584		U_RES	5 Decimal	837100

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address	
1	VENDOR	Bhubaneswar Prasad Acharya	Late. Prasanna Kumar Acharya	Retd.			Male	ABMPA9620M	966497938458	9937687857	R.K.V.-17, Hamirpur, P.O. Rourkela, Dist.-Sundargarh, Odisha	Do	
2	VENDOR	Kashinath Acharya	Late. Prasanna Kumar Acharya	Advocate			Male	AGXPA3344A	839529645737	9777420374	Qtr. No. C2-L2/86, Chhend Colony, P.O. Rourkela, Dist.-Sundargarh, Odisha	Do	
3	VENDOR	Anjali Acharya	W/O Dilip Kumar Acharya	House Hold Affairs			Female	BPOPA4070C	766450906043	9334780191	Dhobi Tola, Ward No. 4, Seraikella, P.O.&P.S. Seraikella, Dist.-Seraikella-Kharswan	Do	
4	VENDEE	Dilip Kumar Pati	Lalin Kumar Pati	Advocate			Male	COQPP3842F	687680802721	7463061033	Indratandi, Ward No. 2, Seraikella, P.S. Seraikella, Dist.-Seraikella-Kharswan	Do	
5	Identifier	Amulya Mukhi	Bhagwat Mukhi	Business			Male			347613587772	8002952620	Ward No. 2, Indratandi, Seraikella, P.O.&P.S. Seraikella, Dist.-Seraikella-Kharswan	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,020.00	0.00	0.00
2	PR	0.94	0.00	0.00
3	LL	2.50	0.00	0.00
4	A1	25,125.00	0.00	0.00
Total		26,148.44	0.00	0.00

Bhubaneswar Prasad Acharya

उपर्युक्त दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्यूट फॉर्म के अनुरूप डाटा इंटरि की गई है।

उपर्युक्त दस्तावेज पर अंकित तथ्यों के अनुरूप डाटा इंटरि की गई है। इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया गया है।

जिसकी पक्षान्तरित अमूला मुखी निवासी सरायकेला

दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर डाटा इंटरि ऑपरेटर का हस्ताक्षर

पिता: भगवत मुखी पेशा: व्यापार



निबंधन विभाग, झारखंड
सरायकेला

Token No.8 Token Date: 18/03/2017 13:27:10
Serial/Deed No./Year :459/446/2017
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Bhubaneswar Prasad Acharya Father/Husband Name:Late. Prasanna Kumar Acharya (VENDOR) R.K.V.-17, Hamirpur, P.O. Rourkela, Dist.-Sundargarh, Odisha		
2	Kashinath Acharya Father/Husband Name:Late. Prasanna Kumar Acharya (VENDOR) Qtr. No. C2-L2/86, Chhend Colony, P.O. Rourkela, Dist.-Sundergarh, Odisha		
3	Anjali Acharya Father/Husband Name:W/O Dilip Kumar Acharya (VENDOR) Dhobi Tola, Ward No. 4, Seraikella, P.O.&P.S. Seraikella, Dist.-Seraikella-Kharswan		
4	Dilip Kumar Pati Father/Husband Name:Lalin Kumar Pati (VENDEE) Indratandi, Ward No. 2, Seraikella, P.S. Seraikella, Dist.-Seraikella-Kharswan		
5	Amulya Mukhi Father/Husband Name:Bhagwat Mukhi (Identifier) Ward No. 2, Indratandi, Seraikella, P.O.&P.S. Seraikella, Dist.-Seraikella-Kharswan		

Book No. 1
Volume 59
Page 1 To 68
Deed No 459/446
Year 2017
Date 18/03/2017 17:43:36

Registering Officer

Signature of Operator

PDF Created Using



Camera Scanner

Easily Scan documents & Generate PDF



<https://play.google.com/store/apps/details?id=photo.pdf maker>