

26

26



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8342ba186557751be82e

Receipt Date : 04-Jan-2022 03:23:41 pm

Receipt Amount : 22400/-

Amount In Words : Twenty Two Thousands Four Hundred Rupees Only

Token Number : 2022000000907

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : MAMTA HOTA (Vendee)

GRN Number : 2209175538



:- For Office Use :-



Mamta Hota
5/1/22

Mamta Hota

5/01/2022

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।

Sale Value 560000/- Stamp 22400/- Seraikella

मूल्यांकन सुधा स जाँच/क्या

5/1/2022

दस्तावेज जाँच एव हिस्सा पाया।

5/1/2022

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

5/1/2022

दस्तावेज में वर्णित भूमि प्रविबंभित सूची से 5/1/2022

जाँचकर्ता

Niraj Kumar Pattanaik
5/1/2022



ATTESTED
R. K. PATTANAYAK
DEPUTY WRITER
LICENCE NO. 1/2017
5/1/2022



नियम-21 क अधीन ग्राहय भारतय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) तः...के अधीन यथाचन स्टाम्प या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

Niraj Kumar Pattanaik
5/1/2022

SALE DEED

Govt. Valued at Rs. 5,60,000/- Only
(Rupees Five Lakhs Sixty Thousand Only)

This Sale Deed made on this the 5th day of Dec. 2021, at Seraikella

BETWEEN

PRADIP KUMAR PATTNAIK @ PRADIP KUMAR PATTANAYAK, S/o Late Radha Gobinda Pattnaik, (Aadhaar No. 2941 0450 8363, Pan No. BCOPP8609M), by faith-Hindu, by Caste-General (None-C.N.T.), by Occupation-Private Service, resident L-89 Phase-1, Basanti Colony, Udit Nagar, Ps-Udit Nagar, Rourkela, Dist-Sundargarh, Odisha, Permanent residence Seraikella, Ward No.6, Pattanayak Tola, Po+Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Nationality-Indian, Represented by his duly,

....2022...निबंधन षदाधिकारी 5/1/22

Fechar
Aadhaar - 16800110
Santani 2550
Prass 099

16800110

5/1/2022

Niraj Kumar Pattanayak.
5/6/2022

(3)

constituted and appointed Attorney **NIRAJ KUMAR PATTANAYAK**, S/o Late Abani Kant Pattanayak, by faith-Hindu, by caste-General (None-C.N.T.), by Occupation-Business, resident H.No.77, Hansahuri, Chaibasa Road, Ward No.1, Po-Seraikella, Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Nationality-Indian, Aadhaar No. **9408 5875 3515**, Pan No. **BIMPP5534K** vide registered **General Power of Attorney No. IV-75**, dated **09.04.2021**, registered at Distt. Sub-registry Officer at Seraikella, Vol. No. **10**, Page No. **123 to 182**, hereinafter called the **SELLER** of the **ONE PART**.

IN FAVOUR OF

MAMTA HOTA, W/o Dilip Kumar Hota, by faith-Hindu, by caste-General (Non C.N.T.), by Occupation-House Wife, resident Birsa Chowk, Ward No.01 (Old), Seraikella, Po+Ps-Seraikella, Jharkhand, Nationality-Indian, hereinafter called the **PURCHASER** of the **OTHER PART**.

Aadhaar No. **9996 4270 0626**

Pan No. **ALWPH9375G**

Atmraj by putraj C.

5/01/2022

(4)

Whereas, the land described in the schedule below situated at Mouza-
Seraikella, Ward No.01, Ps-Seraikella, Thana No. 301, under Khata No.
46, Plot No. 148,189 stands recoded in the name of **Kedarnath**
Pattanayak, S/o Ramkrishna Pattanayak of Seraikella, Ps-Seraikella in
R.S. Khatiyani. After the death of recorded Tenant **Kedarnath**
Pattanayak his sons amicably partition the land between them the
Schedule land fell in the share of **Radha Gobinda Pattanayak** And After
the death of **Radha Gobinda Pattanayak** his two sons amicably
Partition the land between them the Schedule land fell in the share of the
executant he Mutated the same in his name Vide Partition Mutation Case
No. **731/R27/2020-2021**, dated **05.11.2020** through **C.O. Seraikella** and
paying rent receipt thereof Vide rent receipt No. **0882116125**, Vol.
No.10, Page No.40 mentioned in register-II since then he have been in
peaceful physical possession over the same without any interruption from
any corner whatsoever.

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 purchaser agreed to purchase the same.

Nancy Ind Patwari
5/01/2022

(5)

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. 5,60,000/- (Five Lakhs Sixty Thousand)** only, between the above named Seller and the purchaser.
2. **That**, the purchaser has paid sum of at **Rs. 5,60,000/- (Five Lakhs Sixty 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 purchaser 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.
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

Notary/Notary Put In Charge
5/01/2022

(6)

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 his name in the office of the **C.O.Seraikella** and all rents and taxes will be paid by her 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-75**, dated **09.04.2021** has not been revoked.

Vide **GPA No. IV-75**, dated **09.04.2021** in Plot No. **189**, Total Area-**29** decimals previous sale area **12.5 Decimals**, Balance Area **11.9 Decimals**, Today Sale Area **2.5 Decimals**, Balance Area **9.4 Decimals**.

M/s. Rajendra Prasad Singh
5/01/2022

(7)

SCHEDULE

In the Dist. Seraikella-Kharsawan, District sub registry office at Seraikella, under Mouza-Seraikella Ward No.1 (Old), New Ward No.04, Ps-Seraikella, Thana No. 301, Halka No. 07, Holding No.0040000568000M0 under :-

Khata No.	Plot No.	Kisim	Area	Bounded by
46	189	DON-III	2.5 Decimals	N :- Plot No.189 & Plot No.148 S :- Proposed Road 13ft. E :-Plot No. 189 (P) W :-Plot No. 189 (P)
Total Area :-Two Point Five 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.

N/1204/24 Put myak.
5/01/2022

(8)

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

Witnesses

Shambhu Nalb Hota
S/o Late Devi Prasanna Hota
Vill. - Mump
1. P.O. - Burudih, P.S. Seraikella,
Dist - Seraikella, Kharsawan

2. Sangita Hota
S/o Dilip Kumar Hota
Add:- Ward no. - 1, Seraikella.
P.O/P.S - Seraikella.
District - Seraikella - Kharsawan

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. Pattanayak
5/01/2022
RAJESH KUMAR PATTANAYAK
DEED WRITER
LICENCE NO 117
SERAIKELLA - KHARSAWAN

Deed Writer

(9)

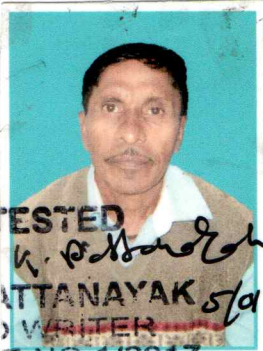
Mrs. M. Hota
5/01/2022



ATTESTED
R. K. Pattanayak
R. K. PATTANAYAK
DEED WRITER
LICENCE NO. 1/2017

Mamta Hota.

Sign. Of the Purchaser



ATTESTED
R. K. Pattanayak
R. K. PATTANAYAK
DEED WRITER
LICENCE NO. 1/2017

Shaobhu Nalk Hota

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.

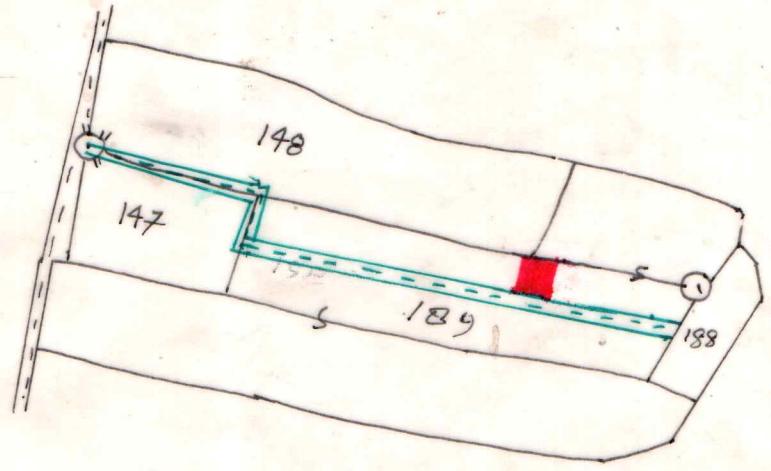


R. K. Pattanayak
Deed Writer 5/01/2022

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

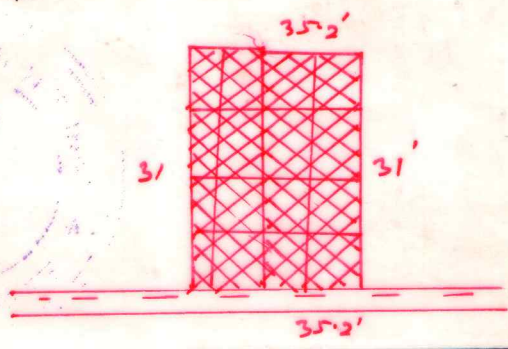
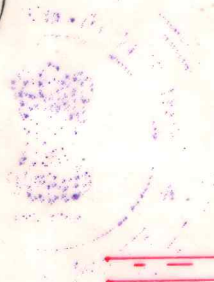
N

नाम नगरपालिका - सराप्रकैला
 वार्ड संख्या - 1
 चादर संख्या - 1
 राजस्व बाना - सराप्रकैला
 बाना नं० - 301
 जिला - सिन्धुपत्रम
 पैमाना - 3३" = 1 मीटर
 सन् - 1969-70 ई०



नोट: - मु भाग का खण्ड को लाल रंग से दर्शाया गया है।

INDEX - 1090 Sg 26f



जमीन का विवरण					
खाना नं०	खोटा नं०	किसम जमीन	रकबा		चौदरी
			रुठ	बि०	
46	189/A	दीन रुक	0	2.5	30 अंश खोटा नं० 189, प्लॉट नं० 148, द. प्र. न. वि. रा. नं० 13' 30 अंश खोटा नं० 189, प. अंश खोटा नं० 189

मह नक्शा एवं सर्वे सेक्टर के मुल नक्शा से देखा गया है।



Mahato
 Binu - 12/11/2022
 AMIN
 BANBHARI MAHATO
 Reg. No.: 612/06-07

Niraj Kumar Patuyara
 Mamta Hota. 5/01/2022

