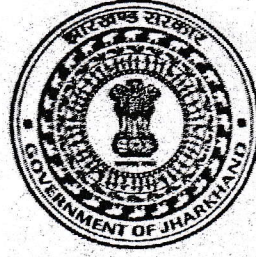


1751

1662



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8e69b78c0225829fe2e8

Receipt Date : 10-Jun-2021 11:56:05 am

Receipt Amount : 49600/-

Amount In Words : Forty Nine Thousands Six Hundred Rupees Only

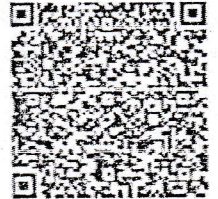
Token Number : 20210000051562

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : PRAKASH MANDAL (Vendee)

GRN Number : 2105912659



:- For Office Use :-



Prakash Mandal
10/06/21

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।

Sale Value 12,40,000/- Stamp 49600/- Seraikella

मूल्यांकन सूचा सह जीव किय
22/6/2021
दस्तावेज जांच एवं मूल्यांकन प्राया
22/6/2021

उपस्थापित दस्तावेज में लेख्यकारों की जाति क्षेत्रीय अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।
22/6/2021

दस्तावेज में संश्लेषित मूले विवरित सूची से जांच है।
22/6/2021
जांचकर्ता



Ravesh Kumar Sahu
19/06/2021



-2-

SALE DEED

Govt. Valued at Rs. 12,40,000 /- Only .

This Deed of Sale made on this the 19th day of June . 2021 , here at Seraikella .
Between :

- (1) MR. SRIDHAR NARAYAN SINGHDEO son of Late Madhusudan Singhdeo (PAN - JKVPS9795C & UID No. - 5994 5057 5195) ,
 - (2) MR. BRAJ MOHAN SINGHDEO son of Late Dinendra Pratap Singhdeo (UID No. - 7440 3819 8979) ,
 - (3) MR. KAILASH PRATAP SINGHDEO (PAN - ETZPS8481K & UID No. - 3728 2855 5828) ,
 - (4) MR. JAY SHANKAR SINGHDEO (UID No. - 4684 5944 4180) ,
 - (5) MR. ANANDA SHANKAR SINGHDEO @ SANO SINGHDEO (UID No. - 5130 8221 8087) ,
- all sons of Late Jatindra Pratap Singhdeo , all by Faith - Hindu , by Caste - Kshetriya , by Nationality - Indian , by Occupation - Cultivation , all resident of Ward No. 2 , Nuagarh , Seraikella , P.O. & P.S. Seraikella , District - Seraikella-Kharsawan , State of Jharkhand , through their duly constituted attorney to

गम-21 क अधीन ग्राहय
मं जाय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) स. 23 के
अधीन बथावत स्टाम्प शुल्क या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

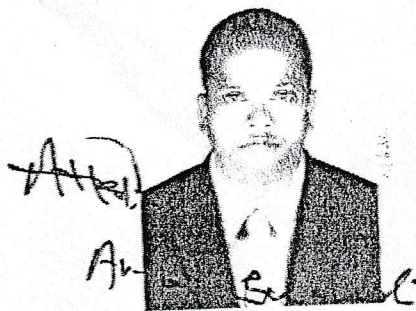
2021 निबंधन पदाधिकारी

Feedack

37200/-
250
094

37202/44

22/6/2021



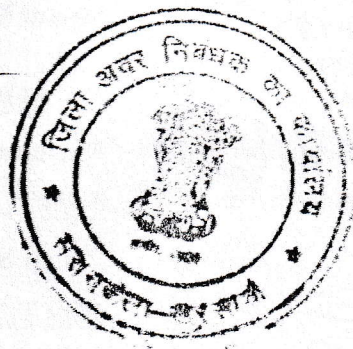
Rajesh Kumar Saks
19/08/2021

22/8/2021
ना. राजेश कुमार
श्री. राजेश कुमार
पेता श्री. राजेश कुमार
स्थान राजेश कुमार
पेशा राजेश कुमार
इस्तावेज पेश किया राजेश कुमार

Handwritten signature

राजेश कुमार का हस्ताक्षर

निबंधन अधिकारी का हस्ताक्षर



Rajesh Kumar Sahu
19/08/2019

-3-

MR. RAJESH KUMAR SAHU son of Late Shib Prasad Sahu (PAN - AIOPS4443D & UID No. - 5430 4303 1335), by Faith - Hindu , by Caste - Sundi , by Occupation - Business , by Nationality - Indian , resident of 2/127 , Near Seraikella Police Station , Seraikella , P.O. & P.S. Seraikella , District - Seraikella-Kharswan , State of Jharkhand , vide registered G.P.A. bearing No.- IV-150. (Sl. No. 3052) , dated 12-09-2019, registered in the office of the District Sub-Registrar at Seraikella , here-in-after called the “ **SELLERS / VENDORS** “ (which expression shall unless excluded by or repugnant to context be deemed to mean and include their successors or successors-in-interest , nominees and/or assigns) of the **ONE PART** .

In favour of

MR. PRAKASH MANDAL son of Khirod Chandra Mandal , by Faith - Hindu , by Caste - Sundi , by Occupation - Service , by Nationality - Indian , resident of Village - Putlupung , P.O. Chakri , Potka , District - East Singhbhum , 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 - CULPM6763K & UID No. - 9447 9221 8700 .

Ramesh Kumar Singh
19/08/2014

+

NATURE OF DEED :- ABSOLUTE SALE DEED.
CONSIDERATION AMOUNT :- Rs. 9,00,000 /- ONLY.

WHEREAS, the land morefully and particularly described in the schedule below situated at Mouza - Nagar Palika Seraikella, Ward No. 2 (Old) 7 (New), P.S. Seraikella, Thana No. 301, under Khata No. 190, being Plot Nos. 415, 416, 480, 481 & 482, have been jointly recorded in the names of Ram Rudro Pratap Singhdeo & Madhusudan Singhdeo both sons of Bindhraj Singhdeo (Seven Shares), Kailash Singhdeo, Jay Shankar Singhdeo and Sanio Singhdeo all sons of Jatindra Pratap Singhdeo (Six Shares), i.e. Sellers No. 3 to 5, Braj Mohan Singhdeo son of Dinendra Pratap Singhdeo (Six Shares) i.e. Seller No. 2, Santosh Kumar Singhdeo son of Prithbi Raj Singhdeo (Eighteen Shares), during the Current Municipal Survey Settlement Operation of 1972 finally published as per the records of the State Government, which is earlier recorded in Register II, under the Volume No. 1 and Page No. 170, out of whom Ram Rudro Pratap Singhdeo son of Bindhraj Singhdeo and Santosh Kumar Singhdeo son of Prithbi Raj Singhdeo died issueless without leaving any legal heirs and successors, thus their shares also vested to and devolved upon the present Sellers equally.

AND WHEREAS, the aforesaid above named one of the recorded tenant namely Madhusudan Singhdeo son of Bindhraj Singhdeo, died leaving behind his only son namely Sridhar Narayan Singhdeo i.e. Seller No. 1 as his legal heir and successor.

Rajesh Kumar Sahu
19/08/2019

-5-

AND WHEREAS , the present SELLERS/VENDORS No. 1 to 5 are the absolute , lawful and bonafide owners of the landed property morefully and particularly described in the schedule below by exercising all the acts and since then they have been in jointly exclusive peaceful and physical possession over the same without any let , hindrance or interruption from any corner what-so-ever .

AND WHEREAS , the present SELLERS/VENDORS No. 1 to 5 have jointly appointed their legal , lawful attorney to MR. RAJESH KUMAR SAHU son of Late Shib Prasad Sahu , vide registered G.P.A. bearing No.- IV-150 (Sl. No. 3052) , dated 12-09-2019 , registered in the office of the District Sub-Registrar at Seraikella , to do all the acts , things etc. on their behalf .

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 situated at Mouza - Nagar Palika Seraikella , Ward No. 2 (Old) 7 (New) , P.S. Seraikella , Thana No. 301 , under Khata No. 190 , being Plot No. 415 (Part) , an area measuring 1090 Sq.ft. i.e. 2.50 Decimals and being Plot No. 482 (Part) , an area measuring 1110 Sq.ft. i.e. 2.55 Decimals , total area measuring 2200 Sq.ft. i.e. 5.05 Decimals out of the total area of two plots 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. 9,00,000 /- (Rupees Nine Lakhs) only .

Rajesh Kumar Sahi
19/08/2024

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 all that 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 entire consideration amount of Rs. 9,00,000 /- (Rupees Nine Lakhs) 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 and particularly 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 what-so-ever .
- 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 .

Rajesh Kumar Sahu
19/08/2014

- 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 own use .
- I. That , the VENDEE is entitled to get his name mutated in the office of the landlord 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 .
- L. That , the Executant hereby declared that the above named Owners are still alive and the aforesaid G.P.A. is also yet not revoked .

SCHEDULE

Mouza - Nagar Palika Seraikella , Ward No. 2 (Old) 7 (New) , P.S. Seraikella ,
Thana No. 301 , District Sub-Registry Office at Seraikella , District - Seraikella-
Kharsawan . ; Holding No. - 0070000110000M10 ;

Rajesh Kumar Sahu
19/08/2017

-8-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kissim</u>	<u>Area</u>
190	415 (Part)	Homestead Land .	1090 Sq.ft. i.e. 2.50 Decimals .
190	482 (Part)	Homestead Land .	1110 Sq.ft. i.e. 2.55 Decimals .

Both Plots Bounded by :-

North :- Portion of Plot No. 415 & 482 .
South :- Portion of Plot No. 415 & 482 .
East :- Plot No. 483 .
West :- Portion of Plot No. 415 .

Total Khata - 1 (One) , Total Plots - 2 (Two) , Total Area - 2200 Sq.ft. i.e. 5.05 Decimals .

Annual Rent of Rs. 3.00 payable to the State of Jharkhand through C.O. Seraikella. A trace map is attached herewith .

Identifier / Witness. 1.

37/14/2017
19/08/2017
HIE, CHALAN SERAIKELLA

Witness. 2. Mallika Mandal wife of Parakash Mandal
of Beekhpung, PO Chalan, PS/Kawale

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

Antu Sundi
19-08-2017
ANTU SUNDI

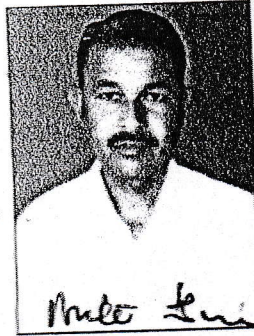
DEED WRITER, SERAIKELLA
LICENCE NO -30/97

Poojesh Kumar Sachu
19/08/2021

-9-

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

Attest

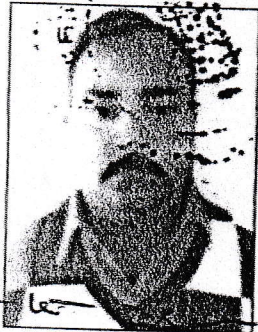


Mule Sund



Prakash Mandel
19-08-2021
(PHOTOGRAPH AND SIGNATURE OF IDENTIFIER)

Attest



Mule Sund

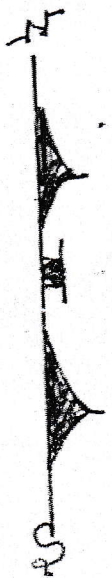
3-1-2021 19/08/2021

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 .

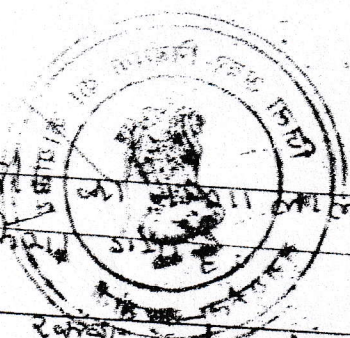
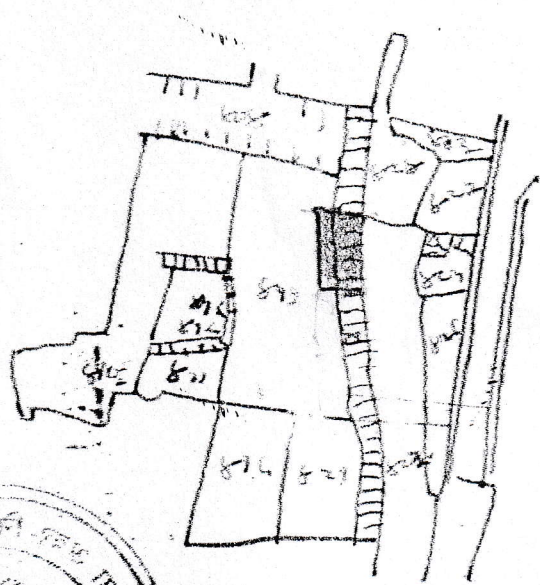
19/08/2021
Typed by

Attest Sund
19-08-2021
ANTHONY DEED WRITER

DEED WRITER SERBINELLA
Serainkella
LICENCE NO-30/97



नाम नगरपालिका सरायकेला
 वार्ड संख्या २
 चादर संख्या १
 राजस्व न्याना सरायकेला
 जिला सिंहभूम
 पैमाना ३२" = १ मील
 सन् १९६९-७० ई



नोटः - उपरोक्त क्षेत्रको लागि नगरपालिकाको वार्ड संख्या २ र चादर संख्या १ को अन्तर्गत रहेको छ।

P.NO
 415
 482
 483

संख्या	चादर संख्या	विवरण	रकबा	नोट
196	415 चादर	H: Permit Home Stretch	२० - ५७ ० - ०२.५० (१०९०) ५००.००	N - प्लॉट नं. ४१५; ४८२; का S - प्लॉट नं. ४१५; ४८२ का काका काका
	482 चादर	Land	० - ०२.५५ (१११०) ५००.००	E - प्लॉट नं. ४८३ W - प्लॉट नं. ४१५; का काका काका

कुल रकबा = २० - ० - ०५.०५
 (२२००)
 ५००.००

R.R. Mahato
 Amin

Rajaram Mahato

23-04-2021
 RAJARAM MAHATO
 AMIN
 P.O. No. 781, D.P. No. 275