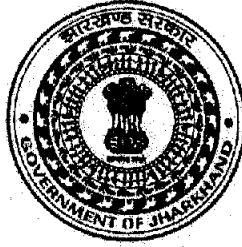


2451

2332



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4811350d85a5f7f7d61b

Receipt Date : 27-Jul-2021 02:03:52 pm

Receipt Amount : 53440/-

Amount In Words : Fifty Three Thousands Four Hundred And Forty Rupees Only

Token Number : 20210000075124

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SWARUP RANJAN MOHANTA (Vendee)

GRN Number : 2106661211



:- For Office Use :-



[Handwritten signature]
29/07/21

[Handwritten signature]
27/07/2021

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Sale Value 1336000/- Stamp 53440/- Seraikella

मुल्यांकन सूचा स जाचिकर
दस्तावेज जाचिकर सहा पाया
29/7/21

उपस्थापित दस्तावेज मे लेख्यकारा
की जाति...अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है।

दस्तावेज 4 वांछित मुक्ति
प्रतिबंधित सूची से है
जाचिकर
29/7/21



Pratik Kumar choudhary
27/07/2021

R. V.
DEPARTMENT
LICENCE NO. 2/2017
Pratik Kumar choudhary
27/07/2021

SALE DEED

Govt. Valued at Rs. 13,36,000/- Only

(Rupees Thirteen Lakhs Thirty Six Thousand Only)

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट 1899) की
अनुसूची-1 या 1 (क) से...के
अधीन ग्राह्य स्टाम्प मुक्ति के
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अशुद्ध नहीं।

This Sale Deed made on this the 27th day of July 2021, at Seraikella

BETWEEN

.....2021... निबंधन पदाधिकारी

That, We,

1. **MANORAMA JYOTISHI**, W/o Late Chandra Mohan Jyotishi
Aadhaar No. 4212 7229 3106 Pan No. BGVPJ6380A
2. **SUNIL KUMAR JYOTISHI**
Aadhaar No. 8055 4315 9921 Pan No. AWUPJ5864H
3. **MANOJ KUMAR JYOTISHI**
Aadhaar No. 6335 7486 7058 Pan No. APOPJ9234N
4. **PANKAJ KUMAR JYOTISHI**
Aadhaar No. 7764 7462 9147 Pan No. AHBPJ8922G

Feet...
4008011
250
894
40083114
&
28/7/21

Bitesh Kumar Choudhary
27/07/2021
(3)

All Sons of Late Chandra Mohan Jyotishi, all are by faith-Hindu, by Nationality-Indian, by Caste-Brahman, resident of Amla Tola, Near Shiv Mandir, Seraikella, Seraikella Nagar Panchayat, Po & Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Pin-833219 (here-in-after called as the executants) here by appoint and Constitute **BITESH KUMAR CHOUDHARY**, S/o Santosh Kumar Choudhary, by faith-Hindu, by Caste-Marwadi (Vaisya), by Occupation-Business, by Nationality-Indian, , resident of Ward No.8, Garage Chowk, Nagar Panchayat Seraikella, Po & Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Pin-833219, Nationality-Indian, vide registered **General Power of Attorney No. IV-95**, dated **28-06-2021**, registered at Distt. Sub-registry Officer at Seraikella, Vol. No. **13**, Page No. **1 to 142**, hereinafter called the **SELLER** of the **ONE PART**.

Aadhaar No. **3519 5671 9458**

Pan No. **AHQPC9390N**

IN FAVOUR OF

SWARUP RANJAN MOHANTA, S/o Ananda Kumar Mohanta, by faith-Hindu, by caste-Kurmi, by Occupation-Service, resident of Vill-Bandhdih, Po-Madhupur, Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Nationality-Indian, hereinafter called the **PURCHASER** of the **OTHER PART**.

Aadhaar No. **5170 7104 9269**

Pan No. **ATEPM3714C**

Bitik Kumar Chaudhary

27/07/2021

(4)

Whereas, the lands of Municipal Khata No. 50, Area-5.12 Acres and Municipal Khata No. 122, Area-2.55 Acres of Ward No.8 Seraikella of erstwhile Seraikella Municipality at Present Nagar Panchayat Seraikella. As a matter of facts **Kashinath Jyotishi and Chandra Mohan Jyotishi** where the full brothers and out of them **Kashinath Jyotishi** was adopted by one **Purushottam Jyotishi** who was the owner of Khata No. 122 however said Khata was recorded in the name of one "Munka Devi" i.e. **Bhabhi of Purushottam Jyotishi** during Municipal survey operation. As said Menka Devi died issueless therefore said Property after her death devolved to **Purshottam Jyotishi** being her Brother-in-Law (Dewar) However after death of Purushottam Jyotishi said property of Khata No. 122 of Ward No.8, Seraikella was inherited by **Kashinath Jyotishi** being Clause-I heir of said **Purushottam Jyotishi**. **Munka Devi** filed a proceeding U/S-145 of the Cr. P.C. in shape of Misc. Case No. 248/72 against **Kashinath Jyotishi** where the possession of **Kashinath Jyotishi** was declared. Their another Misc. Case No. 19/74 was also dismissed by Executive Magistrate Vide Order Dated 28.01.75 filed by said **Munka Devi** and subsequently said **Munka Devi** herself admitted that the property of Khata No. 122 begs to **Kashinath Jyotishi** being the adoptive son of **Purushottam Jyotishi**. **Kashinath Jyotishi** died issueless and such his entire property of Khata No. 122 of Ward No.8, Seraikella has been

Bishu kumar Chaudhary
27/07/2021

(5)

inherited by his full brother **Chandra Mohan Jyotishi** being the Class-II hereunder Hindu Succession Act and after the death of **Chandra Mohan Jyotishi** we are became the absolute owner of said properties of Khata No. 122. The Properties of Khata No. 50 of Ward No.8 **Seraikella** stand recorded in the name of **Chandra Mohan Jyotishi** and **Shambhunath Jyotishi** out of them **Shambhunath Jyotishi** died issueless as such said property also devolved upon the surviving brother **Chandra Mohan Jyotishi** and after the death of **Chandra Mohan Jyotishi** we the executors became the absolute owner of the lands of Khata No. 50.

Whereas, The heirs of **Bishwanath Jyotishi** namely 1. **Nigama Nand, Saroj Jyotishi, Ashwini Jyotishi, Nanda Kishor Acharya, Jyotshna Jyotishi and Beli Jyotishi** have also executed a "NO OBJECTION" in favour of the executors on dated 15.02.2021 for the lands of Khata No. 122. The full sisters of executors No. 2 to 4 and daughter of executors No.1 namely **Geeta Mahapatra, D/o Late Chandra Mohan Jyotishi, W/o Ramesh Mahapatra** and 2. **Sujata Pani, D/o Late Chandra Mohan Jyotishi, W/o Sanjeet Pani**, both have executed "NO OBJECTION" in favour the executors on dated 15.02.2021 for the entire lands of Khata No. 122 and 50 of Ward No.8 of **Seraikella Nagar Panchayat**, after such documentation rent has been fixed in favour of the executants for the lands of Khata No. 122 and 50 of Ward no.8, **Seraikella Nagar Panchayat** by the Court

Bisish Kumar Choudhary
27/07/2021

(6)

of learned L.R.D.C. vide Rent fixation Case No.34/20-21 vide order Dated 25.03.2021 and paying rent thereof vide rent receipt No. 0448468557, Vol. No. 6, Page No.51 mentioned in register-II.

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.

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. 13,36,000/- (Thirteen Lakhs Thirty Six Thousand)** only, between the above named Seller and the purchaser.
2. **That,** the purchaser has paid sum of at **Rs. 13,36,000/- (Thirteen Lakhs Thirty Six Thousand)** only, to the Seller and he do hereby admit and acknowledge to have received the above consideration money in Cash/Cheue.
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 he will hold, Possess and enjoy the same as

B. K. Kumar Chandhury
27/07/2021
(7)

absolute and exclusive owner for ever quite freely and peacefully without any let or hindrance from 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 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 him 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.

Bishu Kumar Choudhary
27/07/2021
(8)

9. The Principal is still alive and the GPA No. IV-95, dated 28-06-2021 has not been revoked. Vide GPA No. IV-95, dated 28-06-2021 in Khata No. 122, Plot No. 232, Total Area-107 decimals previous sale area Nil, Today Sale 6.30 Decimals, balance area 100.7Decimals.

SCHEDULE

In the Dist. Seraikella-Kharsawan, District sub registry office at Seraikella, under Mouza-Seraikella ~~Old Ward No.8, New Ward No.3, Nagar Panchayat, Ps-Seraikella, Thana No. 301, Halka No. 07, Holding No. 0030000516000M0~~, under :-

Khata No.	Plot No.	Kisim	Area	Bounded by
122	232	DON-II	6.30 Decimals	N :- Plot No. 232 (P) S :- Proposed Rasta E :- Plot No.232 (P) W :- Plot No. 211
Area :- Six Point Three Zero 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.

Memo of Consideration			
Sl. No.	RTGS No./UPI/Cheque No.	Bank Name	Amount
1	SBINR12021072534271705	SBI	10,00,000/-
2	UPI	SBI	50,000/-
3	835179	SBI	2,86,000/-
Total Amount			13,36,000/-
Rupees :- Thirteen Lakhs Thirty Six Thousand Only.			

Rishi Kumar Choudhary
27/07/2024

(9)

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

Witnesses

1. Sudeep Kumar Mohanty S/o Malay Mohanty
Hasani Wadwa - Seraikella
2. Santosh Kumar Choudhary Son of Dwarka Prasad
- Choudhary S. Govj Chowk W/O S. Kella.

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
27/07/2024
RAJESH KUMAR PATTANAYAK
DEED WRITER
LICENCE NO. 117
SERAIKELLA - AMARAPURAM
Deed Writer

Bisish Kumar
Choudhary
(10)
27/07/2021



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

Suranjan Ranjan Mohanta
Sign. Of the Purchaser



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

Suleep Kumar Mohanty
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.

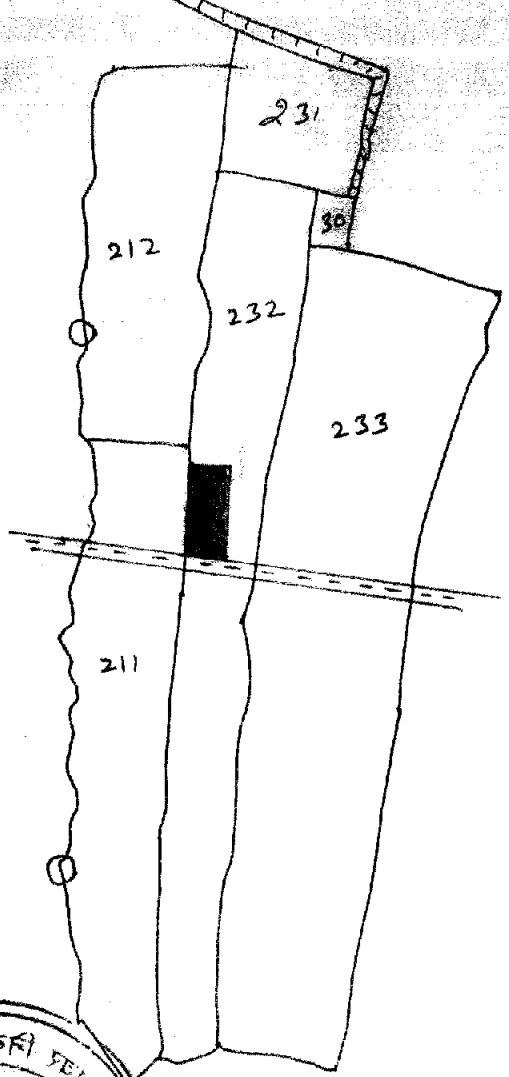
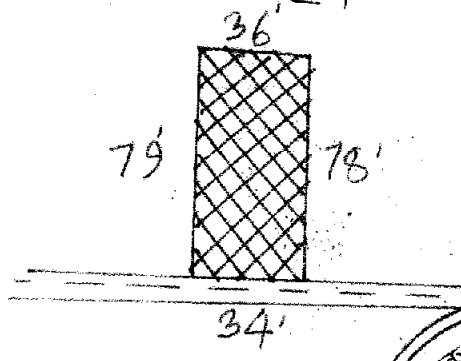
Typed by
Ashwani K. Mahanta

R. K. Pattanayak
27/07/2021
Deed Writer
RAJESH KUMAR PATTANAYAK
DEED WRITER
LICENCE NO. 1/17
SERAIKELLA, KHARSAIPADA

N

नाम नगरपालिका - सराप्रकैला
 वार्ड संख्या - 8
 चाकर संख्या - 2
 राजस्व खाना - सराप्रकैला
 खाना नं - 301
 प्लान - सिटिंग
 पैमाना - 30" = 1" ~~मी~~
 सन - 1969-70 ई 0

नोट - भू माप का स्केड को लाल रंग से दर्शाया गया है।



जमीन का विवरण

खाला नं०	प्लॉट नं०	फ्लिम जमीन	रकबा		टिप्पणी
			रू०	डी०	
122	232/A	दोन रुक	0	06.30	उ० अंश प्लॉट नं० 232, द० अंश प्लॉट नं० 232, प० प्लॉट नं० 211

मह नक्शा हाल सर्वे सेटलमेंट के घल नक्शा से ट्रेस किया गया है।

Signature
 27/09/2021

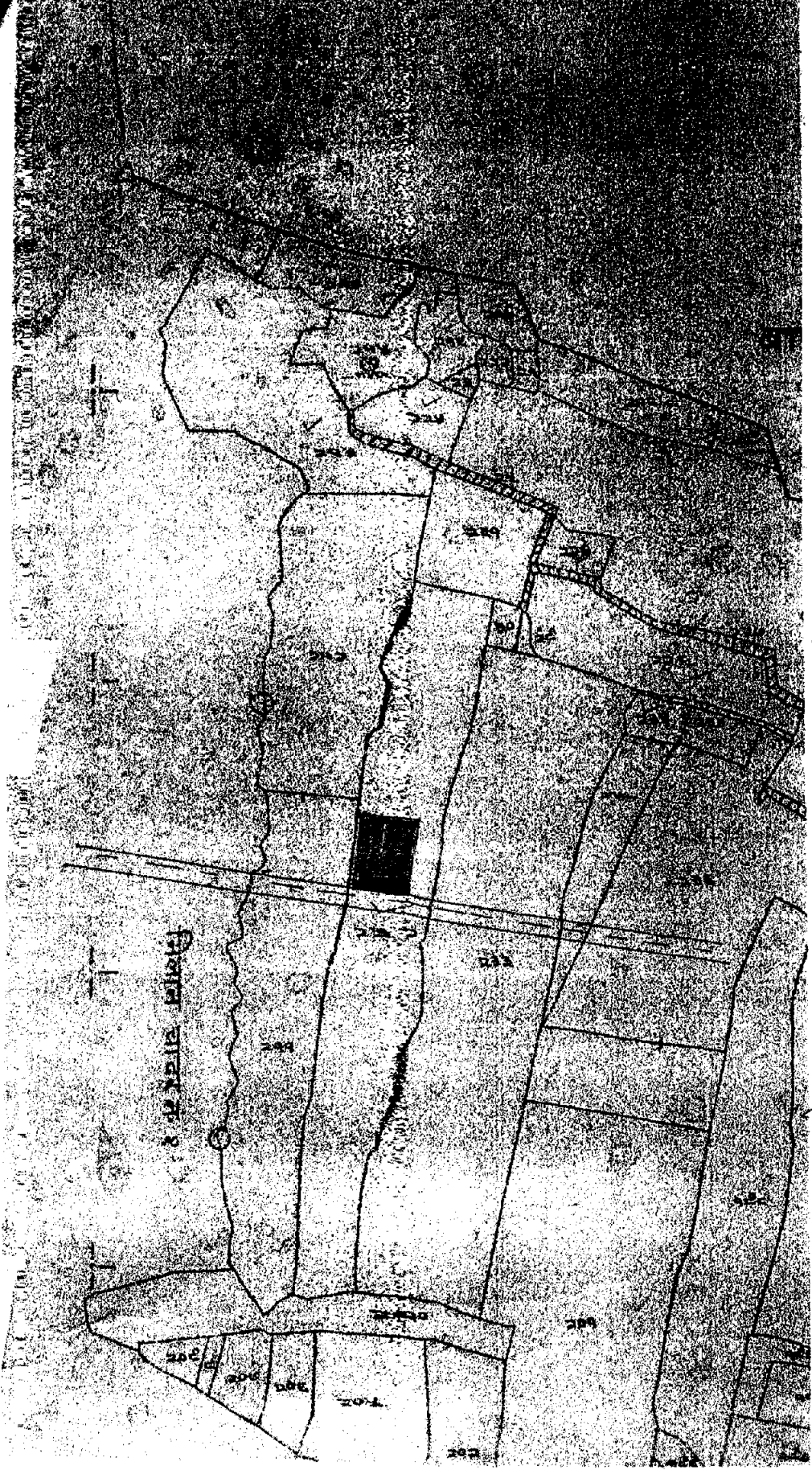
Rishi Kumar Choudhary
 27/09/2021

Swarnajyoti namgyan mohar...

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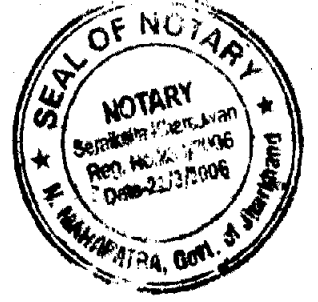
नाम-नगरपालिका-स्वामिकेला
 वार्ड-संख्या- ४
 चाहर-संख्या- २
 राजस्व आना- स्वामिकेला
 आना नं०- ३०१
 पिता- सिंह प्रसाद
 पैमाना- ३२" = १ मीटर
 स्तम्भ- १९६९-७० ई०

२



Ahab
 Amin
 AMIN
 BANBHARI MAHATO
 Reg. No.: 612/06-07

Bihari Kumar Choudhary
 Swarnanandan Mahato
 27/09/2021



समक्ष,

8.C.NO 9077/21

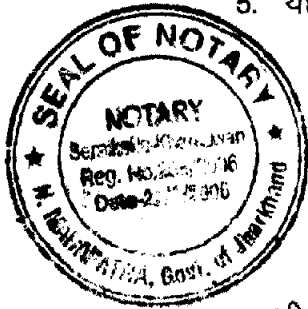
नोटरी पब्लिक, सरायकेला

शपथ पत्र 07/27/21

मैं, बितेश कुमार चौधरी, पिता-श्री संतोष कुमार चौधरी, निवासी-गैरेज चौक सरायकेला वार्ड नं0-8, पो0+थाना-सरायकेला, जिला-सरायकेला-खरसावों, झारखण्ड।

शपथ पूर्वक घोषणा करती हूँ कि :-

1. यह कि, यह जमीन में मनोरमा ज्योतिषी, सुनिल कुमार ज्योतिषी, मनोज कुमार ज्योतिषी तथा पंकज कुमार ज्योतिषी से मौजा-सरायकेला वार्ड नं0-8 (पुराना), नया वार्ड नं0-3, थाना नं0-301, थाना-सरायकेला, खाता नं0-50,122, रकवा-614.5 डी0 जमीन पावर लिया हूँ।
2. यह कि, मनोरमा ज्योतिषी, सुनिल कुमार ज्योतिषी, मनोज कुमार ज्योतिषी तथा पंकज कुमार ज्योतिषी का हिस्से का जमीन है।
3. यह कि, यह किसी तरह का कोई विवाद नहीं है।
4. यह कि, इस जमीन को जमीन मालिक की इच्छा से विक्रय कर रहा हूँ।
5. यह कि, इस पर किसी तरह का विवाद होने पर मैं स्वयं जिम्मेवार रहूँगा।



मे... Bitesh Kumar Choudhary
who is identified by Bitesh Kumar Choudhary
SI... A.K. Mishra Adv., Seraikele
time 27/7/21 at 27/7/21
Solemnly affirmed before me
N. Mahapatra
N. MAHAPATRA
NOTARY PUBLIC
Seraikele-Kharasavali
27/7/21

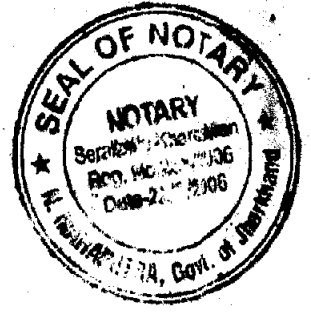
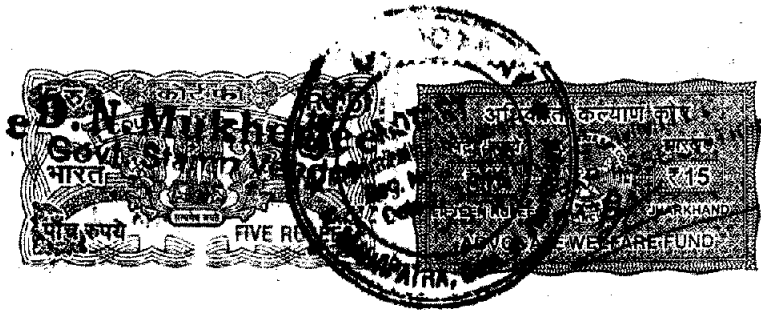
सत्यापन

उपरोक्त विन्दुओं पर कही गई कथन मेरे जानकारी में सही है तथा अपना हस्ताक्षर इस शपथ पर किये।

Bitesh Kumar Choudhary
शपथकर्ता

मेरे सामने अपना हस्ताक्षर किये।

A.K. Mishra
अधिवक्ता 27/7/21



समक्ष,

S.L.No 9854/21

27/7/21

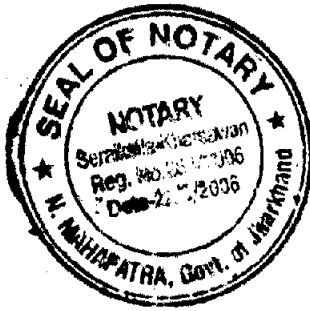
नोटरी पब्लिक, सरायकेला

शपथ पत्र

मैं, स्वरूप रंजन मोहान्ता, पिता-आनंद कुमार मोहान्ता, निवासी-ग्राम-बाँधडीह, पो-मधुपुर, थाना-सरायकेला, जिला-सरायकेला-खरसावाँ, झारखण्ड।

शपथ पूर्वक घोषणा करती हूँ कि :-

1. यह कि, मैं इस जमीन मौजा-सरायकेला वार्ड नं०-8 (पुराना), नया वार्ड नं०-3, थाना नं०-301, थाना-सरायकेला, खाता नं०-122, प्लोट नं०-232, रकबा-6.3 डी० जमीन को पूरी तरह जांच-पडताल के बाद खरीद रहा हूँ।
2. यह कि, यह जमीन बितेश कुमार चौधरी का पावर में लिया हुआ जमीन है।
3. यह कि, इस जमीन पर मैं दखल कब्जा लेने के बाद निबंधन करवा रहा हूँ।
4. यह कि, इस पर किसी तरह का विवाद होने पर मैं स्वयं जिम्मेवार रहूँगा।



सत्यापन

उपरोक्त विन्दुओं पर कही गई कथन मेरे जानकारी में सही है तथा अपना हस्ताक्षर इस शपथ पर किये।

Swarup Ranjan Mohanta
शपथकर्ता

Swarup Ranjan Mohanta

Identified by
A.K. Mishra
27/7/21

NOTARY
Serikela, Jharkhand
27/7/21

मेरे सामने अपना हस्ताक्षर किये।

अधिवक्ता 27/7/21