

1094

993



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0619b5221f7216f73e41

Receipt Date : 20-Mar-2023 05:51:53 pm

Receipt Amount : 56000/-

Amount In Words : Fifty Six Thousands Rupees Only

Token Number : 202300033549

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : PUSPITA NAYAK (Vendee)

GRN Number : 2316293753



:- For Office Use :-



(Handwritten signature)

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।

(Handwritten signature)

मुल्यांकन सूचा

दस्तावेज जीव एव

संपत्त्यापित दस्तावेज न लक्ष्यकारी की जाति अंकित है। यह जाति C.N.T Act 1908 के द्वारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज न वर्णित भूमि प्रतिबंधित सूची से बाहर है

| | | | | |
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| Little | Ring | Middle | Fore | Thumb |



Kunal
21/03/23

SALE DEED

Valued Rs.14,00,000/- only

Kunal
21/03/23

[Rupees fourteen lakh] only

This SALE DEED is made on this 21st day of March 2022 at Seraikella by and between:

M/S PANCHWATI REAL DEVELOPERS PRIVATE LIMITED converted to **PANCHWATI REAL DEVELOPERS LLP** through Certificate of Registration on Conversation by Ministry of Corporate Affairs, Govt. of India vide LLP ID No.AAN7502 [PAN No.AAXFP3240J], having its office at Ward No.1, Seraikella, Post and Ps-Seraikella, District-Seraikella-Kharsawan, Jharkhand, 833219, represented through one of its Director/ Partner **Kunal Saraff** [Aadhaar No.XXXX-XXXX-1873], aged about 43 years, S/o Santosh Saraff, category-General [non-obtected from CNT Act.1908], faith-Hindu, Indian citizen, by occupation-Business, resident of House No.39, Saraff Bhawan, European Quarters, Ward No.9, Chaibasa, Post and Ps-Chaibasa, District-West Singhbhum, Jharkhand, 833201 [which expression shall unless excluded or repugnant to and/or in consistent with the context contained shall mean and include its legal heirs, successors, legal representatives, assigners, administrators and executers], hereinafter called **VENDOR** of the ONE PART.

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 क...
 2023 नि...
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 5210
 1288
 42006 = 88
 21/03/23

Handwritten
21/02/23

2

In favour of

PUSPITA NAYAK [PAN No.BJQPN0200H, Aadhaar No.XXXX-XXXX-2367], aged about 29 years, W/o Kishan Nayak, category-General [non-obtected from CNT Act.1908], by faith-Hindu, Indian citizen, by occupation-Housewife, resident of village-Kalabaria, Post and Ps-Rajnahar, District-Seraikella-Kharsawan, Jharkhand, 831002 [which expression shall unless excluded or repugnant to and/or in consistent with the context contained shall mean and include her legal heirs, successors, legal representatives, assigners, administrator, executors], hereinafter called VENDEE of the OTHER PART.

Nature of deed: SALE DEED

Transaction amount: Rs.14,00,000/- [fourteen lakh] only.

Whereas, the land situated at Mauza-Seraikella, Nagar Panchyat Ward No.1 [Old] 4 [New], Thana-Seraikella, Thana No.301, Khata No.105 originally stand recorded with R.S settlement in the name of **Nat Shekhar Banbihari Pattanayak**, S/o Rajendra Pattanayak, category-General [non obtected from CNT Act.1908]. Land of Khata No.105, Plot No.179 has been purchased by vendor from its previous owner [1] Abani Kant Pattanayak [2] Radha Kant Pattanayak, both S/o late Ban Bihari Pattanayak, category-General [non obtected from CNT Act.1908] through **sale deed No.5389 dated 29/07/2011**. And Land of Khata No.70 originally stand recorded with R.S settlement in the name of **Charubala Devi**, W/o Rajni Kant Pattanayak, category-General [non obtected from CNT Act.1908] and Land of Khata No.70, Plot No.181 has been purchased by vendor from its previous owner Charu Bala Devi, W/o late Rajni Kant Pattanayak, category-General [non obtected from CNT Act.1908] through **sale deed No. 5390 dated 29/07/2011**. After purchased same has been mutated in favour of vendor vide **mutation case No.31/2011-12** which is recorded with Part II register at Seraikella Anchal vide **Volume No.3, Page No.34**. Vendor is the lawful owner of the schedule mentioned land and possession of vendor is crystal clear over the land without any hindrance or protest from any corner.

Handwritten: 21/03/23

And Whereas, the vendor being in urgent need of money express desire to sale out some part of land and the vendee on coming to know about the intention of vendor agree to purchase the same.

Now this sale deed witnesseth as under

That, in pursuance of the above agreement in consideration amount of Rs.14,00,000/- [fourteen lakh] only paid by vendee to the vendor through cheque No.571034 and 571035 [SBI Mayurbhanj] said sum hereby acknowledges as full final and highest consideration amount having received against absolute and out right sale of the said immovable property more particularly described in the schedule written to the vendee, the vendor by these presents does hereby sale, convey, transfer, deliver and assign unto the vendees all that immovable property more fully described in the schedule written together all right, title, interest, privileges, advantages TO HAVE AND TO HOLD the same without any interruption or disturbance from or by the vendor with all right, title, interest and possession hereto which the vendor here before enjoyed in respect of the schedule mentioned land.

That, vendor is completely divested of all interest and right over the schedule land and shall cease to have any right or title over the schedule land hereby sold to the vendee by these presents. The vendor on receipt of full final and highest consideration amount from vendee and delivered possession of schedule land to the vendee and all relevant papers and documents of the said property to her.

That, vendee out of her own fund or through any financial sources shall or may construct any further structures or renovate the same or part thereof and will enjoy and possess the same or part thereof with full power of sale, convey, transfer, deliver, mortgage or otherwise alienate the same or part thereof to any part or in any manner she like.

That, vendee shall be at liberty to get her name mutated in the superior landlord through the office of C.O at Seraikella and shall pay the ground rent and other taxes in her own name in respect of schedule mentioned land.

✓ Final
21/05/23

That vendor does hereby declare and covenants

That, vendor is the lawful owner of the schedule mentioned land and there is no other co-owner or co-sharers or co-partner in the said land except vendor. Prior to execution of this sale deed vendor has not sold, conveyed or delivers or transferred or mortgaged the schedule mentioned land or part thereof to any other party and same is totally free from all encumbrances, charges and liens.

That, vendor hereby assures the vendee to execute any further papers and documents at the cost of the vendor as may be required in future for recording and mutating vendee's name in the records of the superior landlord and or concerned office or authority and for its peaceful possession forever.

That, vendor hereby assures the vendees that schedule land doesn't violate the transfer U/s 46 proviso A or B of CNT Act.1908. Schedule land is not Government or forest land. And schedule land doesn't violate the provision U/s 22 [A] of the Indian Registration Act. 1908. The land is not Govt. land nor it is acquired by State or Central Govt. for military or civilian work. The land is not forest land nor belongs to Bhoodan. The land is not GM [Gair Majurwa] land. And the vendor hereby assures the vendees that land hereby sold to the vendees is free from land ceiling Act. The land is not belongs to Temple, Mosque, Church, Gurudwara, Sarna, Masna, Hargadi, Graveyard, School or College. And the land is not belongs to Bhuihari, Panhai, Khutkati or Khas Mohal.

That, if in case the vendee sustain any losses or damages and/or deprive from the schedule property due to defect title of the vendor over the schedule mentioned land, in that event the vendor shall be liable to compensate the vendee for such losses and damages.

21/03/23

Schedule

District-Seraikella-Kharaswan, District Sub Registrar Office, Seraikella,
Mouza-SERAIKELLA, Nagar Panchayat Ward No.1 [Old] 4 [New],
Thana-SERAIKELLA Thana No.301, Halqa No.7, Holding No.004000
036200MS.

| Khata No. | Plot No. | Kaim | Area | Boundary |
|-----------|----------|--------|-----------------|--|
| 105 | 179 | U_Res. | 4.51 decimal | N: Plot No.179 [Part] S: Proposed road 18 feet E: Plot No.179 [Part] W: Plot No.181, Plot No.179 [Part] |

Annual Rent: Rs.1.50 paise.

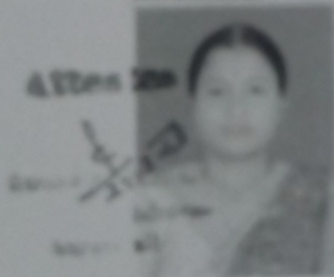
| Khata No. | Plot No. | Kaim | Area | Boundary |
|-----------|----------|---------|-----------------|--|
| 70 | 181 | R_Inds. | 1.78 decimal | N: Plot No.179 S: Proposed road 18 feet E: Plot No.179 W: Plot No.179 |

Annual Rent: Rs.1.00 paise.

Total Khata-2, Total Plot-2, Total Area-6.29 decimal i.e.2720 sq. ft.

Annual rent: Total for two Khatae comes to Rs.2.50 paise payable to the state through Circle Officer, Seraikella.

Photo and signature of Vendor.



Puspita Nayak
21/03/23

✓
21/03/23

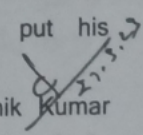
Photo and signature
of Identifier



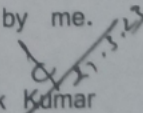
Signature of witnesseth:

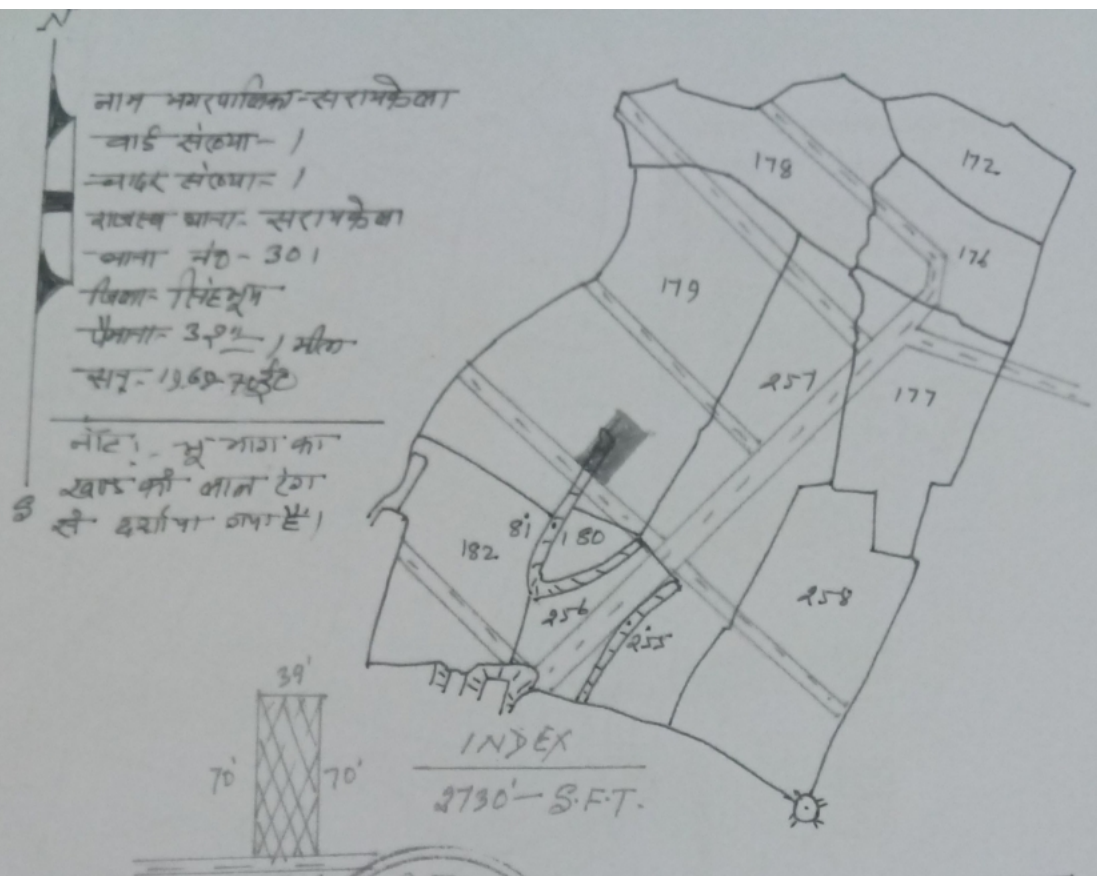
- ✓ 1. Kishan Nayak 21/03/23
[KISHAN NAYAK (Aadhaar No.XXXX-XXXX-1752), aged about 32 years, S/o Gopal Nayak, resident of Kolabariya, Ps-Rajnagar, District-Seraikella-Kharsawan, Jharkhand, PIN 831002]
- ✓ 2. Ajay Kumar Daroga 21/03/23
[AJAY KUMAR DAROGA (Aadhaar No.XXXX-XXXX-1614), aged about 29 years, S/o Chandan Daroga, resident of Ward No.6, Seraikella, Ps-Seraikella, District-Seraikella-Kharsawan, Jharkhand, PIN 833219]

Read over and explained the contents of this sale deed to the vendor, who after admitting the contents to be correct put his signature over this sale deed in my presence.


Koushik Kumar
(Advocate), Seraikella
E.No.1715/2002

Certified that the persons whose photographs are affixed on this sale deed have put their signature in my presence and the finger impression of their respective left hand has been taken by me.
Drafted and typed by me.


Koushik Kumar
(Advocate), Seraikella
E.No.1715/2002



जमीन का विवरण

| खाना नं० | कोट नं० | किस्त जमीन | रकबा | | चीहदी |
|----------|---------|------------|------|-------|--|
| | | | रू० | डी० | |
| 105 | 179/A | दोन दो | 0 | 04.51 | उ० अंश कोट नं० 179, द० अंश कोट नं० 181 एवं पु० अंश कोट नं० 179, प० अंश कोट नं० 179 |
| 70 | 181/A | मोटी काठ | 0 | 01.75 | उ० अंश कोट नं० 179, द० अंश कोट नं० 181 एवं पु० अंश कोट नं० 179, प० अंश कोट नं० 179 |

कुल रकबा 06.26 हेक्टेयर
 म० नं० का हल एवं सेटलमेंट के सू-भाग से देवा किया गया है।

Ahmed Amin
 Amin - 14/05/2023
 AMIN
 BANBHARI MAHATO
 Reg. No.: 612/06-07

(3) Ahmed
 (18) Puspita Nayak
 21/03/23



नाम नगरपालिका-सगरामकेला
 कार्ड संख्या-1
 चाफा संख्या-1
 सहाय्य आना-सगरामकेला
 आना नं०- 301
 जिला-सिंहभूम
 पैमाना- 32 1/2 मीटर
 सन्- 1969-70 ई०

मिलान कार्ड नं. 2

Mahabo
 Borin 14/03/2023
 AMIN
 LAKSHARI MAHATO
 Reg. No.: 612/06-07

(3) → Kunal

(17) → Puspita Nayak
 21/03/23

संकेतित
राज्यपालिका

संकेतित
राज्यपालिका

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राज्यपालिका

संकेतित
राज्यपालिका

| क्र.सं. | संकेतित नाम एवं पता | नगर का नाम एवं पता | संकेतित नं. | काल नं. | वर्ष | प्रति नं. का दर | राज्य दर प्रति एकड़ | राज्य दर प्रति एकड़ |
|---------|---|------------------------------------|------------------|--|--|-----------------|-------------------------|------------------------|
| 1 | मेसर्स पंचवटी रियल डेवलपर्स प्रा० लि०, खराखेला, डाईरेक्टर मिस्टर कुमाल शराफ पिता-श्री श्री लोच शराफ, युरोपियन क्वार्टर खडिवासा, प० चिंठुम | नगरपालिका खराखेला नई नं० - I - 301 | 105, 106, 93, 70 | 180- 182- 179- 176- 172- 181- 255- 256- 257- 178- | 6.10 0.67 1.29 0.26 0.26 0.06 0.03 0.26 1.26 0.78 | 5-47 | 120.00 रुपये प्रति एकड़ | 656.40 रुपये अलावे सेस |
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| 21 | | | | | | | | |

राज्यपालिका - खराखेला
संकेतित नं. - I - 301
संकेतित नं. - I - 301
संकेतित नं. - I - 301

Kunal
21/03/23

V

| खाल संख्या | खेसरा संख्या | रकबा (एकड़ में) |
|---------------|---|-------------------------------|
| 105,106,70,87 | 176,177,178,179,180,181,182,255,256,257 | 1 एकड़ 295.9 डिसेमील 0 हेक्टर |

| अराज्जी संकटी | अराज्जी भावली | तफसील हिंसाब लगान भावली |
|---------------|---------------|-------------------------|
| | | |

जोत का साबाना मांग मय तफसील (बकाया वी हाल) मीजादा सात का।

| मांग बावत | सालना | बकाया | | | | हाल (2022-2023) |
|----------------|-------|--------------------|-----------|-----------|-----------|--------------------|
| | | तीन वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | 1 ला वर्ष | |
| मांग (नकदी) | 21.96 | | | | | 568.00 |
| गुजारी (भावली) | 5.49 | | | | | 142.00 |
| सेस | 10.98 | | | | | 284.00 |
| सूद | 10.98 | | | | | 284.00 |
| मुतफरकत | 4.39 | | | | | 113.60 |
| मीजात | 53.80 | | | | | 1391.60 |

तफसील अदायकारी

| अदायकारी बावत | सालना | बकाया | | | | मौतालवा हाल (2022-2023) | फाजिल |
|----------------|-------|--------------------|-----------|-----------|-----------|-------------------------------|-------|
| | | तीन वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | 1 ला वर्ष | | |
| मांग (नकदी) | 21.96 | | | | | 568.00 | |
| गुजारी (भावली) | 5.49 | | | | | 142.00 | |
| सेस | 10.98 | | | | | 284.00 | |
| सूद | 10.98 | | | | | 284.00 | |
| मुतफरकत | 4.39 | | | | | 113.60 | |
| मीजात अदायकारी | 53.80 | | | | | 1391.60 | |

(1) मीजात कुल (नफजौ मी) : One Thousand Three Hundred Ninety One Rupees and Sixty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया - 1391.60

तारीख अमला तहसील कुनिन्दा : 12-07-2022

खास महल का बकाया मांगगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



✓ कमा
21/03/23

यह एक कम्प्यूटर जनिता प्रति है।

यह प्रणत्र केवल प्राणी वी जातकारी के लिए है।

किसी भी प्रकार वी अपुद्धियों के लिए सम्बन्धित अंघनाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print

SARAIKELA NAGAR PANCHAYAT, SARAIKELA

HOLDING TAX RECEIPT

Receipt No. 117504528062021115153
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 28-06-2021
Ward No : 4
Holding No. : 0040000362000M0

Owner Name panchwati real developers pvt ltd S/O late, dwarika prasad choudharya
Address : Nagar palika seraikella ward no 4,
seraikella, seraikella -kharswan Pin - 833219
MOB No : 9334170001

A Sum of Rs. 20930.00 (in words) Twenty Thousand Nine Hundred and Thirty Only
towards Holding Tax & Others vide Cash
Dated 28-06-2021 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 | | 0.00 |
| Holding Tax Current | 1 / 2021-2022 To 4 / 2021-2022 | 11016.00 |
| | Total | 11016.00 |
| | Water Harvesting Fine | 0.00 |
| | Penalty / Interest Amount | 0.00 |
| | Rebate on current Demand | 550.80 |
| | Adjust amount | 0.00 |
| | Amount Received | 20930.00 |
| | Advance Amount | 10465.00 |



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
or Call us at 18002586545

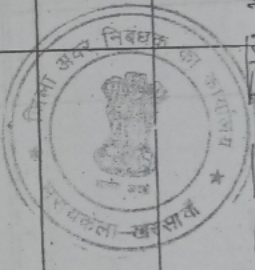
In Collaboration With
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony, Sajanand
Chowk, Ranchi

Print

✓ Panal
21/03/23



| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
|-----|---|---|--|---|--|-------------------------|---|---|---|---|
| 904 | <p>1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ</p> <p>2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್</p> <p>3. ಪರನಾಮಕ ಪರನಾಮಕ</p> | <p>1-20</p> <p>1-22</p> <p>1-23</p> <p>1-24</p> | <p>3. ಪಿಜ</p> <p>2. ಪಾಕುಬಾಲಾ</p> <p>3. ಪಿಜ</p> <p>2. ಪರವಿಜ</p> | <p>2 ಸೋಲೆ</p> <p>1</p> <p>2 ಸೋಲೆ</p> <p>3</p> | <p>070.080</p> <p>048.268</p> <p>066.398</p> | <p>ಜಾವಿಲ</p> <p>ಲಸಗ</p> | <p>1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ</p> <p>2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್</p> <p>3. ಪರನಾಮಕ ಪರನಾಮಕ</p> | <p>1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ</p> <p>2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್</p> <p>3. ಪರನಾಮಕ ಪರನಾಮಕ</p> | <p>1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ</p> <p>2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್</p> <p>3. ಪರನಾಮಕ ಪರನಾಮಕ</p> | <p>1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ</p> <p>2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್</p> <p>3. ಪರನಾಮಕ ಪರನಾಮಕ</p> |
| | <p>ವಿಹಾರಿ ಗಾಂವು</p> <p>1-12-2020</p> | X | | | | | | | | |
| | <p>ವಡಾ ಗಾಂವು ಕುಲಾ 1 ವಿಹಾರಿ</p> <p>1-12-2020</p> | | | | | | | | | |
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| | | | | | | | | | | |



1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ

2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್

3. ಪರನಾಮಕ | ~~ಪರನಾಮಕ~~

1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ

2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್

3. ಪರನಾಮಕ | ~~ಪರನಾಮಕ~~

1. 78 ಸೋಲರ ಜಗ ವಿಹಾರಿ

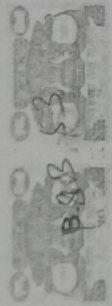
2. ಪರನಾಮಕ ಪಿರಾ ರಾಜೇಶ್

3. ಪರನಾಮಕ | ~~ಪರನಾಮಕ~~

Schedule - 1, Form No. 68
S.S.S Manual 1977 F.N. - 72 (Final)

फोनियो की आपूर्ति नहीं

| | | | |
|----------------------------------|---|--|-----------------------------------|
| संशोधित के लिए आवेदन के तारीख | रक्षण और शोधों के आवेदन संख्या सूचना बताने की तिथि तक तारीख | तारीख जबकि देने के लिए प्रतिदिन सेवा थी | आवेदन की प्रतिदिन दिए की तारीख |
| 28.11.2020 | 28.11.2020 | 01.12.2020 | 03.12.2020 |
| 28.11.2020 | 01.12.2020 | 03.12.2020 | 03.12.2020 |



पेसा गोर पारिका सराफा, कल तारीख का नाम के नंबर बोट 12ER 41021
 पानी नं० दांडा नं० 9 घना नं०

| अवधि का नाम परिवर्तन संख्या और काल | वैसा नंबर | वेर | किस नमोन | घना नं० | | कीचयता | लगाव के नाम की खेती के निस्तार की कक्षा सिवो | | वैसा नं० |
|---------------------------------------|-----------|-----------------|----------------|---------|--------------|--------|---|---|----------|
| | | | | ए० डी० | डिस्टर और | | रिक्म के तुल्यिकत मोताकिक | उदरवा हुआ मुनासिब लगान अगर कोई हो | |
| 1 | 962 | 3. रिज | दांडा 2 | 1 | 1 | | 1 लगान | 1 | 1 |
| 2 | 929 | 2. भरती पर नामक | दांडा दांडा | 1 | 1 | | 1 लगान | 2 | 2 |
| 3 | 244 | | दांडा दांडा | 1 | 1 | | 2 लेस | 3 | 3 |

- वैसा नं० परिवर्तन के लिए नए नंबर देना।
- तारीख, उदरवा लागव को
बराबर लगान अगर
हीसे हीसे पुरवा हो।
- आस नं० अगर कोई हो-

60

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFP3240J



नाम / Name

PANCHWATI REAL DEVELOPERS LLP

04052019

निगमन/गठन की तारीख
Date of Incorporation/Formation
13/12/2018

✓ Email
21/03/23

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारत सरकार का नया नंबर
Permanent Account Number Card

BJQPN0200H



नाम
PUSPITA NAYAK

पिता का नाम / Father's Name
AMARENDRA MOHANTY

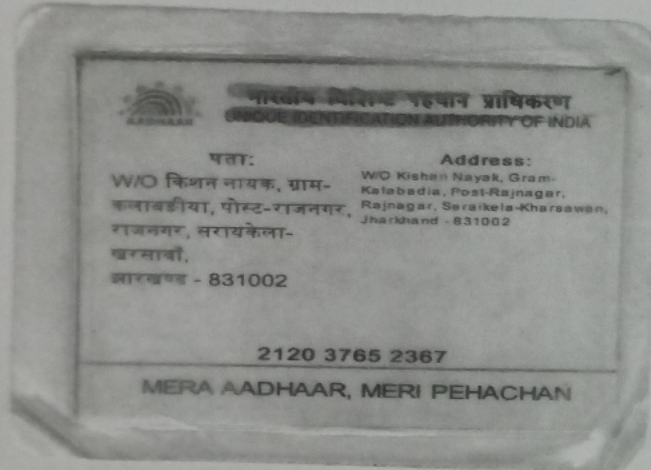
जन्म तिथि / Date of Birth
19/06/1994

हस्ताक्षर
Puspita Nayak

सहस्रकृत / Signature



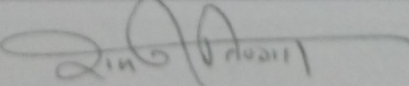
111 -> Puspita Nayak
21/03/23



निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

| क्र० सं० | चेकलिस्ट का विषय | Yes | No |
|----------|--|-----|----|
| 1. | खतियान की सत्यापित प्रति। | ✓ | |
| | खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त - | | |
| | (i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा | | |
| | (ii) भू-स्वामित्व प्रमाण पत्र अथवा | | |
| | (iii) शुद्धि पत्र | ✓ | |
| | (iv) अंचलाधिकारी द्वारा निर्गत प्रमाण पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद। | | |
| 2. | भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित नजरी नक्शा जिससे भूमि की अवस्थिति के संबंध में पता चल सके। | ✓ | |
| 3. | पंजी-II का वाल्युम संख्या तथा पृष्ठ संख्या का वर्णन। | ✓ | |
| 4. | मुद्रांक शुल्क का भूगतान। | ✓ | |
| 5. | निबंधन शुल्क का भूगतान। | ✓ | |
| 6. | आधार सत्यापन। | ✓ | |
| 7. | PAN सत्यापन। | ✓ | |
| 8. | होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में) | ✓ | |

जांच लिपिक को
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 16-03-2023 12:40 am

21.03.2023

Office Name :-

Token No:- 202300033549

| | |
|-----------------------|-------------|
| Article | Sale Deed |
| Pre Registration Date | 16-Mar-2023 |
| No. Of Pages | 27 |
| Stamp Duty | 56000 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 42,817. |

Property Id: 928668

| | | |
|---|---|--|
| Valuation No. : 1258834 / 2023 | :- 2022-2023 | Date : 16-March-2023 00:32:AM |
| State : Jharkhand | District : SaraikelaKharsawan | Tahsil : Seraikella |
| Land Type : Urban | Corporation : Seraikella Notified Area Committee | Village/City : Seraikella-Ward No4 - 301 |
| Seraikella Ward No 4 Village Code 301 - Other Road | | |
| Khata Number - 105 | | |
| Plot Number - 179 | | |
| Volume Number - 3 | | |
| Page Number - 34 | | |
| Holding Number - 004000036200M0 | | |
| Ward Number - Old1 | | |

Property Rates

Residential Land (Y)

₹222882/- Decimal

Valuation Rule : Residential Land

Property Details

| | | |
|---|-----------|--------------|
| 1 | Land area | 4.51 Decimal |
|---|-----------|--------------|

Calculation Details

| Sr.No. | Description | Calculation | Total |
|--------|---------------------|-----------------------------|--------------|
| 1 | Open Land Valuation | 1. 4.51 x 222882=1005197.82 | ₹10,05,198/- |
| A | Total | | ₹10,05,198/- |

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹10,05,200/-

Total Amount in Words : Ten Lakhs Five Thousand Two Hundred Rupees Only.

| | |
|--|---|
| Land measurement, Sub Part and House No. | Property Boundaries East: Plot No.179 [Part], West: Plot No.181, Plot No.179 [Part] , South: Proposed road 18 feet, North: Plot No.179 [Part] |
| Area | Land area : 4.51 Decimal |
| Other Description of the Property | Pin Code - 833219, Flat Number/Commercial Space Number - Na, Building Name - Na |
| Government/Market Value | 1005197.82 |
| Transaction Amount | 1400000 |

Property Id: **928669**

| | | | |
|---|--|---|--------------------|
| Valuation No. : 1258835 / 2023 | :- 2022-2023 | Date : 16-March-2023 00:35:AM | |
| State : Jharkhand | District : SaraikelaKharsawan | Tahsil : Seraikella | |
| Land Type : Urban | Corporation : Seraikella Notified Area Committee | Village/City : Seraikella-Ward No4 - 301 | |
| Seraikella Ward No 4 Village Code 301 - Other Road | | | |
| Khata Number - 70 | | | |
| Plot Number - 181 | | | |
| Volume Number - 3 | | | |
| Page Number - 34 | | | |
| Holding Number - 004000036200M0 | | | |
| Ward Number - Old1 | | | |
| Property Rates | | | |
| Residential Land (Y) | | | |
| ₹222882/- Decimal | | | |
| Valuation Rule : Residential Land | | | |
| Property Details | | | |
| 1 | Land area | 1.75 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 1.75 x 222882=390043.5 | ₹3,90,044/- |
| A | Total | | ₹3,90,044/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹3,90,100/- |
| Total Amount in Words : Three Lakh Ninety Thousands One Hundred Rupees Only. | | | |

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries East: Plot No.179, West: Plot No.179, South: Proposed road 18 feet, North: Plot No.179 |
| Area | Land area : 1.75 Decimal |

| | |
|-----------------------------------|---|
| Other Description of the Property | Pin Code - 833219, Flat Number/Commercial Space Number - Na, Building Name - Na |
| Government/Market Value | 390043.5 |
| Transaction Amount | - |

| | |
|--------|---|
| VENDEE | -Mrs. PUSPITA NAYAK, Address - OF village-Kalabaria, Post and Ps-Rajnahar, District-Seraikella-Kharsawan, Jharkhand, 831002- ,Father/Husband Name WIFE OF Kishan Nayak , PAN No.- *****200H,Permission Case No.- , Aadhaar No. *****2367 |
| VENDOR | -Ms. PANCHWATI REAL DEVELOPERS PRIVATE LIMITED Converted To PANCHWATI REAL DEVELOPERS LLP Rep By Kunal Saraff, Address - OF House No.39, Saraff Bhawan, European Quarters, Ward No.9, Chaibasa, Post and Ps-Chaibasa, District-West Singhbhum, Jharkhand, 833201- ,Father/Husband Name SON OF Santosh Saraff , PAN No.- *****240J,Permission Case No.- , Aadhaar No. *****1873 |

| | |
|---------------------|--|
| Witness Information | Mr. AJAY KUMAR DAROGA , Address - OF Ward No.6, Seraikella, Ps-Seraikella, District-Seraikella-Kharsawan, Jharkhand, PIN 833219-, Father/Husband Name-SON OF Chandan Daroga |
|---------------------|--|

| | |
|--------------------|---|
| Identifier Details | Mr. KISHAN NAYAK , Address - OF Kolabariya, Ps-Rajnagar, District-Seraikella-Kharsawan, Jharkhand, PIN 831002-, Father/Husband Name-SON OF Gopal Nayak |
|--------------------|---|

| Fee Rule:Sale Deed | | |
|--------------------|------------|--------|
| 1 | Stamp Duty | 56,000 |

| | | |
|--------------|----|------------|
| 1 | SP | 810 |
| Total | | 810 |

| Fee Rule:Sale Deed | | |
|--------------------|----|---------------|
| 1 | A1 | 42,000 |
| 2 | LL | 5 |
| 3 | PR | 2 |
| Total | | 42,007 |

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Deed Writer / Advocate

Puspita Nayak
Vendee / Claimant

Vendor / Executant

कोरोना को ठराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date : 21-Mar-2023

- Government/Market Value: ₹1395300/-
- Transaction Amount: ₹1400000/-
- Paid Stamp Duty: ₹56000/-

Puspa

Receipt : 799103

Receipt Date : 21-03-2023

Presenter Name: *Kunal Saroff*

On Date: 21-03-2023 Presented at SRO - Sarakola
Signature of Presenter

| | |
|------------|--------|
| PR | ₹2 |
| SP | ₹810 |
| LL | ₹5 |
| A1 | ₹42000 |
| Stamp Duty | ₹56000 |

SRO - Sarakola

Total 99817

Puspa

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|--------------|--|----------------|
| Stamp Duty | 56000 | 56000 | 0 | GRAS | PuspitaNayak | GRN Number : 2316293753 DEPT Transaction Id : 0619b5221f7219f73e41 Transaction Type : | 56000 |
| PR | 2 | 2 | 0 | GRAS | PuspitaNayak | GRN Number : 2316293930 DEPT Transaction Id : 04a939b0582193fc6794 Transaction Type : | 2 |
| SP | 810 | 810 | 0 | GRAS | PuspitaNayak | GRN Number : 2316293930 DEPT Transaction Id : 04a939b0582193fc6794 Transaction Type : | 810 |
| A1 | 42000 | 42000 | 0 | GRAS | PuspitaNayak | GRN Number : 2316293930 DEPT Transaction Id : 04a939b0582193fc6794 Transaction Type : | 42000 |
| LL | 5 | 5 | 0 | GRAS | PuspitaNayak | GRN Number : 2316293930 DEPT Transaction Id : 04a939b0582193fc6794 Transaction Type : | 5 |
| Sub Total | 98817 | 98817 | 0 | | | | |

Article : Sale Deed Number of Pages : 54

[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300033549

| | |
|-------------------|--|
| Deed Type | Sale Deed |
| Number of Pages | 54 |
| Fee Details | Stamp Duty :- Rs. 56000, PR :- Rs. 2, SP :- Rs. 810, A1 :- Rs. 42000, LL :- Rs. 5, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.1005198/- , Transaction Amount :- Rs.1400000/- |
| Property Details | District :- SaraikelaKharsawan , Tehsil :- Seraikella , Village Name :- Seraikella-Ward No4 - 301 Location :- Other Road, Seraikella Ward No 4 Village Code 301 Property Boundaries :- East: Plot No.179 [Part], West: Plot No.181, Plot No.179 [Part] , South: Proposed road 18 feet, North: Plot No.179 [Part] Khata Number - 105Plot Number - 179Volume Number - 3Page Number - 34Holding Number - 004000036200M0Ward Number - Old1 Area Of Land :- 4.51 Decimal |
| Property No. | 2 |
| Valuation Details | Value :- Rs.390044/- , Transaction Amount :- Rs.0/- |
| Property Details | District :- SaraikelaKharsawan , Tehsil :- Seraikella , Village Name :- Seraikella-Ward No4 - 301 Location :- Other Road, Seraikella Ward No 4 Village Code 301 Property Boundaries :- East: Plot No.179, West: Plot No.179, South: Proposed road 18 feet, North: Plot No.179 Khata Number - 70Plot Number - 181Volume Number - 3Page Number - 34Holding Number - 004000036200M0Ward Number - Old1 Area Of Land :- 1.75 Decimal |

Sh./Smt. PANCHWATI REAL DEVELOPERS PRIVATE LIMITED Converted To PANCHWATI REAL DEVELOPERS LLP Rep By Kunal Saraff s/o/d/o/w/o SON OF Santosh Saraff has presented the document for registration in this office

today dated :- 21-Mar-2023 Day :- Tuesday Time :- 16:12:14 PM







PANCHWATI REAL DEVELOPERS PRIVATE LIMITED Converted To PANCHWATI REAL DEVELOPERS LLP Rep By Kunal Saraff(Individual)

| Party Name | Document Type | Document Number |
|------------|---------------|-----------------|
|------------|---------------|-----------------|



PANCHWATI REAL DEVELOPERS PRIVATE LIMITED Converted To
PANCHWATI REAL DEVELOPERS LLP Rep By Kunal Saraff

PAN/UID

AAXFP3240J

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|---|--------------------|---|-------------------|------------------|---|---|----------------------|
| 1 | PANCHWATI REAL DEVELOPERS PRIVATE LIMITED Converted To PANCHWATI REAL DEVELOPERS LLP Rep By Kunal Saraff Address1 - OF House No.39, Saraff Bhawan, Europeon Quarters, Ward No.9, Chaibasa, Post and Ps-Chaibasa, District-West Singhbhum, Jharkhand, 833201, Address2 - , , Jharkhand PAN No.: AAXFP3240J, Permission Case No.- | Yes | Kunal Saraf Address:- 39,SARAFF BHAWAN, , EUROPEAN QUARTER, , Chaibasa, , Pashchimi Singhbhum, 833201, , Jharkhand, India | | VENDOR Age:43 |  |  | <i>Kunal</i> |
| 2 | PUSPITA NAYAK Address1 - OF village-Kalabaria, Post and Ps-Rajnahar, District-Seraikella-Kharsawan, Jharkhand, 831002, Address2 - , , Jharkhand PAN No.: BJQPN0200H, Permission Case No.- | Yes | Puspita Nayak Address:- Gram-Kalabadia, , Post-Rajnagar, , Rajnagar, , Seraikela-Kharsawan, 831002, , Jharkhand, India | | VENDEE Age:29 |  |  | <i>Puspita Nayak</i> |

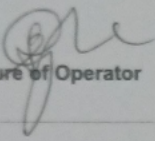
Identification:

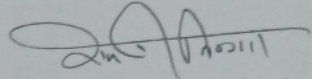
| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|--|--|---|---------------------|
| 1 | KISHAN NAYAK S/o-D/o SON OF Gopal Nayak Address1 - OF Kolabariya, Ps-Rajnagar, District-Seraikella-Kharsawan, Jharkhand, PIN 831002, Address2 - , , Jharkhand PAN No.: |  |  | <i>Kishan Nayak</i> |

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

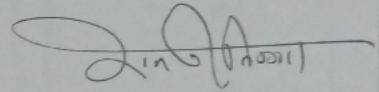
| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-------------------|
| 1 | AJAY KUMAR DAROGA Address1 - OF Ward No.6, Seraikella, Ps-Seraikella, District-Seraikella- Kharsawan, Jharkhand, PIN 833219, Address2 - ... , Jharkhand | | | Ajay Kumar Daroga |


Signature of Operator

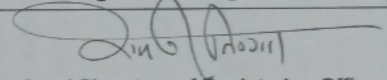

Seal and Signature of Registering Officer
जिला अवर निबंधक
सरायकेला खरसावई

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (PANCHWATI REAL DEVELOPERS PRIVATE LIMITED Converted To PANCHWATI REAL DEVELOPERS LLP Rep By Kunal Saraff), has/have admitted the execution before me. He/ She/ They has / have been identified by (KISHAN NAYAK) Son/Daughter/Wife of (SON OF Gopal Nayak) resident of (OF Kolabariya, Ps-Rajnagar, District-Seraikella-Kharsawan, Jharkhand, PIN 831002) and by occupation (Business).


Signature of Registering Officer

Date:- 21-Mar-2023

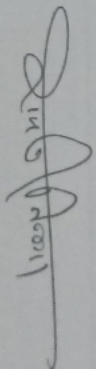

Seal and Signature of Registering Officer
जिला अवर निबंधक
सरायकेला खरसावई

Token No.: 202300033549

CERTIFICATE

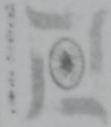
Office of the SRO - Saraikeela

This Sale Deed was presented before the registering officer on date 21-Mar-2023 by PANCHWATI REAL DEVELOPERS PRIVATE LIMITED Converted To PANCHWATI REAL DEVELOPERS LLP Rep By Kunal Saraff, S/O, D/O, W/O SON OF Santosh Saraff resident of OF House No.39, Saraff Bhawan, European Quarters, Ward No.9, Chaibasa, Post and Ps-Chaibasa, District-West Singhbhum, Jharkhand, 833201 .. This deed was registered as Document No:- 2023/SAR/1094/BK1/993 in Book No :- BK1, Volume No :- 167 from Page No :- 1 to 54 at, office of SRO - Saraikeela



Registering Officer

Date:- 21-Mar-2023



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ರಾಜಸ್ವ ಪದ ಭೂಮಿ ಸುಧಾರ ವಿಭಾಗ
ನಾಗರಿಕಾಭಿವೃದ್ಧಿ

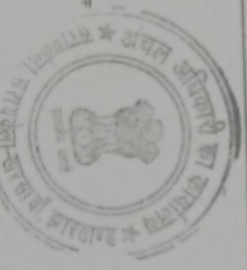
CRSIP24019004 4 15 2023



| | | | | | | | | | |
|--------------------|-------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| ಪಿಂಚಣಿ ಕ್ರಮ ಸಂಖ್ಯೆ | ಪಿಂಚಣಿ-ವರ್ಗ | ಪಿಂಚಣಿ ವರ್ಗ | ಪಿಂಚಣಿ ಸಂಖ್ಯೆ | ಪಿಂಚಣಿ ವರ್ಗ | ಪಿಂಚಣಿ ಸಂಖ್ಯೆ | ಪಿಂಚಣಿ ವರ್ಗ | ಪಿಂಚಣಿ ಸಂಖ್ಯೆ | ಪಿಂಚಣಿ ವರ್ಗ | ಪಿಂಚಣಿ ಸಂಖ್ಯೆ |
| 9004 | RC | 2022-2023 | 1551 | 1551 | 1551 | 1551 | 1551 | 1551 | 1551 |

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ಮೊತ್ತ | ಮೊತ್ತ | ಮೊತ್ತ | ಮೊತ್ತ | ಮೊತ್ತ | ಮೊತ್ತ | ಮೊತ್ತ | ಮೊತ್ತ |
|-------------|------|-----------|-------|-------|-------|-------|-------|-------|-------|
| 1551 | RC | 2022-2023 | 1551 | 1551 | 1551 | 1551 | 1551 | 1551 | 1551 |

ಪಿಂಚಣಿ ಕ್ರಮ :
 PUSPITA NAVAK-KISHAN NAVAK, ಸಹಿ-
 VILL KALABARLA PO RANAGAR PS RANAGAR
 DIST SERAIKELLA KHARSAWAN)



Digitally Signed By: SURESH KUDLAR SINDHA

COVID-19 ನಿಂದಾಗಿ ಸರ್ಕಾರಿ ಕಛೇರಿಗಳನ್ನು ಮುಚ್ಚಿಟ್ಟು, ಸರ್ಕಾರಿ ಕಾರ್ಯಗಳನ್ನು ಡಿಜಿಟಲೈಸ್ ಮಾಡುವುದರ ಮೂಲಕ ಸರ್ಕಾರದ ಸೇವೆಗಳನ್ನು ಉತ್ತಮಗೊಳಿಸುವುದು ಮತ್ತು ಸರ್ಕಾರದ ಕಾರ್ಯಗಳನ್ನು ಪಾರದರ್ಶಕಗೊಳಿಸುವುದು.



राजस्व, निबंधन एवं भूमि सुधार विभाग

Home

Official Login

पंजी II विवरण

Go Back

विवरण

| | | | |
|----------------|------------------------|-----------------|-------------|
| भाग वर्तमान | : 12 | पृष्ठ संख्या | : 52 |
| जिला का नाम | : सरायकेला-खरसावां | अनुमंडल नाम | : सरायकेला |
| अंचल का नाम | : सरायकेला | हलका का नाम | : हनका-07 |
| मौजा का नाम | : सरायकेला वार्ड नं0-1 | होलिडिंग संख्या | : 105 |
| धाना नाम | : सरायकेला | धाना नंबर | : 0301 |
| तौजी संख्या | : | इस्टेट का नाम | : JHARKHAND |
| खाता का प्रकार | : रैयती | | |

| | | | | |
|-------------|----------|----------------------------------|-------|--|
| रैयत का नाम | क्रम सं. | रैयत का नाम | जाति | निवासी |
| | 1. | PUSPITA NAYAK पति - KISHAN NAYAK | | VILL KALABARIA PO RAJNAGAR PS RAJNAGAR DIST SERAIKELLA KHARSAWAN |

*NOTE: यहाँ नीचे आपके भुगतान का विवरण दिया गया है। अगर लगान रसीद अभी तक अप्राप्त है तो कृपया भुगतान की स्थिति देखें विकल्प पर क्लिक करें, भुगतान स्थिति पुनः जाँच लें। पश्चात लगान रसीद प्राप्त हो जाएगा।

| क्रमांक | भुगतान संख्या (Depositor ID) | रसीद संख्या (Transaction ID) | वर्ष से | वर्ष तक | भुगतान तिथि | कुल | भुगतान की स्थिति | Action |
|---------|------------------------------|------------------------------|-----------|-----------|----------------------|-------|------------------|------------------------|
| 1 | LR0000558949842 | 0558949842 | 2022-2023 | 2023-2024 | 4/17/2023 9:26:04 PM | 39.20 | SUCCESS | भुगतान की स्थिति देखें |

निचले भुगतान का विवरण

सरायकेला | सरायकेला वाई नं0-1 | 0301 | PUSPITA NAYAK

| खाता संख्या | खेसरा संख्या | रकबा (एकड में) |
|-------------|--------------|----------------------------|
| 105,70 | 179,181 | 0 एकड 6.26 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|------------|-------------|------------------------|
| | | |

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

| मांग बावत | सालाना | बकाया | | | | हाल (2023-2024) |
|------------------|--------|--------------------|-----------|-----------|--------------------------|--------------------|
| | | तीन वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | 1 ला वर्ष (2022-2023) | |
| माल (नकदी) | 8.00 | | | | 8.00 | 8.00 |
| गुजारी (भावली) | 2.00 | | | | 2.00 | 2.00 |
| सेस | 4.00 | | | | 4.00 | 4.00 |
| सूद | 4.00 | | | | 4.00 | 4.00 |
| मुतफरकात | 1.60 | | | | 1.60 | 1.60 |
| मीजान | 19.60 | | | | 19.60 | 19.60 |

तफसील अदायकारी

| अदायकारी बावत | सालाना | बकाया | | | | मौतालबा हाल (2023-2024) | फाजिल |
|------------------|--------|--------------------|-----------|-----------|--------------------------|-------------------------------|-------|
| | | तीन वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | 1 ला वर्ष (2022-2023) | | |
| माल (नकदी) | 8.00 | | | | 8.00 | 8.00 | |
| गुजारी (भावली) | 2.00 | | | | 2.00 | 2.00 | |
| सेस | 4.00 | | | | 4.00 | 4.00 | |
| सूद | 4.00 | | | | 4.00 | 4.00 | |
| मुतफरकात | 1.60 | | | | 1.60 | 1.60 | |
| मीजान अदायकारी | 19.60 | | | | 19.60 | 19.60 | |

(1) मीजान कुल (लफजों में) : **Thirty Nine Rupees and Twenty Paise**

(2) नाम देहिन्दा -

(3) कुल बकाया- 39.20

तारीख अमला तहसील कुनिन्दा : 17-04-2023

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्राचीन की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान |

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