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3336



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a2918475f95627c63475

Receipt Date : 16-Nov-2022 02:10:32 pm

Receipt Amount : 44600/-

Amount In Words : Forty Four Thousands Six Hundred Rupees Only

Token Number : 20220000134956

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : PRATIMA SAHU (Vendee)

GRN Number : 2214318475



-: For Office Use :-



Pratima Sahu

Pratima Sahu
16/11/2022

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 11,15,000/-

Stamp 44600/- Seraikella

16/11

मूल्यांकन सूचा में जोड़ किया

16/11/22

दस्तावेज जाच एवं मही पाय

16/11/22

इपरस्थापित दस्तावेज में ताल्यकारी की जाति... C.N.T Act 1908 के धारा 461(B) के अन्तर्गत नहीं है।

16/11/22



16/11/22

दस्तावेज में वर्णित मूमे प्रतिबन्धित सूची के अंतर्गत है

जांचकर्ता

ATTEST R. K. ... 16/11/22

16/11/22

SALE DEED

Govt. Valued at Rs. 11,15,000/- Only
(Rupees Eleven Lakhs Fifteen Thousand Only)



धियम-21 के अधीन ग्राह्य भारतीय स्टांप अधिनियम

This Sale Deed made on this the 16th day of Nov 2022, at Seraikella

(इण्डियन स्टांप एक्ट-1899) की अनुसूची-1 या 1 (क) स0: के

BETWEEN

अधीन यथावत स्टांप सहिय स्टांप शुल्क से विमुक्त स्टांप शुल्क अर्पित नहीं

BASANTI SINGH MODAK, W/o Late Manik Singh Modak, Age

42 years (Aadhaar No. **XXXX XXXX 5331**, Pan No.

CVFPM9689B), by faith-Hindu, by Category-General (Non C.N.T.

does not covered under CNT Act. 1908), by Occupation-House

Wife, by Nationality-Indian, resident of Seraikella, Ward No.7, Bus

Stand, Po+Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand,

Pin-833219, Nationality-Indian, Represented by his duly, constituted

and appointed Attorney **ASHISH KUMAR AGARWAL** , S/o

Satya Naryan Agarwal, age 36 years, by faith-Hindu, by

Category-General (Non-C.N.T. does not covered under CNT Act.

1908), by Occupation-Business, resident of 81 Near Radha Krishna

Mandir, Seraikella, Po-Seraikella,Ps-Seraikella, Dist-Seraikella-

Kharsawan, Jharkhand, Nationality-Indian,

Aadhaar No. XXXX XXXX 2737 Pan No. ALLPA5184B

Fee Paid
33,450/-
3000/-
33,454/-

16/11/22



ATTESTED
R. K. ...
16/11/2022

[Handwritten Signature]
16/11/2022

१६/११/२०२२

ना. _____ सभ्य _____ तक

श्री. आशुष कुमा (पुत्र)

पिता श्री. सत्य नारायण अग्रवाल

स्थान. खरिया (म) जिला. ब (म)

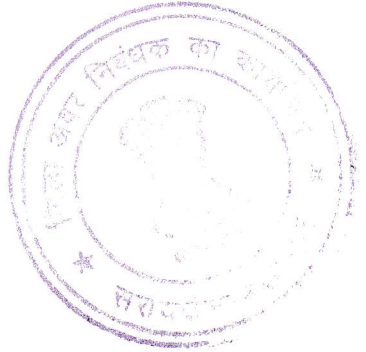
वर्ग. ... में निष्पत्ति के लिए

वैज पेशा कि. मन लाय

पत्रक का हस्ताक्षर

पंजीयन अधिकारी का हस्ताक्षर

[Handwritten Signature]



(3)

Amal Kumar
16/11/2022

IN FAVOUR OF

PRATIMA SAHU, W/o **Sandip Kumar Sahu**, age about 31 years, by faith-Hindu, by Category-General (Non-C.N.T. does not covered under CNT Act. 1908), by Occupation-House Wife, resident vill-
Bara Dholadih, Po-Rajnagar, Ps-Rajnagar, Dist-Seraikella-
Kharsawan, Jharkhand, Nationality-Indian, hereinafter called the **PURCHASER** of the **OTHER PART**.

Aadhaar No. **XXXX XXXX 2998**

Pan No. **KYNPS3710N**.

Whereas, the land described in the schedule below situated at Mouza-
Seraikella Nagar Panchayat Ward No.01, Ps-Seraikella, Thana No.
301, under Khata No. 161 stands recoded in the names of **Bhawani Modak, Shambhunath Modak** and **Jagadish Modak**, S/o-Rajendra Modak in equal share finally published in the year of 1972.

And Whereas, the above noted three brothers get their above noted ancestral property partitioned by filing a **T.(P).S.No.07/78** before the Civil Court Seraikella and through the said suit all the brothers get their share i.e. **1/3rd share** from the Civil court.

And Whereas, after complete partition **Jagadish Singh Modak** executed a "**WILL**" in favour of the husband of the executant vide

Manik Singh Modak
16/11/2022

(4)

Book No.III Will No.12 dated 29/08/89 as became said **Jagadish Singh Modak** had got no issue.

And Whereas, Bhawani Charan Singh Modak happens to be the grand father-in-law of the husband of the executant. Said Bhawani Charan Singh died leaving behind Gourango Singh Modak i.e. the Father-in-law of the executant and after the death of Gourango Singh Modak, Manik Singh Modak become the owner of the schedule land i.e. husband of the executant. After death of Manik Singh Modak the executant become the owner of the schedule land and have filed application for Rent Fixation in the office of competent authority in the office of **L.R.D.C. Seraikella** and the said **L.R.D.C. Seraikella** have fixation Rent vide Rent Fixation bearing No. **36/2020-21** in the name of above named executant and then after she have paid rent regularly in the office of **C.O. Seraikella** and obtain rent receipt. paying rent thereof vide rent receipt No.**0505762183**, Vol. No. **5**, Page No.**147** mentioned in register-II since then the she 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.

Arjun
16/11/2022

(5)

Whereas, now the present Seller being in urgent need of money voluntarily expressed their intent of Selling their 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. 11,15,000/- (Elenen Lakhs Fifteen Thousand)** only, between the above named Sellers and the purchaser.
2. **That,** the purchaser has paid sum of at **Rs. 11,15,000/- (Eleven Lakhs Fifteen Thousand)** only, to the Sellers and they do hereby admit and acknowledge to have received the above consideration money in Cash/Cheque.
3. **That,** the Sellers after have received the consideration money has delivered physical possession of the schedule below property today to the purchaser.
4. **That,** the Sellers has ceased all their 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.

[Handwritten signature]
16/11/2022

(6)

5. **That**, the Sellers 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 Sellers is not belongs to SC,ST,OBC i.e. free from CNT. Act. And the Sellers 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 Sellers 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 Sellers will liable to compensate losses sustained by the purchaser.
7. **That**, the purchaser will get the schedule below property mutated in her name in the office of the **C.O.Seraikella** and all rents and taxes will be paid by Purchaser in place of the Sellers.
8. **That**, the expressions the Sellers 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-179**, dated **21.09.2022** has not been revoked.

Vide GPA No. IV-179, dated **21.09.2022** in Plot No. **109**, Total Area-**8.50** decimals previous sale area **Nil**, Today Sale Area **3.6 Decimals**, Balance Area **4.9Decimals**. in plot No.110, Total Area-1.4 Decimals, Today Sale Area 1.4 Decimals, Balance Area Nill.

16/11/2022

(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. 0040000576000M0 under :-

Khata No.	Plot No.	Kisim	Area	Bounded by
161	109/A	DON-II	3.6 Decimals	N :- Proposed Road S :- Plot No.110 E :- Plot No. 109 (P) W:- Plot No. 109 (P)
161	110/A	DON-II	1.4 Decimals	N :- Plot No-109 S :- Plot No.104 E :- Plot No. 110 (P) W:- Plot No. 110 (P)
Total Area :- 5 Decimals (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.

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

Amrinder
16/11/2022

(8)

Witnesses

1. Ashish Sahu -

SON of GURU SAHU - BIRSHA CHOKK
Seraikella. 833219 -

2. Nand Kulkarni Patil

S/O - Abani Kant Patil
Seraikella Hamra
Seraikella

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
16/11/2022
Deed Writer

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

(9)

R. K. Pattanayak
16/4/2022

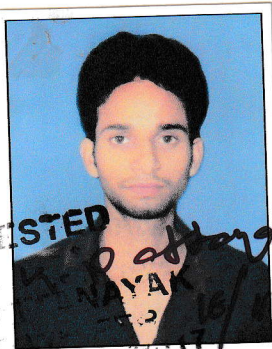


ATTESTED
R. K. Pattanayak
R. K. PATTANAYAK
DEED WRITER
LICENCE NO. 1120/17

प्रिया साहू



Sign. Of the purchaser



ATTESTED
R. K. Pattanayak
R. K. PATTANAYAK
DEED WRITER
LICENCE NO. 1120/17

Ashish Sahu

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.

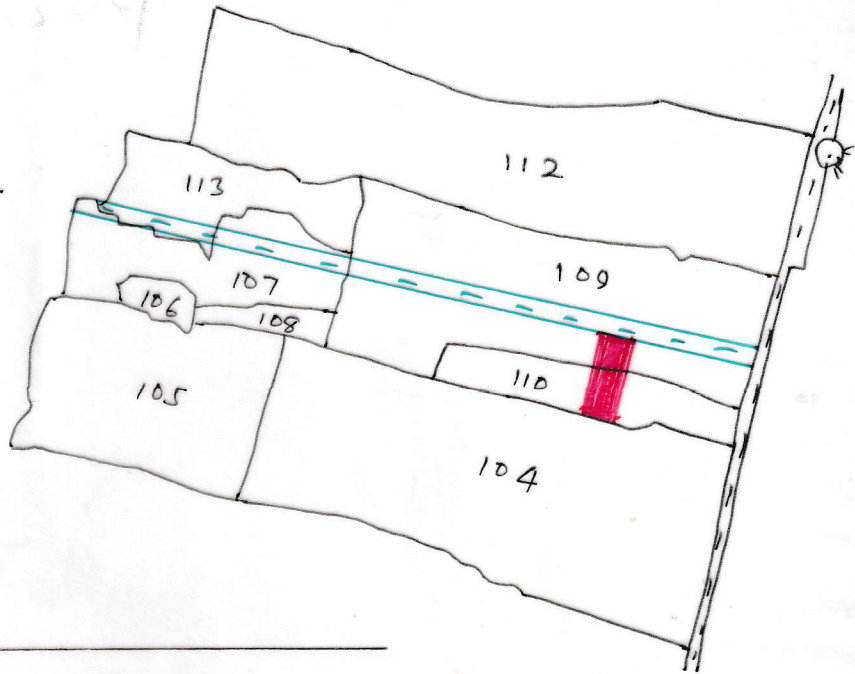
Typed By
Mr. Anand

R. K. Pattanayak
16/4/2022
Deed Writer

RAJESH KUMAR PATTANAYAK
DEED WRITER
LICENCE NO. 1117
SERAIKELLA - KANDAMBA

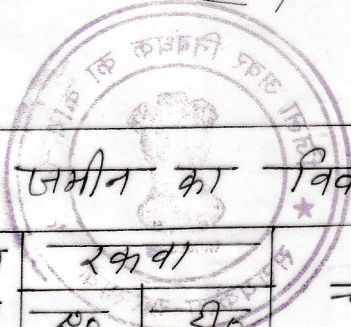
N

नाम नगरपालिका-स रामकैला
 वार्ड संख्या-1
 चादर संख्या-1
 राजस्व ब्राना-स रामकैला
 ब्राना नं०-301
 जिला-सिंहभूम
 पैमाना- 32" = 1 मील
 सन्-1969-70 ई०



5

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



जमीन का विवरण					
खता नं०	प्लॉट नं०	किलम जमीन	रकबा		चौहदी
			रु०	डी०	
161	109/A	दोन दो	0	3.6	अप्रत्यावित शस्त्रा, दपकोट नं० 110 पुअंशकोट नं० 109, पअंशकोट नं० 109
161	110/A	दोन दो	0	1.4	दपकोट नं० 109, दपकोट नं० 104 पुअंशकोट नं० 110, पअंशकोट नं० 110

कुल रकबा 05 डिहमील
 महकशा हाल सर्वे सैटलमेंट के मूल नक्शा से
 तैरा किया गया है।

Mahato
 11/10/2022
AMIN
BANBIHARI MAHATO
 Reg. No.: 612/06-07

[Signature]
 16/11/2022

परिभासा

नाम नगरपालिका-बसरापकैला
 वार्ड संख्या- 1
 चादर संख्या- 1
 राज-ब-बाना-बसरापकैला
 बाना नं० 301
 जिला-सिन्धुपत्र
 पैमाना- 32" = 1 मीटर
 सन-1969-70 ई०



Mahato
 Amin - 11/10/2022
 AMIN
 BANBIHARI MAHATO
 Reg. No.: 612/06-07

प्रतिमा साह
 16/11/2022