

3037

2851



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** cd9e508a0e7cf7e5dcf9

**Receipt Date :** 27-Sep-2022 12:00:07 pm

**Receipt Amount :** 22400/-

**Amount In Words :** Twenty Two Thousands Four Hundred Rupees Only

**Token Number :** 20220000116447

**Office Name :** SRO - Saraikela

**Document Type :** Sale Deed

**Payee Name :** BHAWANA DEVI ( Vendee )

**GRN Number :** 2213688305



:- For Office Use :-



*[Handwritten Signature]*

*[Handwritten Signature]*  
27/9/22

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 5,60,000/- Stamp 22400/- Seraikella

मुद्रांकन सूची में जोड़ किया

दस्तावेज जोच एवम मही पाया

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

दस्तावेज में वर्णित मुद्रांकन सूची में जोड़ किया

आधिकारी



Attended by Jitendra Kumar Sarangi Advocate District Court, Seraikela E. No.- 415



Jitendra Kumar

27/9/22

**SALE DEED**

**Valued at Rs.5,60,000/-only.**

(Rupees Five Lakhs Sixty Thousand) only.

**This Deed of Sale made on this the 27<sup>th</sup> day of September 2022, here at Seraikela.**

**BETWEEN**

**MR. JITENDRA KUMAR**, Aged about - 41 Years, (Aadhar No.- XXXX XXXX 2746 and Pan No.-AYUPK2389Q, Son of Mr. Sidheshwar Prasad Grand Son of Late. Somar Yadav, by faith - Hindu, by Category - General (Non C.N.T. does not Covered Under C.N.T. Act 1908) by Occupation - Business, by Nationality - Indian, Resident of Gutusai, Kalyanpur, Near Dinashop, Chaibasa, P.O.- Chaibasa, P.S.- Muffasil, District. West Singhbhum in the State of Jharkhand, Pin Code-833201, here-in-after called the "SELLER/VENDOR" (Which expression shall unless excluded by or repugnant to context be deemed to mean and include his successors or successors-in-interest, nominees and/or assigns) (FIRST PARTY) of the ONE PART

Febrary  
16800/-  
300  
Jitendra Kumar  
100  
16800/-

27/9/22

Jitendra Kumar 27/9/22

27/11/17  
General  
Jitendra Kumar

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**IN FAVOUR OF**

**MRS. BHAWANA DEVI**, Aged about - 36 Years, Aadhar No.- XXXX XXXX 2485, and Pan No.- IDSPD3681P, Wife of Mr. Ful Kumar Jha Granddaughter of Late. Mahabir Jha, by faith - Hindu, by Category - General (Non C.N.T. does not Covered Under C.N.T. Act 1908) by Occupation - Household Affairs, by Nationality- Indian, Resident of Patra Tola, Ward No.-6, Seraikella, P.O. & P.S.- Seraikella, District. Seraikella - Kharsawan, in the State of Jharkhand, Pin Code -833219 here-in-after called the "**PURCHASER/VENDEE**"(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs successors, legal representatives and permitted assigns) (**SECOND PARTY**) of the **OTHER PART**.

**NATURE OF DEED :- ABSOLUTE SALE DEED**

**CONSIDERATION AMOUNT:- 5,60,000/-** (Rupees Five Lakhs Sixty Thousand) only.

**Whereas**, the land morefully described in the Schedule below Situated at **Mouza- Nagarpalika Seraikella, Ward No.- 1, P.S.- Seraikella, P.S. No.- 301 Under; Municipal Survey Khata No.- 108 being Plot No.- 104**, Stand Recorded in the Name of Nalinkant Mahapatra, and others Son of Ram Kinkar Mahapatra, during the Revision Survey Settlement finally Published by the State Government in **R.S.Khatiyani**.

**And Whereas**, the land morefully and particularly described in the Schedule below Situated at **Mouza - Nagar Panchayat, Seraikella (Nagarpalika Seraikella) Old Ward No.- 01, and New Ward No.- 04, P.S.- Seraikella, P.S. No.- 301, Under; Municipal Survey Khata No.- 108 being Plot No.- 104/A** an **area measuring - 5 Decimals (Five Decimals)** has been Purchased by the said **Seller/Vendor** Namely **Mr. Jitendra Kumar**, Son of Mr. Sidheshwar

Jitendra Kumar  
27/11/22

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by Virtue of Registered **Sale deed bearing No.- 1068 (S.L.No.-1077)** in **Book No.-1, Volume No.-38**, From Page No.- 225 to 244, **dated- 19/02/2011** Registered at sub registry office at Seraikella. Purchased from its Previous Owner Power Attorney Holder Namely **Mr. Ajay Singh Modak**, Son of Mr. Akshya Singh Modak, Resident of Ward No.8, Seraikella, P.O. & P.S.- Seraikella, District. Seraikella-Kharswan, in the State of Jharkhand,

**And Whereas**, the aforesaid above named **Mr. Jitendra Kumar**, Son of Mr. Sidheshwar Prasad, has got his name mutated Vide **Rent Fixation Case bearing No.- 21/2011-12**, in the office of the landlord through the **Circle Office at Seraikella**, to the records mentioned within Register-II and Paid Rent up to **2022-2023**, with paying rent receipt thereof, vide on line **Rent Receipt bearing No.- 0803791241**, on **dated. 21/04/2022**, **Volume No.-3 Page No.- 113** in the **Circle Office at Seraikella** mentioned in **Register-II** and also pay Holding Tax and other charges to the Nagar Panchayat Seraikella office for the **Holding No.- 0040000654000M0**,

**And Whereas**, the aforesaid above named Present **Seller/Vendor** namely **Mr. Jitendra Kumar**, Son of Mr. Sidheshwar Prasad, is the absolute lawful and bonafide owner of the landed Property morefully and particularly described in the Schedule below since after Purchased by exercising all the acts and then after he has been exclusive Peaceful Physical Possession over the same without any let hindrance or interruption from any corner what-so-ever.

**And Whereas**, the said **Seller/Vendor** land owner namely **Mr. Jitendra Kumar**, Son of Mr. Sidheshwar Prasad, being in urgent need of money for his personal emergent expenses, expressed her desire to sell the Schedule below Land at and for a Total Consideration of **Rs.5,60,000/-only** (Rupees Five Lakhs Sixty Thousand) only and the said **Purchaser/Vendee** on coming to know of the said intention of the said **Seller/Vendor** agreed to Purchase the

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**NOW THIS DEED OF SALE WITNESETH AS FOLLOWS:**

1. **That**, in pursuance of receipt of the Consideration amount aforesaid the **Seller/Vendor** has sold and transferred all that piece and parcel of Land described in the Schedule below to the **Purchaser/Vendee** absolutely and forever.
2. **That**, the **Seller/Vendor** hereby admits and acknowledge the receipt of the Consideration amount of **Rs.5,60,000/-only** (Rupees Five Lakhs Sixty Thousand) only, from the **Purchaser/Vendee** with regard to the said piece and parcel of land as morefully and particularly described in the Schedule below.
3. **That**, the **Seller/Vendor** has sold and transferred all the right, title and interest what-so-ever he has in the said property being used and enjoyed by the **Purchaser/Vendee** as morefully described in the Schedule below.
4. **That**, the **Seller/Vendor** has duly put the **Purchaser/Vendee** in Peaceful and Physical Possession over the land conveyed hereunder as described in the Schedule below.
5. **That**, henceforth the **Purchaser/Vendee** has acquired a perfect indefeasible right title and interest over the land/property as the sole exclusive and rightful owner of the same.
6. **That**, henceforth the **Purchaser/Vendee** shall use and enjoy the landed property morefully and particularly described in the Schedule below in any own manner and choice like a bonafide owner of the same without any interruption or disturbance from any corner what-so-ever.
7. **That**, henceforth neither the **Seller/Vendor** nor any body through or on behalf of the **Seller/Vendor** shall be entitled to put any kind of claim over the landed property in question and if anybody does so, the same shall be untenable and illegal under any provisions of law.

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8. **That**, henceforth the **Purchaser/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 her own use.
9. **That**, the said **Purchaser/Vendee** shall hereafter peaceably hold use and enjoy the same as her own without any hindrance, interruption claim or demand by or from the **Seller/Vendor** or any other person whomsoever from date of Purchase and the said **Purchaser/Vendee** Shall hereafter get mutated of the Schedule land in her name in the Govt. **Circle Office at Seraikella** and obtain rent receipt and all rents and taxes will be paid by her in place of the **Seller/Vendor**.
10. **That**, the **Purchaser/Vendee** sustain any loss or damage and deprive due to defect title of the **Seller/Vendor** in respect of the said immovable property the **Seller/Vendor** shall be liable to the **Purchaser/Vendee** for such loss together with all litigation expenses that may incur by the **Purchaser/Vendee** to perfect the title in the demised immovable property.
11. **That**, the **Seller/Vendor** hereby declare the land morefully described in the Schedule below Property is free from all encumbrances liens or charges whatsoever and the Schedule land is free from Anabad Jharkhand Sarkar, (Govt.Land), Anabad Sarba Sadharan, Puja Sthal Sairat Kabrasthan, Mandir, Masjid, Banbhumi, etc. and the **Seller/Vendor** does not violate the Section 46(i) Proviso Act. 'a&b' of Chhotanagpur tenancy Act.1908 and there is no violation of the Section 22(A) Of Indian **Registration Act**.
12. **That**, the expression the **Seller/Vendor** and the **Purchaser/Vendee** will mean and include their respective heirs and Successor until and unless repugnant to the **context**.

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## SCHEDULE

In the District. Seraikella - Kharsawan, District. Sub - Registry Office at Seraikella, **Mouza** - Nagar Panchayat, Seraikella (Nagarpalika Seraikella) Old Ward No.-01, and New Ward No.-04, P.S.- Seraikella, P.S. No.- 301, **Halka No.-VII, Circle Office at Seraikella, Under:** Municipal Survey **Khata No.-108, being Plot No.- 104/A, an area measuring - 2.50 Decimals (Two Point Five-Zero Decimals) Kisim - Don-II (At Present Homestead land) Holding No.- 0040000654000M0.**

### Bounded by:-

**North:-** Plot No.110

**South:-** 10 fit Propose Road

**East:-** Portion of Plot No.104(Raja Shankar Sahu)

**West:-** Portion of Plot No.104

Annual Rent of Rs:5.00 only Payable to the landlord the State Of Jharkhand through **Circle Office at Seraikella.**

The vended land is shown in Red Color in the attached Trace Map.here with this **SALE DEED.**

In witnesses where of the said **Seller/Vendor** has set his hands on this the Sale Deed on this day, month year first above mentioned

### IDENTIFIER/WITNESSES:

1. Raseev Kumar, s/o - Janardan prasad, Bana Nimda Charbana, P.O - Sadar - P.S - Sadar, Dist - W. Singhbhum.
2. फुलकुमार झा पिता - श्री प्रभाकर झा  
वाड नं० ६ पट्टा टीका सरायकला

Read over and explained the contents of this sale deed, to the executants who admit the same to be true and correct.

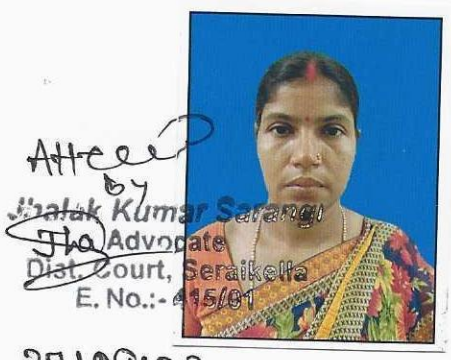
Jhalak Kumar Sarangi  
Advocate  
Dist. Court, Seraikella  
E. No.:- 415/01

Contd...8/-

27/09/22

21/09/22

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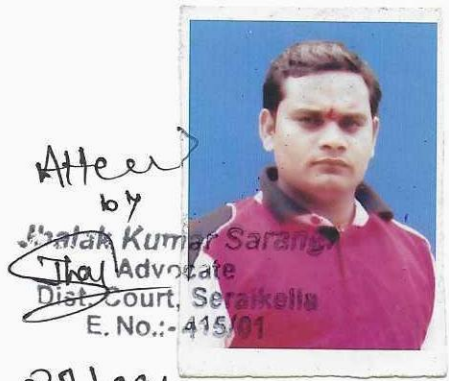


27/09/22

Handwritten signature and date: "27/09/2022" and a signature in Odia script.



**PHOTO GRAPH, SIGNATURE AND FINGER**  
**(PURCHASER/VENDEE)**



27/09/22

Handwritten signature and date: "27/09/2022" and a signature in Odia script.

**SIGNATURE, PHOTO OF**  
**(IDENTIFIER)**

Certified that the fingers print of the left hand of each person, whose Photographs are affixed on the document have been taken by me.

Printed by

Handwritten signature: "Ashwani Kumar Mahato"

Handwritten signature: "Jhalak Kumar Sarangi"  
 Jhalak Kumar Sarangi  
 Advocate  
 Dist. Court, Seraikella  
 E. No.: - 415/01  
 27/09/22





## Pre Registration Docket

Date :- 27-09-2022 12:11 pm

Office Name :- SRO - Saraikela  
Token No:- 20220000116447

Appoinment :- 27-Sep-2022 Time:- 13:50

Article	Sale Deed
Pre Registration Date	24-Sep-2022
No. Of Pages	35
Stamp Duty	22400
Paid Stamp Duty	0
Total Fees	₹ 17,854.

Property Id: **821624**

Valuation No. : 1111299 / 2022	:- 2022-2023	Date : 24-September-2022 15:05:PM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Seraikella	
Land Type : Urban	Corporation :	Village/City : Seraikella Ward No. 4	
Seraikella Ward No. 4 Village Code 301 - Other Road			
Volume Number - 3			
Page Number - 113			
Khata Number - 108			
Plot Number - 104/A			
Ward Number - OLD WARD NO 01 AND NEW WARD NO 04 PS SERAIKELLA P.S.NO 301 HALKA NO VII			
<b>Property Rates</b>			
Residential Land (Y)			
₹222882/- Decimal			
Valuation Rule : Residential Land			
<b>Property Details</b>			
1	Land area	2.50 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.5 x 222882=557205	₹5,57,205/-
A	Total		₹5,57,205/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,57,300/-
Total Amount in Words : Five Lakh Fifty Seven Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PORTION OF PLOT NO 104(RAJA SHANKAR SAHU), West: PORTION OF PLOT NO 104, South: 10 FIT PROPOSE ROAD , North: PLOT NO 110
Area	Land area : 2.50 Decimal
Other Description of the Property	Pin Code - 833219
Government/Market Value	557205
Transaction Amount	560000

SELLER	<b>-Mr. JITENDRA KUMAR, Address - GUTUSAI, KALYANPUR, NEAR DINASHOP, CHAIBASA, PO CHAIBASA, PS MUFFASIL ,DIST WEST SINGHBHUM, STATE JHARKHAND- ,Father/Husband Name SIDHESHWAR PRASAD , PAN No.- *****389Q,Permission Case No.- , Aadhaar No. *****2746</b>
PURCHASER	<b>-Mrs. BHAWANA DEVI, Address - PATRA TOLA ,WARD NO 6, SERAIKELLA ,PO AND PS SERAIKELLA ,DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name FUL KUMAR JHA , PAN No.- *****681P,Permission Case No.- , Aadhaar No. *****2485</b>

Witness Information	<b>Mr. PHUL KUMAR JHA , Address - 294,PATRA TOLA ,WARD NO 06, SERAIKELLA,PO AND PS SERAIKELLA ,DIST SERAIKELLA KHARSAWAN-, Father/Husband Name-PRABHAKAR JHA</b>
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Identifier Details	<b>Mr. RAJEEV KUMAR , Address - VILLAGE BARA NIMDIH CHAIBASA, POST CHAIBASA, PS MUFFASIL, DIST WEST SINGHBHUM-, Father/Husband Name-JANARDAN PRASAD</b>
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<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	22,400

1	SP	1,050
<b>Total</b>		<b>1,050</b>

<b>Fee Rule:Sale Deed</b>		
1	A1	16,800
2	LL	3
3	PR	1
<b>Total</b>		<b>16,804</b>

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



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000116447

Deed Type	Sale Deed
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 22400, PR :- Rs. 1, SP :- Rs. 1050, A1 :- Rs. 16800, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.557205/- ,Transaction Amount :- Rs.560000/-
Property Details	<b>District :-</b> SaraikelaKharsawan , <b>Tehsil :-</b> Seraikella , <b>Village Name :-</b> Seraikella Ward No. 4 <b>Location :-</b> Other Road, Seraikella Ward No. 4 Village Code 301 <b>Property Boundaries :-</b> East: PORTION OF PLOT NO 104(RAJA SHANKAR SAHU), West: PORTION OF PLOT NO 104, South: 10 FIT PROPOSE ROAD , North: PLOT NO 110 <b>Volume Number - 3Page Number - 113Khata Number - 108Plot Number - 104/AWard Number - OLD WARD NO 01 AND NEW WARD NO 04 PS SERAIKELLA P.S.NO 301 HALKA NO VII</b> <b>Area Of Land :-</b> 2.50 Decimal

Sh./Smt. **JITENDRA KUMAR** s/o/d/o/w/o **SIDHESHWAR PRASAD** has presented the document for registration in this office




today dated :- **27-Sep-2022** Day :- **Tuesday** Time :- **13:14:05 PM**





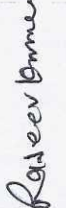
JITENDRA KUMAR(Individual)

Party Name	Document Type	Document Number
JITENDRA KUMAR	PAN/UID	AYUPK2389Q

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>JITENDRA KUMAR</b> Address1 - GUTUSAI, KALYANPUR, NEAR DINASHOP, CHAIBASA, PO CHAIBASA, PS MUFFASIL ,DIST WEST SINGHBHUM, STATE JHARKHAND, Address2 - , , , Jharkhand <b>PAN No.:</b> AYUPK2389Q, <b>Permission</b> <b>Case No.-</b>	Yes	Jitendra Kumar <b>Address:-</b> , Near Dinashop, Gutusai, Kalyanpur, Post- Chaibasa, Thana- Muffasil, Chaibasa, , West Singhbhum, 833201, , Jharkhand, India		SELLER Age:40			


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>BHAWANA DEVI</b> Address1 - PATRA TOLA , WARD NO 6, SERAIKELLA ,PO AND PS SERAIKELLA ,DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand PAN No.: IDSPD3681P, Permission Case No.-	Yes	Bhawana Devi Address:- , , PATRA TOLA, PO - SERAIKELLA PS - SERAIKELLA, SERAIKELLA, , Seraikela- kharsawan, 833219, , Jharkhand, India		PURCHASER Age:36			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>RAJEEV KUMAR</b> S/o-D/o <b>JANARDAN PRASAD</b> Address1 - VILLAGE BARA NIMDIH CHAIBASA, POST CHAIBASA, PS MUFFASIL, DIST WEST SINGHBHUM, Address2 - , , , Jharkhand PAN No.:			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>PHUL KUMAR JHA</b> Address1 - 294,PATRA TOLA , WARD NO 06, SERAIKELLA,PO AND PS SERAIKELLA ,DIST SERAIKELLA KHARSAWAN, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **JITENDRA KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJEEV KUMAR**) Son/Daughter/Wife of (**JANARDAN PRASAD**) resident of (**VILLAGE BARA NIMDIH CHAIBASA, POST CHAIBASA, PS MUFFASIL, DIST WEST SINGHBHUM**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 27-Sep-2022

Seal and Signature of Registering Officer

जिला अवर निर्बंधक  
सरायकेला खरसावाँ