

4923

4635



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f29ec11ded6a005527fc

Receipt Date : 12-Dec-2023 01:46:07 pm

Receipt Amount : 49120/-

Amount In Words : Forty Nine Thousands One Hundred And
Twenty Rupees Only

Token Number : 202300160735

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : RIMA SINGH (Vendee)

GRN Number : 2320558279



:- For Office Use :-



[Handwritten Signature]
13/12/23

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।

[Handwritten Signature]

Sale Value 12,28,000/- Stamp 49,120/- Seraikella

मुल्यांकन सूची में जोड़ दिया गया

दस्तावेज जांच किया गया

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

Narendra Kumar Pattanaik
12/12/2023



NOTARIAL
Licence
No. 1/2017 12/12/23

दस्तावेज में वर्णित भूखण्ड प्रतिबंधित सूची में नहीं है

Narendra Kumar Pattanaik
12/12/2023

जांच किया गया

SALE DEED

Govt. Valued at Rs. 12,28,000/- Only

(Rupees Twelve Lakhs Twenty Eight Thousand Only)

Consideration Valued at Rs. 11,50,000/- Only

(Eleven Lakhs Fifty Thousand Only)

This Sale Deed made on this the 12th day of Dec. 2023, at Seraikella

BETWEEN

NARENDRA KUMAR PATTANAİK, S/o Late Radha Gobind Pattanaik, Grandson of Kedarnath Pattanayak, Age about -57 years by faith-Hindu, by Category-General (Non-C.N.T.), by Occupation-Private Service, resident H.No.21, Ward No.6, Pattanayak Tola, Seraikella, Po+Ps-Seraikella, Dist-Seraikella-Kharsawan, Jharkhand, Nationality-Indian, here-in-after called the SELLER of the ONE PART;

Aadhaar No. XXXX XXXX 5926

Pan No. AUZPP7108D

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) स0... के अधीन यथावत स्टाम्प किया गया या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

36840100
3100
36844100

Alone o Bora Kumar Pattanayak
12/12/2023

(3)

IN FAVOUR OF

RIMA SINGH, W/o Binayak Kumar Singh, D/o Prem Singh Age about-28Years by faith-Hindu, by Category-General (Non-C.N.T.), by Occupation-House-Wife, Nationality-Indian resident of Vill-New Colony Nimdih, Po-Chaibasa, Ps-Sadar Chaibasa, Dist-West-Singhbhum, Jharkhand, Pin No-833201, hereinafter called the Purchaser of the **OTHER PART**.

Aadhaar No. **XXXX XXXX 9322**. **Pan No.GAFPS5064H**

Whereas, the land described in the schedule below situated at Mouza-Seraikella, Ward No.01, Ps-Seraikella, Thana No. 301, under Khata No. 46, Plot No. 147,189 stands recoded in the name of Kedarnath Pattanayak, S/o Ramkrishna Pattanayak of Seraikella, Ps-Seraikella in R.S. Khatiyen.

And Whereas, After the death of recorded Tenant Kedarnath Pattanayak his sons amicably partition the land between them the Schedule land fell in the share of Radha Gobind Pattanayak.

And Whereas, after the death of Radha Gobind Pattanayak his two sons amicably Partition the land between them the Schedule land fell in the share of the said seller he Mutated the same in his name Vide Partition Mutation Case No. 734/R27/2020-2021, dated 05.11.2020 through C.O. Seraikella ,and paying rent receipt thereof Vide rent receipt No. 0830540340, Vol. No.10, Page No.41 mentioned in register-II since

Narendera Kumar Patil
12/12/2023

(4)

then he have been in peaceful physical possession over the same without any interruption from any corner whatsoever.

Whereas, now the 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. 11,50,000/- (Eleven Lakhs Fifty Thousand) only, between the above named Seller and the purchaser.
2. That, the purchaser has paid sum of at Rs. 11,50,000/- (Eleven Lakhs Fifty 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 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.

Navneendra Kumari Patra
12/12/2023

(5)

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 be civility and criminally 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 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.

Non-resident kum ar pattanayak
12/12/2023

(6)

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.0040000608000M0 under :-

Khata No.	Plot No.	Kisim	Area	Bounded by
46	189	DON-I (At Present Homestead Land)	5 Decimals	N :- Proposed Road 13Feet S :- Plot No. 189(P) E :- Plot No. 189 (P) W :- Plot No. 189 (P)
Total Area :- 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.

Witnesses

1. Binayak Kumar Singh S/o Jamuna Prasad Singh
AT-Karni Mandir Road Gandhi Tola Near Shikhattal
Xavier Nagar Chaibasa, DIST-WEST SINGHBHUM JHARKHAND
2. Bitul Kaur Choudhary S/o- Santosh Kumar Choudhary
Crumpet Chowk, Seraikella Ward no-08, Jharkhand-833219.

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
Deed Writer
12/12/23

RAJESH KUMAR PATTANAYAK
DEED WRITER
Licence No. - 1/2017
Seraikella-Kharsawan

(7)

Narain Dora Kumar Pattanayak
12/12/2023



ATTESTED
R. K. Pattanayak
Deed Writer
Licence No. 1/2017



Rima Singh
sign. Of the Purchaser



ATTESTED
R. K. Pattanayak
Deed Writer 12/12/2023
Licence No. - 1/2017

Binayak Kumar Singh
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.

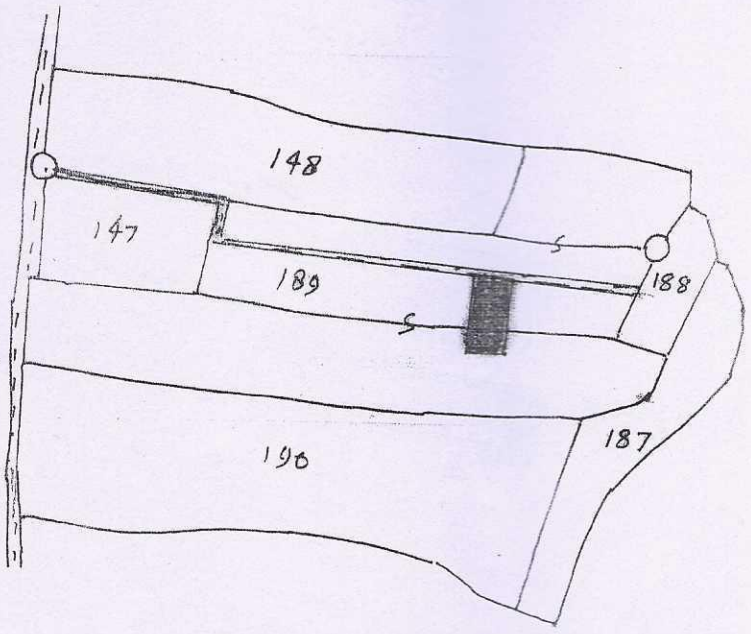
R. K. Pattanayak
12/12/2023
Deed Writer

RAJESH KUMAR PATTANAYAK
DEED WRITER
Licence No. - 1/2017
Seraikella-Kharsawan

N

नाम नगरपालिका-सरामकेवा
 वाई संख्या-1
 चाकर संख्या-1
 राजस्व आना-सरामकेवा
 आना नं०-301
 जिला-सिंहभूम
 पैमाना-39"=1मील
 सन-1969-70 ई०

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



जमीन का विवरण					
खता नं०	कॉट नं०	कि.मि. जमीन	रकबा		चौखदी
			रू०	इ०	
46	189/ अंश	दोन रक	0	05, 21.80, 5/12	उपप्लाना कि.मि. 13', द. कि.मि. 189 पु. कि.मि. 189, प. कि.मि. 189

मह नक्शा हाल से सेटलमेंट के मूल नक्शा से
 देखा गया है।

Banbhari Mahato
 27/11/2023
BANBHARI MAHATO
 Reg. No.: 612/06-07

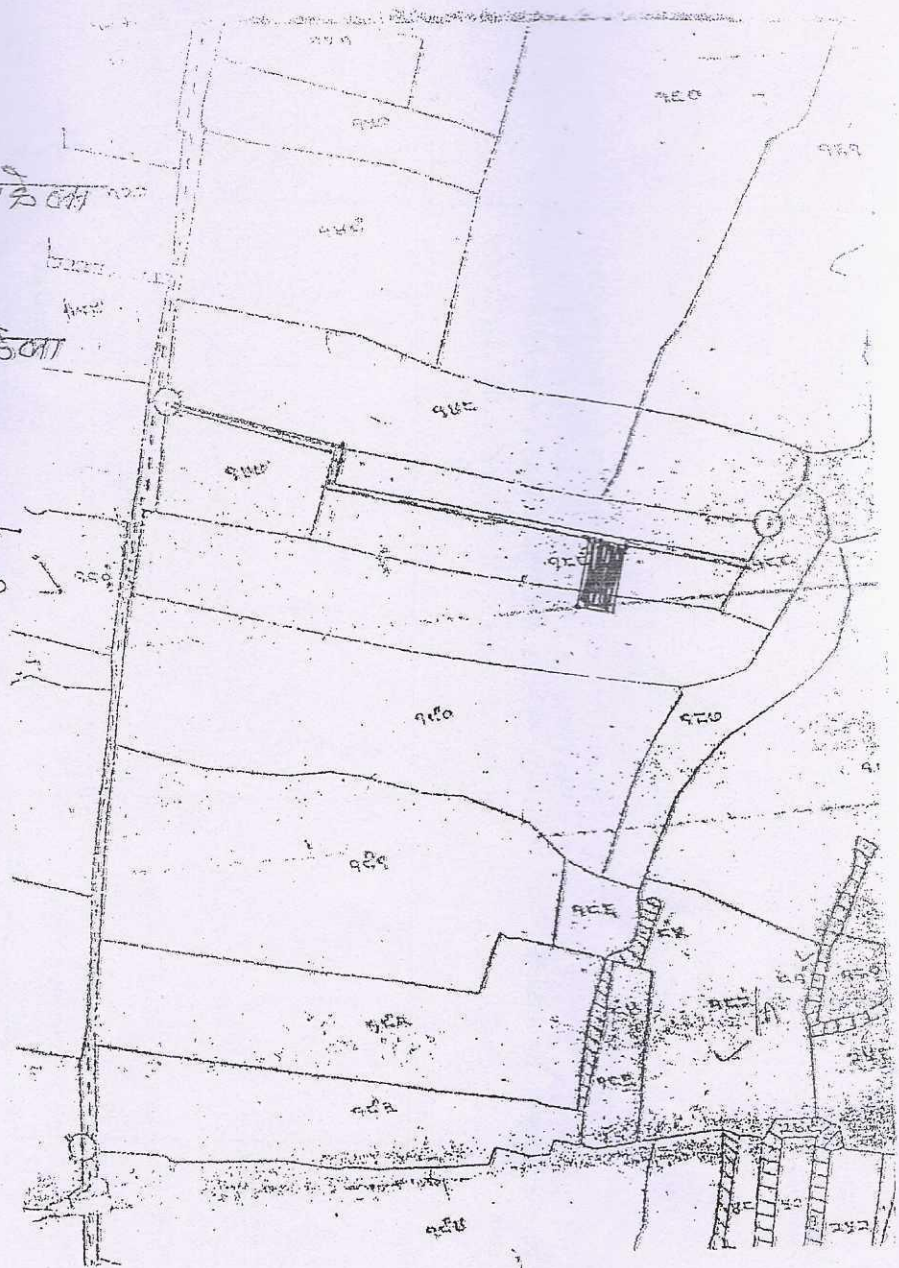


Namendra Kumar Pattanain
 12/12/2023

Reima Singh

N

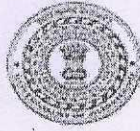
नाम नगरपालिका - सरायकेला
 वार्ड संख्या - 1
 चाकर संख्या - 1
 राजस्व आना - सरायकेला
 आना नं० - 301
 जिला - सिंहधुम
 पैमाना - 32" = 1 मीटर
 सन् - 1969-70 ई०



Ban Mahato
 BANMAHATO
 BANBIHARI MAHATO
 Reg. No.: 612/06-07

Narendra Kumar Pattanayak
 12/12/2023

Reina Singh



Pre Registration Docket

Date :- 11-12-2023 11:20 pm

Office Name :- SRO - Saraikela
Token No:- 202300160735

Appointment :- 13-Dec-2023 Time:- 11:0

Article	Sale Deed
Pre Registration Date	11-Dec-2023
No. Of Pages	30
Stamp Duty	49120
Paid Stamp Duty	0
Total Fees	₹ 37,744.

Property Id: 1120066

Valuation No. : 1520842 / 2023	:- 2023-2024	Date : 11-December-2023 22:59:PM	
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 - 46			
Plot Number - 189			
Volume Number - 10			
Page Number - 41			
Holding Number - 0040000608000M0			
Property Rates			
Residential Land (Y)			
₹245171/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	5 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 245171=1225855	₹12,25,855/-
A	Total		₹12,25,855/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹12,25,900/-
Total Amount In Words : Twelve Lakhs Twenty Five Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO-189-P, West: PLOT NO-189-P, South: PLOT NO-189-P, North: PROPOSED ROAD 13 FT
Area	Land area : 5.00 Decimal
Other Description of the Property	Pin Code - 833219, Flat Number/Commercial Space Number - ., Building Name - .
Government/Market Value	1225855
Transaction Amount	1228000

SELLER	-Mr. NARENDRA KUMAR PATTANIK, Father/Husband Name LATE RADHA GOBIND PATTANAIK, PAN No.- *****108D Date Of Birth-03-Nov-1966, Permission Case No.-, Aadhaar No. *****5926, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum West, City/Village/Town Name-., Locality-., Address - H NO-21, WARD NO-6, PATTNAYAK TOLA SERAIKELLA PS SERAIKELLA, Pin Code-833219
PURCHASER	-Mrs. RIMA SINGH, Father/Husband Name BINAYAK KUMAR SINGH, PAN No.- *****064H Date Of Birth-08-Oct-1995, Permission Case No.-, Aadhaar No. *****9322, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum West, City/Village/Town Name-., Locality-., Address - NEW COLONY NIMDIH PO CHAIBASA PS SADAR CHAIBASA DIST-WEST-SINGHBHUM, Pin Code-833201

Witness Information	Mr. BITESH KUMAR CHOUDHARY, Address - GARAGE CHOWK WARD NO-8, PS SERAIKELLA DIST-SERAIKELLA KHARSWAN-, Father/Husband Name-SANTOSH KUMAR CHOUDHARY
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Identifier Details	Mr. BINAYAK KUMAR SINGH, Address - KARNI MANDIR ROAD GANDHI TOLA NEAR SHIV MANDIR KHATTAL XAVIER NAGAR CHAIBASA DIST-WEST-SINGHBHUM-, Father/Husband Name-JAMUNA PRASAD SINGH
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Fee Rule: Sale Deed		
1	Stamp Duty	49,120

1	SP	900
Total		900
Fee Rule: Sale Deed		
1	A1	36,840
2	LL	3
3	PR	1
Total		36,844

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.

R. K. Pathan
Deed Writer / Advocate

Rima Singh
Vendee / Claimant

Namendra K. Pathan
Vendor / Executant

कोरोना को हयना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-13-Dec-2023

- Government/Market Value: ₹1225900/-
- Transaction Amount: ₹1228000 /-
- Paid Stamp Duty: ₹49120 /-

Receipt : 944832

Receipt Date : 13-12-2023

Presenter Name: -

On Date 13-12-2023 Presented at SRO - Saraikela
Signature of Presenter

PR	₹1
SP	₹900
LL	₹3
A1	₹36840
Stamp Duty	₹49120

SRO - Saraikela

Naren Dooker Pattnaik

Total ₹86864

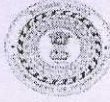
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	49120	49120	0	GRAS	RimaSingh	GRN Number : 2320558279 DEPT Transaction Id : f29ec11ded6a005527fc Transaction Type :	49120
PR	1	1	0	GRAS	RimaSingh	GRN Number : 2320558327 DEPT Transaction Id : 79c1998c8c1a9bb48f4f Transaction Type :	1
SP	900	900	0	GRAS	RimaSingh	GRN Number : 2320558327 DEPT Transaction Id : 79c1998c8c1a9bb48f4f Transaction Type :	900
A1	36840	36840	0	GRAS	RimaSingh	GRN Number : 2320558327 DEPT Transaction Id : 79c1998c8c1a9bb48f4f Transaction Type :	36840
LL	3	3	0	GRAS	RimaSingh	GRN Number : 2320558327 DEPT Transaction Id : 79c1998c8c1a9bb48f4f Transaction Type :	3
Sub Total	86864	86864	0				

Article : Sale Deed Number of Pages : 60

[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 :- 202300160735

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 49120, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 36840, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1225855/- , Transaction Amount :- Rs.1228000/-
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-189-P, West: PLOT NO-189-P, South: PLOT NO-189-P, North: PROPOSED ROAD 13 FT Khata Number - 46Plot Number - 189Volume Number - 10Page Number - 41Holding Number - 0040000608000M0 Area Of Land :- 5.00 Decimal



Sh./Smt. NARENDRA KUMAR PATTANIK s/o/d/o/w/o LATE RADHA GOBIND PATTANAİK has presented the document for registration in this office today dated :- 13-Dec-2023 Day :- Wednesday Time :- 13:07:31 PM





NARENDRA KUMAR PATTANIK(Individual)

Party Name	Document Type	Document Number
NARENDRA KUMAR PATTANIK	PAN/UID	AUZPP7108D

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	NARENDRA KUMAR PATTANIK Address1 - H NO-21, WARD NO-6, PATTNAYAK TOLA SERAIKELLA PS SERAIKELLA, Address2 - Jharkhand PAN No.: AUZPP7108D, Permission Case No.-	Yes	Narendra Kumar Pattanaik Address:- 21, WARD NO 6 PATTNAYAK TOLA, SERAIKELA, SERAIKELA, Saraikela, Saraikela-Kharsawan, 833219, Seraikella, Jharkhand, India		SELLER Age:57			<i>Narendra Kumar Pattanaik</i>

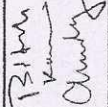
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	RIMA SINGH Address1 - NEW COLONY NIMDIH PO CHAIBASA PS SADAR CHAIBASA DIST-WEST-SINGHBHUM, Address2 - Jharkhand PAN No.: GAFPS5064H, Permission Case No.-	Yes	Rima Singh Address:- , , , vill new colony nimdih po chaibasa ps sadar, Chaibasa, Chaibasa, West Singhbhum, 833201, Chaibasa, Jharkhand, India		PURCHASER Age:28			Rima Singh


Identification:

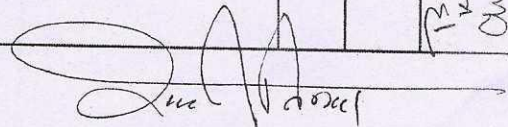
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BINAYAK KUMAR SINGH S/o-D/o JAMUNA PRASAD SINGH Address1 - KARNI MANDIR ROAD GANDHI TOLA NEAR SHIV MANDIR KHATTAL XAVIER NAGAR CHAIBASA DIST-WEST-SINGHBHUM, Address2 - Jharkhand PAN No.:			Binayak Kumar Singh

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BITESH KUMAR CHOUDHARY Address1 - GARAGE CHOWK WARD NO-8, PS SERAIKELLA DIST-SERAIKELLA KHARSWAN, Address2 - Jharkhand			

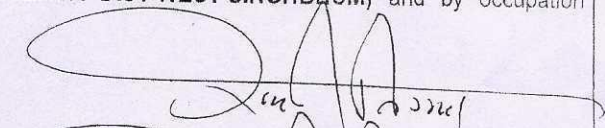
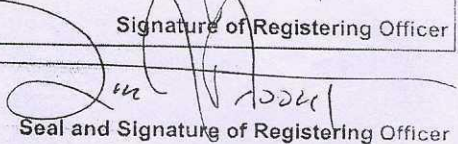

Signature of Operator


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

जिला अवर निबंधक,
सरयकेला खरसावा

Above mentioned, (NARENDRA KUMAR PATTANIK), has/have admitted the execution before me. He/ She/ They has / have been identified by (BINAYAK KUMAR SINGH) Son/Daughter/Wife of (JAMUNA PRASAD SINGH) resident of (KARNI MANDIR ROAD GANDHI TOLA NEAR SHIV MANDIR KHATTAL XAVIER NAGAR CHAIBASA DIST-WEST-SINGHBHUM) and by occupation (Business).


Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 13-Dec-2023

जिला अवर निबंधक,
सरयकेला खरसावा

Token No.: 202300160735

CERTIFICATE

Office of the SRO - Saraikela

This **Sale Deed** was presented before the registering officer on date **13-Dec-2023** by **NARENDRA KUMAR PATTANIK, S/O, D/O, W/O LATE RADHA GOBIND PATTANAIAK** resident of H NO-21, WARD NO-6, PATTNAYAK TOLA SERAIKELLA PS SERAIKELLA ,...

This deed was registered as Document No:- **2023/SAR/4923/BK1/4635** in Book No :- **BK1**, Volume No :- 800 from Page No :- 309 to 368 at, office of **SRO - Saraikela**

Date:- **13-Dec-2023**



Registering Officer