



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 019234f0bcb89ed6d0b5

Receipt Date : 09-Sep-2021 10:42:30 am

Receipt Amount : 40000/-

Amount In Words : Forty Thousands Rupees Only

Token Number : 20210000095492

Office Name : District SRO - Jamshedpur

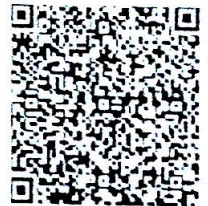
Document Type : Sale Deed

Payee Name : RAKESH KUMAR AGARWAL ( Vendee )

GRN Number : 2107428523

Ravi Shankar Agarwal  
9/9/2021

Rakesh Kumar Agarwal



-: For Office Use :-

Deface  
for  
Bare



2021/ISR/4289/BKA/3979 Singh  
Public  
Reg. No. 1000143  
of India

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।

किसी प्रकार की सेवा नहीं ली गई है

Rakesh Kumar Agarwal

Stamp  
10,00,000

PS  
Mango

Stamp  
10,000



ATTESTED  
S. N. SARKAR  
ADVOCATE

Ravi Shankar Agarwal  
9/9/2021



स्वाता नगर SSI को 209 का  
नगर 1962, 1963 को 1964  
संश्लेषित रूप में  
नहीं है 9/9/2021

9/9/2021  
न्यूनतम मूल्यांकन सूची से  
जोचा एवं सही पाया।

जिला अठर निबन्धक  
जाति के... अंकित की गई है।  
छोटानागपुर शासकिय अधिनियम 1926  
के द्वारा 6(6) के अन्तर्गत नहीं है।

SALE DEED

9/9/2021

नियम 21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम  
(इंस्ट्रुमेंट स्टाम्प ऐक्ट), 1889 की अनुसूची  
1 या 1क, से... के अधीन  
बर्तमान स्टाम्प-सहित (या स्टाम्प-मुक्त  
के समुक्त या स्टाम्प-मुक्त अवैधित नहीं)।

निबन्धन-पदाधिकारी

Freehold

THIS SALE DEED IS MADE ON THIS THE 9<sup>th</sup> DAY OF SEPTEMBER  
2021 AT JAMSHEDPUR; B Y :-

AM 39,000-0

hr 5-0

PR 2-0

**RAVI SHANKAR AGARWAL** S/O Late. Sagarmal Agarwal, by Faith  
Hindu, by Caste Agarwal (Banias), by Occupation Business, by Nationality  
Indian, resident of A 204, Nandgiri, Ashiana Enclave, Mango, Near M. G.  
M. College, PO. MGM, PS. Mango, Town Jamshedpur, District East  
Singhbhum, Jharkhand hereinafter called the **SELLER** (which expression  
shall unless repugnant to the context include his legal heirs, successors,  
administrators and representatives) of the **ONE PART**;

9/9/2021

Aadhaar No. 2590 2445 2777, PAN No. ABBPA7556M;

Ramesh Kumar Agarwal

ATTESTED  
27/11/21  
Ravi Singh  
Public  
11/13  
India  
Jamshedpur  
JSR

Ravi Shankar Agarwal  
9/9/2021

3.

IN FAVOUR OF

**RAKESH KUMAR AGARWAL** S/O Sri Ghanshyam Agarwal, by Faith Hindu, by Caste Agarwal (Bania), by Occupation Business, Nationality Indian, resident of Dimna Road Mango, Near Green City, PO. M.G.M. PS. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include his legal heirs, successors, administrators, representatives and assigns of the **OTHER PART**;

**Aadhaar No. 9127 0993 1689, Pan No. ABSPA2042H;**

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT: - Rs. 10,00,000/- (Rupees Ten lakhs) only.

**WHEREAS**, the Seller is the sole, absolute and lawful owner of land total measuring an area 11 ½ Dhurs, i.e., 414 sq. ft., situated in Mouza Dimna, P.S. Mango, Thana No. 1643, Ward No. 9 MNAC (now Mango Nagar Nigam), recorded under Khata No. 551, Portion of Plot No. 1962 & 1963, and under Khata No. 309, Portion of Plot No. 1964 within District Sub-Registry office Jamshedpur, District East Singhbhum, morefully mentioned in the schedule below ;

Rakesh Kumar Agarwal

REGISTERED  
27/11/21  
N. S. Singh  
Reg. No. 13  
G. S. Singh  
ISR Ltd.

Ravi Shankar Agarwal  
9/9/2021

4.

**AND WHEREAS**, the afore said land mentioned in the schedule below total measuring an area 11 ½ Dhurs purchased by the Seller by means of registered SALE DEED bearing Deed No. 814 Dated 13/02/2001, registered at District Sub-Registry Jamshedpur from its former owner Shri. Nawal Kishore Sultaniya S/O Gouri Shankar Sultaniya of Dimna Road Mango, Jamshedpur, and since then the Seller came in possession of the aforesaid land and thereafter he got his name mutated in respect of the aforesaid land measuring 11 ½ Dhurs in the records of the landlord the State of Jharkhand through CO – Jamshedpur vide Mutation Case No. 37/2000-2001 vide Order Dated 30/04/2001 and the Seller has been in peaceful possession over the aforesaid land mentioned in the schedule below without any interruption from anybody by payment of rent for the said land in his own name to the landlord;

**AND WHEREAS**, the Seller is also the sole, absolute and lawful owner of land total measuring an area 7.25 Dhurs, i.e., 261 sq. ft., situated in **Mouza Dimna**, P.S. Mango, Thana No. 1643, Ward No. 9 MNAC (now Mango Nagar Nigam), recorded under Khata No. 309, **Portion of Plot No. 1964** within District Sub-Registry office Jamshedpur, District East Singhbhum, morefully mentioned in the schedule below ;

**AND WHEREAS**, the afore said land mentioned in the schedule below total measuring an area 7.25 Dhurs purchased by the Seller by means of registered SALE DEED bearing Deed No. 6191 Dated 10/12/2002, registered at District Sub-Registry Jamshedpur from its former owner Amar Choudhury S/O Late Mansa Choudhury of Dimna Basti, Mango, Jamshedpur, through his duly constituted Attorney Shri. Dhanu Majhi S/O Late Gopal Majhi Dimna Basti, Mango, Jamshedpur of and since then the Seller came in possession of the aforesaid land and

Ramesh Kumar Agarwal

REGISTERED  
27/11/21  
Regd. Office  
GOVT  
JSR East Singhbhum

Ravi Shankar Agarwal.  
9/9/2021

Ramesh Kumar Agarwal

5.

thereafter he got his name mutated in respect of the aforesaid land measuring 7.25 Dhurs in the records of the landlord the State of Jharkhand through CO – Jamshedpur vide Mutation Case No. 473/2003-2003 vide Order Dated 24/07/2003 and the Seller has been in peaceful possession over the aforesaid land mentioned in the schedule below without any interruption from anybody by payment of rent for the said land in his own name to the landlord;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the total land measuring 18.75 Dhurs or 675 Sq. ft. i.e., 1,55 Decimals mentioned in the schedule below for a total consideration amount of Rs. 10,00,000/- (Rupees Ten lakhs) only and the Purchaser has agreed to purchase the same at that price ;

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1. That in consideration of the aforesaid sum of Rs.10,00,000/- (Rupees Ten lakhs) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule below by the Seller, the Seller by these presents does hereby absolutely sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser his heirs, successors without any interruption from the side of the Seller or any person/s claiming under the Seller.

NOTED  
27/11/21  
Notary  
Regn  
Govt.  
J&R East Singhbhum

Ravi Shankar Aggarwal  
9/9/2021

6.

2. That the Seller has delivered possession of the schedule below land to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes and the Purchaser shall be at liberty to get his name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through **C.O. Mango** and shall pay rent for the same in his own name.

3. That from this day all the right, title, claim and interest of the Seller in the schedule below land will cease to exist and will vest in the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule below hereby sold by this sale deed is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that he has good and perfect title over the schedule below land which he has not sold, charged or transferred the same in any way to any one else prior to this Deed.

6. That if for any defect of title or possession of the Seller in the schedule below land shall be found, the Purchaser suffers any loss, then the Seller will be liable to compensate the same.

Rakesh Kumar Aggarwal

**ATTESTED**  
28/11/21  
Rakesh Kumar Singh  
Public  
13561/18  
India  
bhum

Ravi Shankar Agarwal.  
9/9/2021  
7.

**SCHEDULE**

(Description of the land hereby sold)

District East Singhbhum, District Sub-Registry office Jamshedpur, situated in **Mouza Dimna**, P.S. Mango, Thana No. 1643, Ward No. 9 Mango Nagar Nigam, recorded under: -

Khata No.	Plot No.	Area
551	1962	2.5 Dhuls 90 sq.ft.
	1963	5.5 Dhuls 198 sq.ft.
309	1964	3.5 Dhurs i.e., 126 sq. ft.
Total Area		11 ½ Dhurs i.e., 414 sq. ft.
Khata No.	Plot No.	Area
309	1964	7.25 Dhurs i.e., 261 sq. ft.
Grand Total Area		18.75 Dhurs i.e., 675 sq.ft Or 1.55 Decimals

of homestead vacant land.

**Which is bounded by :-**

NORTH : Purchaser Nij; SOUTH : Dewki Rana;  
EAST : Dimna Road; WEST : Purchaser Nij;

**ATTESTED**  
28/11/21  
Ajit Kr Singh  
Notary Public  
Regn No 1374  
Govt of Jharkhand  
East Singhbhum

Ramesh Kumar Agarwal

Ravi Shankar Agarwal.  
9/9/2021  
8.

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

Annual Rent: Rs.16/- per decimals only payable to the landlord, the State of Jharkhand, through C.O. Mango.

Vol. No. 36, Page No. 59;

The above land is situated within Holding No. 009000898800001 of Ward No. 9, Mango Nagar Nigam

Mode of Payment: - Rs. 10,00,000/- (Rupees Ten Lakhs) only vide Cheque No. 283476 Dated 17/06/2021, Drawn on Axis Bank - Mango Branch, Jamshedpur.

**IN WITNESS WHEREOF** the Seller is executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executant who admits the same to be true and correct.


  
Advocate.

**WITNESSES:**

1. Ashok Kumar Sharma  
S/o Lt. K. Sharma of Diner Road Mango Jc

2. Ashish Day s/o Lt. B. Day  
Sankarai Mango SSR

Drafted by :-

  
Advocate, Jsr. Court.

Ravi Shankar Agarwal

**ATTESTED**  
48 27/11/21  
Ajit Kr Singh  
Notary Public  
Regn No. 13561/18  
Govt. of India  
Jamshedpur



Ravi Shankar Agarwal  
9/9/2021

PURCHASER



Rakesh Kumar Agarwal



ATTESTED  
STATE JSH COUR

**ATTESTED**  
27/11/21  
Ajit Kr Singh  
Notary Public  
Regn No. 13561/18  
Govt. of India  
ISR East Sindhphum

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been obtained by me.

*[Signature]*  
Advocate.

Rakesh Kumar Agarwal