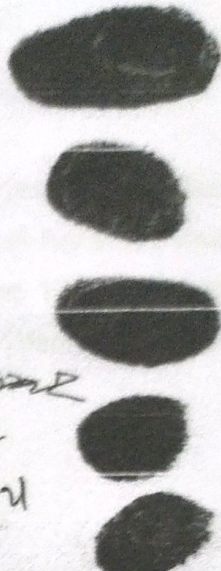


Sale 1,17,88,448/- P.S. Sadar Chaibasa Stamp 489,535

Serial 7-9

216

210



क 2. क अधीन प्राह्य भारतीय स्टाम्प अधिनियम- 899 की अनुसूची 1 या 1 अ, च 0 के अधीन मन्त्र छोटानागपुर कारतकारी अधिनियम के द्वारा क अधीन द्वावत स्टाम्प महित (या स्टाम्प इत्क, से वैयक या स्टाम्प इत्क अपेक्षित नहीं।

Sanwalmal Agarwal  
Att. Sanwalmal  
Sanwalmal Agarwal

Stamp  
Admission no  
4039105  
19/11/21

19/3  
विश्वनाथ चन्द्रिका  
0124130

**DEED OF SALE**

(Khas Mahal Lease Hold Land)

Fees paid  
A(17) 3,52,154/-  
E. fs 2000/-  
Sankmi fs 3/-  
J.P. fs 1260/-  
3,55,418/-

[Permission to transfer granted by the State of Jharkhand, Department of Revenue and Land Reforms, vide its letter 409 (7) /R dated 05.02.2021, in T.KM. case no. 11(G)/1998-99]

**NAME OF THE SELLER** :- Mulchand Sharma S/o late <sup>Pandit</sup> Shyam Lal

Sharma age about 78 years by faith hindu by occupation a legal practitioner resident of At-nimdhi P.O. -Chaibasa, P.S.-Sadar, District-West Singhbhum, through his constituted attorney Sanwalmal Agarwal, son of late Mohanlal Agarwal aged about 66, by faith- Hindu, by cast-Agrahari-vaishya, by occupation-business resident of Mohalla - house no 151/08 Chota Nimdih Lohar patti P.O. —Chaibasa, P.S.-Sadar, District—West Singhbhum, attorney granted vide registered deed of attorney bearing no. 10 vol no - 1 page no 41 to 44, dated 14/02/1997, registered in the office of district sub register office chaibasa , , ,

ATTESTED

AMODAR PRASAD  
OTARY, CHAIBASA  
EST SINGHBHUM

PAN no ABLPA5841P & Adhar no 4594 1094 2556

Sanwari M.L. Agarwal  
19/09/21

**NATIONALITY** =- Indian.

**NAME OF THE PURCHASER** :- Geeta Devi Agarwal W/o Sanwari  
Agarwal, aged about 61, by faith- Hindu, by cast-Agrahari-vaishya, by  
occupation-business resident of Mohalla – house no 151/08 Chota Nimdih  
Lohar patti P.O. —Chaibasa, P.S.-Sadar, District—West Singhbhum,  
PAN no-AEYPA8599Q  
Adhar no-4606 1889 6083

**NATIONALITY** =- Indian.

**CLASS OF DEED** :— Sale Deed in respect of Khas Mahal Lease hold right  
residential land along with premises (house bulding ) situated, at New Ward  
no. - 15 & Old ward no.6, Mohlla – chota nimdih P.O.- Chaibasa. and P.S.-  
sadar District-West Singhbhum,

**GOVERNMENT VALUATION :—**

1	Valuation of 3 kathas 0.071/2 Decimal of Residential land situated by the side Other road @ Rs.2,57,950/-per decimal (2,57,950/- X 0.071/2 Decimal)	= Rs. 19,60,420/-
2	Valuation of 1700 per floor 3x1700=5,100 total square feet of three floors pucca Makan Sheet construction pucca Makan @ Rs. 1771/- = [5100x1771]	= Rs. 87,56,700/-
	Total Rs. One crore seven lakh seventeen thousand one hundred twenty only	= Rs. 1,07,17,120/-or
	Government fix valuation for the deed land and building	Rs.1,17,38,448

ATTESTED

*Sanwari*  
06/10/21

MODAR PRASAD  
ARY, CHAIBASA  
T SINGHBHUM

Samarant Singh  
12/6/11

**CONSIDERATION** :- Rs1,17,38,448/- (one crore seventeen lakh three  
eight thousand four hundred forty eight Rs only)

**SCHEDULE OF THE PROPERTY HEREBY SOLD** :- District and District  
Registry - Singhbhum west, Registry office at Chaibasa, Town and P.O.  
Chaibasa, P.S. - Sadar, Mohalla- chota nimdih chaibasa, situated in  
Municipal Ward no. 15 (Old ward no. -6), situated by the side road, Khas  
Mahal Lease Hold Residential Land with house building bearing Town  
Khas Mahal Holding no.1123 town Khata no. 16 Khas Mahal Plot no  
3265 and 3266, corresponding to present Survey new Plot no. 144, total  
measuring 3 kathas or 0.071/2 Dec. was leased out vide TKM Case No. 2  
(L)/1997-98 in the name of Mulchand sharma S/o late shyam laljee sharma  
vide Registered Deed of Lease Being Deed No. 2584 vol. no-91/1998  
page no - 427 to 429 dated 21/10/1998, more fully described in Schedule.

North :- Govind Dutta,

South :- road

East :- same holding

West :- road

A sketch map along with location of the land agreed to be sold in red wash,  
is annexed with this deed which forms part of this deed.

**ANNUAL RENT** :- Rs. 7,90/- excluding cess.

**LANDLORD** :- Khas Mahal Officer-cum—LRDC, Sadar Chaibasa.

ATTESTED

*Damodar Prasad*  
DAMODAR PRASAD  
NOTARY, CHAIBASA  
WEST SINGHBHUM

*Subj. and  
Agreement  
19/3/21*

**WHEREAS**, the seller, have been jointly granted lease hold rights, by way of renewal 3 kathas 0.071/2 Decimal of land, situated within present ward no. 15, old Ward no. 06 Mohalla -chota nimdih Chaibasa, by the State of Jharkhand in TKM Case No. 21 (LY/1997-98 in the name of Mulchand sharma S/o late shyam laljee sharma viode Registered Deed of Lease Being Deed No. 2584 vol. no-91/1998 page no - 427 to 429 dated 21/10/1998 and the said deed of lease has been executed and registered in the office of the Sub-Registrar at Chaibasa, entered in The Schedule of property in C.O sadar chaibasa panji ii vol no - 3 page no - 34

**AND**

**WHEREAS**, the seller has entered into an agreement to Sale dated 30.1.1997 with the purchaser, with regard to sale said property, measuring an area of 3 kathas 0.071/2 Decimal For more fully described in schedule above, and is herein after referred to as "Schedule property".

**AND**

**WHEREAS**, the sellers had agreed under the said agreement to sale the schedule property at a consideration of Rs. 2,25,000 ( two lakh twenty five thousand only ) mutual sale consideration amount

**AND**

**WHEREAS**, as the schedule property is a lease hold property requiring prior permission of State Government for transfer and as renewal of lease of the same was pending, permission to transfer could not have been obtained prior to renewal of lease.

**ATTESTED**

*Damodar Prasad*  
06/11/21  
**DAMODAR PRASAD  
NOTARY, CHAIBASA**

AND

Signed and  
Sealed  
17/11/19

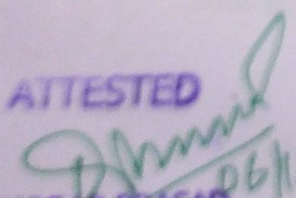
WHEREAS, seller applied for obtaining permission to sell the sch property in favour of the purchaser,

AND

WHEREAS, the said application has been numbered as T.K.M. case 11(G) / 1000-09] and in the aforesaid proceeding permission has been accorded by the State of Jharkhand, Department of Revenue and Land Reforms, vide its letter Land Reforms, vide its letter 409 (7) / R dt 05.02.2021 subject to the following conditions :-

- (i) That the lessee shall deposit a sum of Rs. 4,87,905/- in government account as premium.
- (ii) That purchaser shall pay a sum of Rs. 7.90/- - excluding cess yearly residential rent.
- (iii) That stamp duty on the transfer deed would be chargeable over sum of Rs. 4,69,550/-
- (iv) That after the transfer, the purchaser shall get a lease deed executed for remaining period of lease, after-getting his name mutated from the Khas Mahal.
- (v) That the use of land and building shall be residential purposes only.
- (vi) That transfer of the lease of proposed land shall be accorded by the Deputy Commissioner after calculating the Salami amount in view of present market rate and upon deposit of Salami Amount but in no case it shall be lower than the approved amount.

ATTESTED

  
DAMODAR PRASAD  
NOTARY, CHAIBASA  
WEST SINGHBHUM

Sanskrit Mahal  
Approved  
12/11/21

(vii) That provisions of Khas Mahal Manual and directions and directives issued by the Government, time to time, will have to be followed

AND

WHEREAS, accordingly, the seller through their attorney have deposited a sum of Rs. 4,87,905/- in the Government account vide Treasury Chalan no. 157283608, dated 3/3/2021 GRN no- 2104655632 deposited on. 3/3/2021

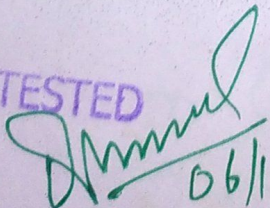
AND

WHEREAS, the aforesaid fact has been acknowledged by the AD.C. vide his letter issued on 3/3/2021, bearing memo no. 308(B)/RTO, and seller has been directed to execute and register a sale deed and produce a copy therefore in his office.

AND

WHEREAS, although direction has been given by the State of Jharkhand for registration of sale deed over a valuation of Rs1,17.38.448./- (one crore seventeen lakh thirty eight thousand four hundred forty eight Rs only) the present revised minimum valuation of the land and building structure as described above comes to Rs1,17.38.448./-, which is fixed by government more than the amount mentioned in the sanction order and stamp duty being paid over the said amount.

ATTESTED

  
06/10/21

DAMODAR PRASAD  
NOTARY, CHAIBASA  
WEST SINGHBHUM

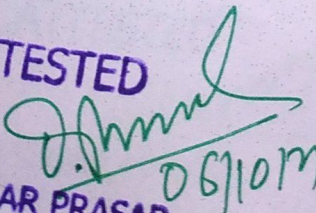
Sangita Mal  
Approved  
24/6/1997

**THEREFORE**

**NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS :-**

1. That the seller has sold the schedule property at a consideration of Rs. 2,25,000 ( two lakh twenty five thousand only ) mutual sale consideration amount and the purchaser has purchased schedule property for said consideration of Rs. 2,25,000 ( two lakh twenty five thousand only ) mutual sale consideration amount in the following manner :-
  - a. A cheque drawn on state bank of india Chaibasa Branch, bearing no. 829066, dated 13/2/1997, drawn in my favour, for a sum of Rs. 1,00,000/— (Rupees one lakh only ) and the rest amount Rs 1,25,000 by the way of cash part payment
2. That the purchaser has paid the entire consideration money amounting to Rs. 2,25,000 ( two lakh twenty five thousand only ) to the seller by the way of cash part payment dated 3/1/1997,
3. That the sellers hereby acknowledges receipt of payment of entire consideration amount of Rs. 2,25,000 ( two lakh twenty five thousand only ) from the purchaser in the aforesaid manner.

**ATTESTED**

  
DAMODAR PRASAD  
NOTARY, CHAIBASA  
WEST SINGURHIM



Handwritten text in Hindi: श्री श्री श्री

Handwritten text in Hindi: श्री श्री श्री

Handwritten signature and text:   
I am  
Dadra case  
Enrollment no.  
4038/03  
17/11



Handwritten text:   
Sankar and Aggarwal  
12/11/21

4. That all the right, title, interest property claim and demand what so ever of sellers into pr upon schedule property is hereby conveyed and transferred unto purchaser his heirs, executors and assigns absolutely and forever.
5. That the sellers hereby agree and declare for themselves, their heirs, executors, administrators and assigns that they gave got good right, title and interest to convey the schedule property unto the purchaser, his heris, executors and assigns.
6. That the sellers hereby dechare that the schedule property is free from all encumbrances mortgage, lien lis-pedent attachment etc. and the purchaser shall hereinafter hold, use and enjoy the same as his own property without any interruption or demand from the seller aqnd in any manner he likes.

ATTESTED

Handwritten signature and date:   
06/11/21

DAMODAR PRASAD  
NOTARY, CHAIBASA  
WEST SINGHBHIM



Sanskrit - notary  
19/3/24

7. That the purchaser shall be entitled to apply to for and obtain an order of mutation in his favour from the Khas Mahal and shall herein after be entitled to and subject to all the rights and liabilities under the lease.

8. That the words and express "Seller" and "Purchaser" unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, assignas ect.

IN WITNESS WHEREOF THE SELLER THE SELLER HAS PUT HIS SIGNATURE ON THIS DEED OF SALE ON THIS .....  
WITNESSES:

Drafted, typed and read over and explained the contents of this deed of sale to the executants. There are 1575 words in this deed. Certified that the finger prints of left hand of each person whose photograph is affixed in the deed, have been obtained before me.

(1) Sanjay Agarwal  
S/o Sanjiv Agarwal  
Chota Nandla, Chaibasa

(2) Harish Ch. Dogra  
S/o Krishna Mathur Dogra  
Mission Compound, Chaibasa

Goutam Sarkar  
Advocate  
19/3/24

Chaibasa

ATTESTED

*[Signature]*  
66/11/07

DAMODAR PRASAD  
NOTARY, CHAIBASA  
WEST SINGHBHUM

*[Signature]*  
Drafted and typed by me  
19/3/24

Enrollment no 4039/2005