

2022/JAMT/22/BK1/18



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ec206408695ed0bb4fb1

Receipt Date : 02-Mar-2022 01:53:31 pm

Receipt Amount : 21600/-

Amount In Words : Twenty One Thousands Six Hundred Rupees Only

Token Number : 20220000026345

Office Name : SRO - Jamtara

Document Type : Sale Deed

Payee Name : MD AZAHARUDDIN SHAH ( Vendee )

GRN Number : 2210095821



रसीद नं. ०८१०३/२२	केवाला दे धरित भुमि क प्रतियन्तित सूचि से गिस्तन किये उक्त जर्मीन प्रतियन्तित सूची में नमूने है	इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं की गई है।
रसीद - बन्दिबिद्यम (इंस्ट्रुमेंट स्टांप ऐक्ट), १८९९ की अनुसूची १ या १क सं. २३ के अन्तर्गत गणनागत स्टांप-शुल्क (या स्टांप-शुल्क से विमुक्त न स्टांप-शुल्क अपेक्षित नहीं)।	02/03/22	Subhas Chandra Jha

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 फुटरी के माध्यम से याद 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 deed ₹ 5,40,000/- Area. 04.1300cc No. 13/2015. Mithi Jan. 2015

st 206001 -

7ccfaunid

AC 16200 = w  
LL 3 = w  
PR 1 = w  
162042w

- 1) PRAHLAD RAI AGARWALLA
- 2) SHANKAR LAL AGARWALLA


THROUGH AUTHORIZED AND  
CONSTITUTED ATTORNEY TO  
SANKAR LAL AGARWALLA  
CHANDRA AGARWALLA  
ATTORNEY OF ATTORNEY  
No. - 03 OF 2013

Jubbs Chandra Agarwalla

अभिमत आदेशानुसारि जागतिकी कर प्रमाण 145/210  
दिनांक 04/07/2022 को जाति प्रमाणित कर आदेश  
पर 384 कराने का कार्य किया जाता है।

08/03/22

Jubbs Ch. Agarwalla




Jubbs Chandra Agarwalla

**DEED OF SALE**

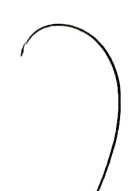
Value of property =Rs. 5,40,000/-

(Rupees Five Lakhs Forty Thousand)only,

THIS DEED OF SALE is made on this the 3<sup>rd</sup> day of March Two Thousand  
Twenty Two;

BETWEEN

Jubbs Chandra Agarwalla



1) PRAHLAD RAI AGARWALLA  
2) SHANKAR LAL AGARWALLA

THROUGH AUTHORIZED AND  
CONSTITUTED ATTORNEY TO  
SRI SUBHAS CHANDRA AGARWALLA  
POWER OF ATTORNEY  
No. - 53 OF 2013

*Subhas Chandra Agarwalla*

2

(i) SRI PRAHLAD RAI AGARWALLA, PAN No.ACMPA 9299D, (ii) SRI SUBHAS CHANDRA AGARWALLA, PAN No. ACPMA 9305J both sons of late Bajrang Lal Agarwalla, both by faith Hindu, both by occupation business, both resident of Salanpur, P.S. Salanpur, Sub-Division Asansol, District Burdwan, (iii) SRI SHANKAR LAL AGARWALLA PAN No. AGAPA 5187A, son of late Satya Narayan Agarwalla, by faith Hindu, by occupation business, resident of Barakar, P.S. Kulti, Sub-Division Asansol, District Burdwan herein after called the VENDORS; (Which expression unless repugnant or contrary to the context shall include their heirs, executors, administrators, successors, representatives and assigns) of the ONE PART; The VENDOR'S No. (i) and (iii) through their authorised agent and constituted attorney namely Subhas Chandra Agarwalla son of late Bajrang Lal Agarwalla by faith Hindu, by occupation business resident of Salanpur, P.S. Salanpur, Sub-Division Asansol, District Burdwan, through power of Attorney No. 53 dated 7.2.2013 duly registered before Addl. District Sub-Registrar Asansol, District Burdwan.

AND

MD. AZAHARUDDIN SHAH, Aadhar No.xxxx xxxx 7818, PAN No.DZVPS5529B, D.O.B. 02.03.1990, Son of Md. Nasiruddin Shah, by faith Mohammedan, by occupation Business, resident of New Colony Pokhar Talla Mihijam, P.S. Mihijam, Sub-Registration Office Jamtara, District Jamtara,, herein after called the PURCHASER; (Which expression unless repugnant or contrary to the context shall include his heirs, executors, administrators, successors, representatives and assigns) of the OTHER PART;

WHEREAS one Manmatha Nath Mukherjee by a Registered instrument of Permanent Basauri lease dated 25<sup>th</sup> February 1925 duly registered in the



1) PRAHLAD RAI AGARWALLA  
2) SHANKAR LAL AGARWALLA

THROUGH AUTHORIZED AND  
CONSTITUTED ATTORNEY TO  
SRI SURESHWAR CHANDRA AGARWAL  
NUMBER OF ATTORNEY  
No. - 93 OF 2013

*Suresh Chandra Agarwal*

3

Office of Sub Registration Office Jamtara as Deed No. 26 for the year 1925 granted by Binoy Bhusan Roy, the then land lord of Mouza Mihijam, obtained permanent basauri settlement of 6.18 acre of land out of Plot No. 845,846,860,876 and 668 of previous settlement that is Mr. Mcpherson Settlement and WHEREAS after obtaining the said settlement the said Manmatha Nath Mukherjee started possessing the above mentioned 6.18 acre of land out of the Plots mentioned above and continued to possess the same as absolute owner thereof with transferable basauri right therein and WHEREAS during the last survey settlement that is Mr. Gantzer's Settlement the above mentioned land were entered in basauri Khata No. 222/34 as Plots No. 1290,1292,855 and 854 of Mouza Mihijam in the name of Manmatha Nath Mukherjee and WHEREAS after the last Survey settlement the said Manmatha Nath Mukherjee continued to possess all the lands appertaining to Basouri Khatain No. 222/34 of Mouza Mihijam including Plot No. 1290 & 1292 of Mouza Mihijam as absolute owner thereof with transferable basauri right therein and WHEREAS while in such possession the said Manmatha Nath Mukherjee died intestate sometime in the year 1943 leaving his widow Sureshwari Debi and five sons namely Gopal Chandra Mukherjee, Prabhat Kumar Mukherjee, Anil Mukherjee, Nirmal Chandra Mukherjee and Bimal Chandra Mukherjee and WHEREAS after the death of Manmatha Nath Mukherjee his above named heirs succeeded to the above mentioned lands left by Manmatha Nath Mukherjee and entered into joint possession thereof and WHEREAS while in such joint possession Sureshwari Debi died in the year 1951 whereupon her interest in the above mentioned land was succeeded by her above named five sons and WHEREAS Gopal Chandra Mukherjee died in the year 1973 leaving his widow Smt. Debjani Debi and two sons namely Salil Kumar Mukherjee and Samir Kumar Mukherjee and WHEREAS Samir Kumar Mukherjee died leaving his widow Smt. Bithi Mukherjee and only daughter Kumari Sukla Mukherjee and WHEREAS Prabhat Kumar Mukherjee another son of late Manmatha Nath Mukherjee died in the year 1962 leaving his widow Smt. Prativa Debi, one son Sukumar Mukherjee and four daughters

1) PRAHLAD RAI AGARWALLA  
2) SHANKAR LAL AGARWALLA

THROUGH AUTHORIZED AND  
CONSTITUTED ATTORNEY TO  
SRI SUBHASH CHANDRA AGARWALLA  
V. PURCHASER OF ATTORNEY  
No. - 53 OF 2013

*Subh Chandra Agarwalla*

4

Roma Roy, Anita Chatterjee, Bani Mukherjee and Aruna Chatterjee and WHEREAS Bimal Chandra Mukherjee youngest son of late Manmatha Nath Mukherjee died without any issue leaving his widow Aloka Debi as his heirs and successors and WHEREAS the above mentioned surviving heirs of Manmatha Nath Mukherjee namely (i) Smt. Debjani Debi, (ii) Salil Kumar Mukherjee, (iii) Smt. Bithi Mukherjee, (iv) Kumari Sukla Mukherjee, (v) Smt. Pratiba Devi, (vi) Sri Sukumar Mukherjee, (vii) Smt. Roma Roy, (viii) Smt. Anita Chatterjee, (ix) Smt. Aruna Chatterjee, (x) Smt. Bani Mukherjee, (xi) Anil Mukherjee. (xii) Sri Nirmal Chandra Mukherjee, and (xiii) Smt. Aloka Debi while in such possession the above mentioned lands of basouri Khatian No. 222/34 by a registered Deed of Sale dated 20<sup>th</sup> April 1974 duly registered before the registrar of Assurance Kolkata as deed No. 2387 of 1974 sold 6.18 acre of land out of the lands of Khatain No. 222/34 including Plot No. 1290 & 1292 of Mouza Mihijam to Sri Prahlad Rai Agrawalla, Sri Subhash Chandra Agarwalla and Sri Shankar Lal Agarwalla namely the VENDORS herein and WHEREAS after the said purchase the VENDORS entered into possession of the said 6.18 acre of land purchased by them and continued to possess the same along with all building and structures thereon as joint owners thereof with basauri right therein and WHEREAS the VENDORS have got their name mutated in the Office of the Circle Officer Jamtara and a New Khatian being Khatian No. 222/34/1 has been creating in the name of the VENDORS and also got their name entered in the office of the Nagar Parishad Mihijam and WHEREAS the VENDORS have already sold portion of Plot No. 1290 of Mouza Mihijam by different sale deeds to different persons and WHEREAS the VENDORS are seised and possessed of the remaining portion of Plot No.1290 along with all other lands appertaining to basouri khatian No. 222/34 as joint owners thereof with transferable basouri right therein and WHEREAS the VENDORS are in need of money for their business and are desirous of selling a portion out of their above mentioned land bearing Plot No. 1290 of Mouza Mihijam and WHEREAS the PURCHASER intends to purchase a portion of land out of Plot No.1290 and 1292 of Mouza Mihijam more fully

PRAHLAD RAI AGARWALLA  
SHANKAR LAL AGARWALLA  
THROUGH AUTHORIZED AND  
APPOINTED ATTORNEY TO  
SUDHAKAR CHANDRA AGARW  
ATTORNEY OF ATTORNEY  
- 53 OF 2013

*Prahlad Chandra Agarwalla*

described in the schedule below and shown as Plot No. 1290/C/22A, 1290/C/23B, 1292/C/22A and 1292/C/23B, in red colour in the map annexed herewith measuring 04.130 Decimals and hereinafter called the said land and WHEREAS the VENDORS have agreed with the PURCHASER for the sale of the said land for a consideration of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand)only:

**NOW THIS DEED WITNESSES AS FOLLOWS:-**

1. That in pursuance to the aforesaid agreement and in consideration of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand)only already paid by the PURCHASER to the VENDORS through RTGS which the receipts whereof the VENDORS hereby acknowledge, the VENDORS hereby convey, sell, transfer and assign to the PURCHASER absolutely and forever all the land described in the schedule below and shown in red colour in the map annexed herewith as Plot No. 1290/C/22A, 1290/C/23B, 1292/C/22A and 1292/C/23B of Mouza Mihijam and all their right, title, interest, claim and demand whatsoever therein and every part thereof.
2. That the VENDORS hereby covenant with the PURCHASER and the said property shall be quietly entered into and be held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDORS or any person claiming through or under them and without any lawful disturbance by any other person who-so-ever.
3. That the property hereby sold is free from all encumbrances.
4. That the VENDORS hath good title and right to convey the PURCHASER in the property hereby sold.
5. That the interest hereby transferred subsists and the VENDORS hath power to transfer the same.
6. That the PURCHASER shall get his name mutated in respect of the property described in the schedule below in the Registrar of the state of Jharkhand maintained for the purpose.



1) PRAHLAD RAI AGARWALLA  
2) SHANKAR LAL AGARWALLA

THROUGH AUTHORIZED AND  
CONSTITUTED ATTORNEY TO  
SRI SUEPHAS CHANDRA AGARWALLA  
V. THE POWER OF ATTORNEY  
No. - 53 OF 2013

*Suephas Chandra Agarwalla*

6

7. That the PURCHASER will be bound to pay rent for the lands described in the schedule below to the State of Jharkhand at the rate fixed from time to time.
8. That the VENDORS will at the cost of the persons requiring the same execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the PURCHASER as may reasonably be required by the PURCHASER according to the true intent and meaning of these presents.
9. That the VENDORS will always keep the PURCHASER harmless and indemnified against all losses, damages, costs and expenses which the PURCHASER may sustain or incur by reason of any claim being made by anybody who-so-ever to the said property or in respect any arrears of rents due there from.
10. That the VENDORS will return to the PURCHASER the consideration money in cash, in case any hindrance be put in the right or in the possession of the purchaser to the property hereby conveyed due to the defect of the title of the VENDORS in the same.
11. That the land hereby sold is not a Govt. land within the category of Keshar-a-Hind nor the same is Gairmajurwa Aam land, Gairmajurwa khas land nor within the Forest Area nor the same is acquired by Government.

1) PRAHLAD RAI AGARWALLA  
2) SHANKAR LAL AGARWALLA  
THROUGH AUTHORIZED AND  
CONSTITUTED ATTORNEY TO  
SRI SUDHAS CHANDRA AGARWALLA  
V. THE POWER OF ATTORNEY  
No. - 53 OF 2013

7  
Sudhas Chandra Agarwalla

12. That the land is also not within the area of gochar land, Karbristan, burning Ghat, Mandir, Dargah, grazing land nor the same is any religious place.
13. That the land hereby sold is not within the preview of any investigation/inquiry by C.B.I or any other investigation by Central Government or State Government intelligency agency.
14. That if any document attached with this deed is found to be defective the VENDORS will be liable for prosecute.
15. That the land hereby sold basouri and transferable.
16. That the land hereby sold is for residential purpose, on side road and free from lease and loan.

Sudhas Chandra Agarwalla

IN WITNESSETH the VENDORS have signed this Deed of Sale on this the 31 Day of March 2022.

### SCHEDULE

In the District of Jamtara, Sub-Division and sub- registry office Jamtara, P.S. Mihijam in Mouza Mihijam No. 15, ward No. 06 within Mihijam Nagar Parishad, Holding No. 0060000319000M0 appertaining to Basauri Khatian No. 222/34/1, volume No. 6 page No. 103, out of survey settlement Plot No. 1290 and 1292 all that portion of land shown as Plot No. 1290/C/22A measuring 00.800 Decimal, Plot No. 1290/C/23B measuring 01.000 Decimal, Plot No. 1292/C/22A measuring 01.000 Decimal and Plot No. 1292/C/23B, measuring 01.330 Decimals, total measuring 04.130 Decimals (Zero Four point One Three Zero Decimals) in red colour in the map annexed herewith bounded as follows:-

On the North by Plot No. 1290/C/20, 1292/C/20, 1290/C/21 & 1292/C/21,





MR. Md. Nizamuddin Shah



MR. Md. Nizamuddin Shah

8

On the South by 10' feet wide passage,  
On the East by Plot No. 1290/C/22B & 1292/C/22B,  
On the West by Plot No. 1290/C/23A & 1292/C/23A.

**Signature of Witnesses:-**

1. Md. Nizamuddin Hasan Shah  
s/o Md. Nizamuddin Shah  
New colony Pokhar Talga,  
Mithamun

2. [Handwritten signature]

[Handwritten signature]

[Handwritten signature]

1) PRAHLAD RAI AGARWALLA  
2) SHANKAR LAL AGARWALLA

THROUGH AUTHORISED AND  
CONSTITUTED ATTORNEY TO  
S. SUEHAS CHANDRA AGARWALLA  
ATTORNEY  
No. - 55 OF 2013

[Handwritten signature]

**Signature of Vendors**

**Certificate**

This Deed of sale is drafted by me as per the statement of the Vendors and the purchaser named above and explained the contents and terms of the Deed of Sale to them which they accept true and signed in my presence and witnesses who also signed in my presence. Also certified that the finger print of the left hand of the person whose Photographs are affixed herewith have been obtained by me.

Adv. Mr. Choudhary  
Advocate, Jamtara.

2/3/22

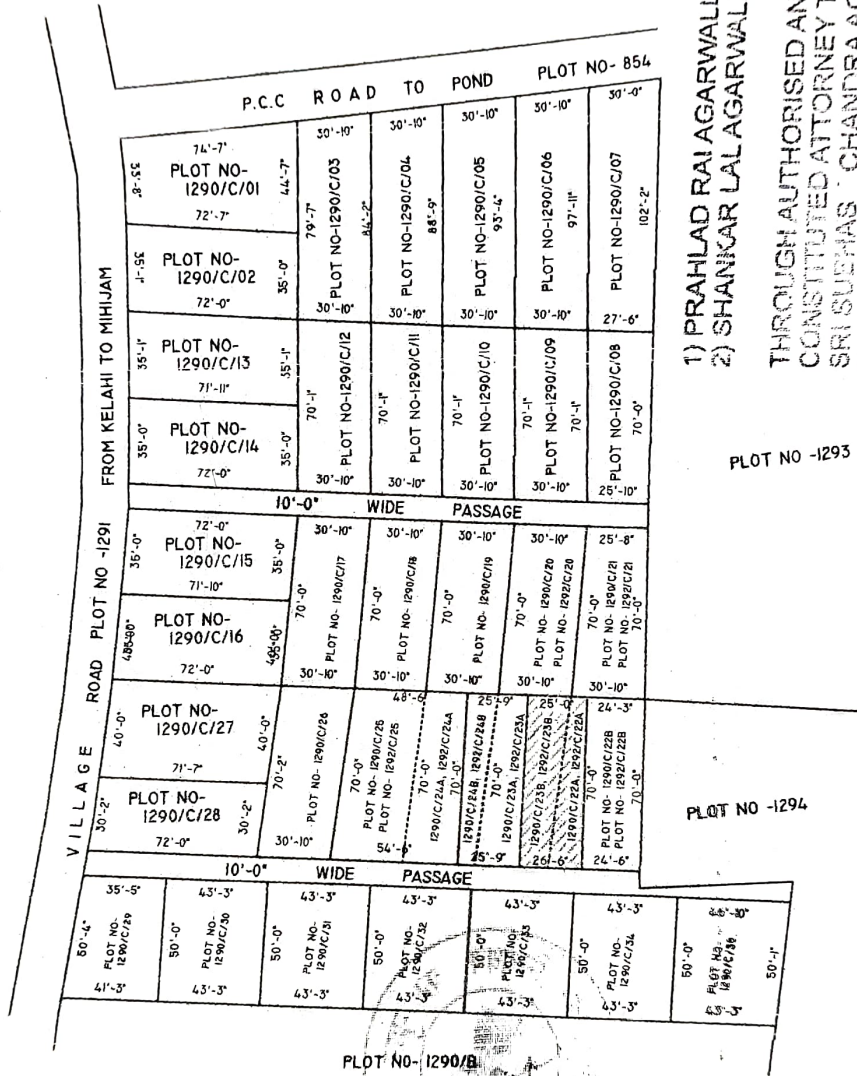


**MIHIJAM NAGAR PARISHAD**  
**WARD NO-06**  
**MOUZA:-MIHIJAM NO-15**  
**P.S:-MIHIJAM, S.C:-MIHIJAM**  
**SUB DIVISION:-JAMTARA**  
**DISTRICT:-JAMTARA**

- 1) PRAHLAD RAI AGARWALLA  
 2) SHANKAR LAL AGARWALLA

THROUGH AUTHORISED AND  
 CONSTITUTED ATTORNEY TO  
 SRI SUSHAS CHANDRA AGARWALLA  
 V/S POWER OF ATTORNEY  
 No. - 53 OF 2013

*Sush Choudhary Aggarwal*



SURVEY SETTLEMENT PLOT NO SHOWN IN RED COLOUR	AREA		REMARKS:-
	ACRE	DECIMAL	
1290/C/22A	----	00.800	MD. AZAHARUDDIN SHAH S/O MD. NASIRUDDIN SHAH
1290/C/23B	----	01.000	
1292/C/22A	----	01.000	
1292/C/23B	----	01.330	
TOTAL AREA:-	----	04.130	

TRACED BY:-  
*Bharati*