

9929

Ranjit Sale stamped 9,20,000/- 30/12/12 8749



36  
14/12

28  
2  
Ro

46  
23  
14/12/12  
32EW  
14/12/12

03DD 586975

14/12



Ranjit Agarwal  
14.12.12

अबल अधिकारों से प्राप्त सूची के अनुसार दस्तावेज में वर्णित बीजा नम्बर 0.6...के खाता नं... निषिद्ध खाते से बाहर है सूची बद्ध नहीं है

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 14th day of December, Two Thousand Twelve BY AND BETWEEN SMT. RANJU AGARWAL (PAN-AKYP A 8739J) wife of Sri Shankar Kumar Agarwal, by faith Hindu, by caste Vaishya, by occupation Housewife, resident of Katras Bazar, P.S. Katras, District Dhanbad, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART:

Fee paid  
AM 27000/-  
Sal 750  
Pfee 282  
27610 = 32  
14/12

AND IN FAVOUR OF

SMT. MIRA KUMARI (PAN-AYOPK 0413H) wife of Sri Ramakant Chourasia, by faith Hindu, by caste Barai, by occupation Business, resident of Dhaiya, Dharendra Puram, P.S. and District Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless

4929/12-13

वेपान्वर प्रमाणिका  
संख्या

WARRANT NO.

ISSUED TO

Mish Ranu

AT

Maya PS. Anant.

Through

Non Judicial/Court Fee Stamps

of Rs. 86800 = (22000 + 10000 + 11000 + 500 + 10000)

Applicant/Stamp Clerk  
(Mishra) Treasury, Anant



14.12.12

107770 D

के कार्यालय अन्तर्गत के अन्तर्गत अन्तर्गत के अन्तर्गत

द्वारा अन्तर्गत अन्तर्गत

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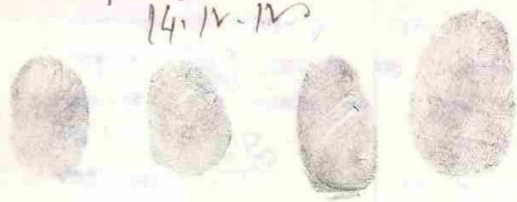
अन्तर्गत अन्तर्गत

Vaishya  
22EW

14.12.12

Ranju Agarwal  
Shankar 1st Agarwal  
Katesh Bera  
Shankar

Ranju Agarwal  
14.12.12



Faint, mostly illegible text from the court document, including sections for 'अन्तर्गत अन्तर्गत' and 'अन्तर्गत अन्तर्गत'.



05AA 245801

--:2:-

Ranjit Agrawal  
14.12.12

excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the below mentioned schedule land with other lands was originally purchased by Chandra Dhan Singh, by registered Sale deed being No.4689 dated 26.2.1971 from Mangal Mandal, Deed No.28629 dt.28.12.1970 by Ram Lakhan Singh and Deed No.20327 dt.24.7.1970 from Murli Mandal by Dr.Ram Lakhan Singh, all the deeds were registered at Dhanbad registry office and mutated their name by paying rent under Thoka Nos.76, 92, and 148.

AND WHEREAS after the death of said Chandra Dhan Singh his only son Dr.Ram Lakhan Singh sold the schedule land to one Bijay Kr.Kedia vide registered sale deed No.4498 dt.17.5.2005 registered at Dhanbad registry office and also mutated his name by paying rent under Thoka No.4514.

AND WHEREAS said Bijay Kr.Kedia, also sold the schedule land to the vendor of this deed vide registered sale deed being No. 9843 dt.12.07.2011, registered at Dhanbad registry office and paying rent under Thoka No. 4834

महानगर कायदा निका

महानगर कायदा  
दफ्तर

4929/12-13

Memo No. ....  
Issued to... Mira Kumari  
of... Muz PS. Dhule.  
Through.....

Non Judicial/Court Fee Stamps  
of Rs. 36800 = (25000 + 10000 + 1000 + 500 + 100 + 3)

14/12

Accountant/Stamp Clerk  
District Treasury, Dhule



14/12/12



झारखण्ड JHARKHAND

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Ranju Agarwal  
14.12.12.

-:3:-

AND WHEREAS the vendor while thus in peaceful and undis-  
turbed possession thereof became desirous of selling the  
said land which is morefully described in the schedule  
below unto a willing purchaser to meet her financial  
requirements.

AND WHEREAS the purchaser knowing the intention of the vendor  
have agreed to purchase the said land and offered to pay a  
sum of Rs.9,20,000/-(Rupees nine lacs twenty thousand)only,  
as the highest consideration thereof.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs.9,20,000/-  
(Rupees nine lacs twenty thousand)only,have been paid by the  
purchaser to the vendor(the receipt whereof the vendor doth  
hereby admit and acknowledge)for the sale of the said land  
which is morefully described in the schedule below and in  
consideration of the terms,conditions and covenants herein-  
after contained,the vendor doth hereby absolutely and inde-  
feasibly grant,sell,convey,transfer and assign unto the  
purchaser by way of ABSOLUTE SALE all his entier right,

बंगाल काषागर से निगम

बंगाल प्रशासनिक  
कमिशन

4929/12-13

Merno NO. ....

issued to.....

of.....

Through.....

Non Judicial/Court Fee Stamps

of Rs.....

Mura Kumai

Dhanga PS. Dhanbad.

36800 = ₹ (25000 + 10000 + 1000 + 500 + 100 + 3)

14/12/12  
Accountant/Stamp Clerk  
District Treasury, Dhanbad



14.12.12



झारखण्ड JHARKHAND

A 683018

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title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage or otherwise as the purchaser like.

2. That the vendor doth hereby covenant with the purchaser that she is the true and lawful owner of the land and is in sole and exclusive possession over the said land and she has not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendor is not the true and lawful owner of the land or have other sharer or co-sharer or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

Ranjit Agrawal  
14.12.17

आवक संख्या में निम्न

170

4929/12-13

Serial No. ....  
issued to MIRA Kumari  
\* Munga PS. Meera +

Through .....

Non Judicial/Court Fee Stamps  
of Rs. 36200 = x (25000 + 10000 + 1000 + 800 + 1000/3)

14/12/12  
Accounts/Stamp Clerk  
District Treasury, Meera



14.12.12





झारखण्ड JHARKHAND

B 072504

Ranjit Aggarwal  
14.12.12.

-:5:-

3. That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.8/-to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this sale deed.
4. That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendors land and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.
5. That the property conveyed by this deed is not prohibited by Govt.i.e.does not come under Govt.Land, Govt.Settled land, Bhudan Land, Forest Land and Adhivasi land and does not come under Govt.Acquired land and the vendor and purchaser satisfied with the contents of this deed.

IN WITNESS WHEREOF the vendor have set and subscribed her respective hands out of her own freewill and choice on this the day, month and year first above written.

अधीन कार्यालय से निगम

उपरोक्त प्रमाणिका  
द्वारा

Stamps No. 4929/12-13  
Issued to Miva Kamari  
of Dhaya PS. Dhanda.  
Through.....

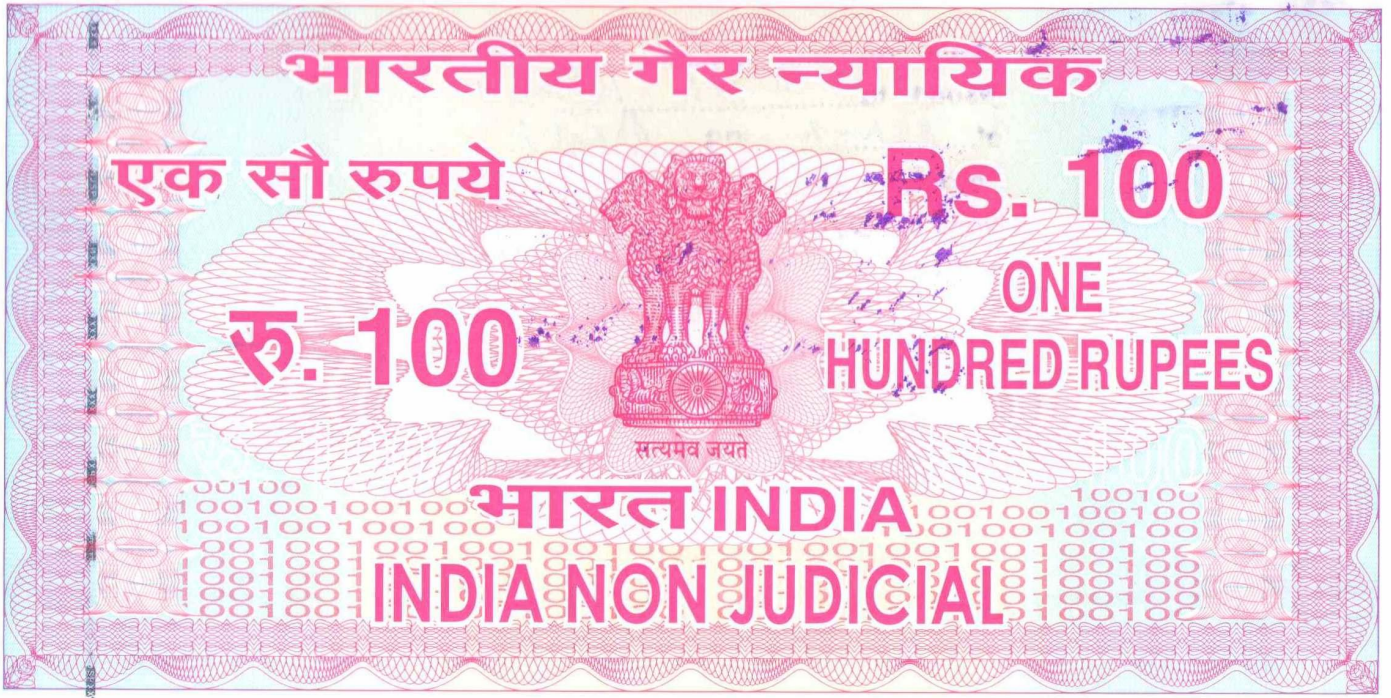
Non Judicial Court Fee Stamp  
of Rs. 36800 = (25000 + 10000 + 1000 + 500 + 100x3)

14/12

Assistant/Stamp Clerk  
District Treasury, Dhanda



14.12.12



झारखण्ड JHARKHAND

B 072503

--:6:--

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in MOUZA: DHAIYA, under P.S.Dhanbad, chowki sadar registry office and District Dhanbad.

MOUZA: DHAIYA, Mouza No.6

KHATA NO.92(NINETYTWO), PLOT NO.2802,

KHATA NO.148(ONE HUNDRED FORTYEIGHT), PLOT NO.2805,

KHATA NO.76(SEVENTYSIX), PLOT NOS.2806, 2807 and 2808.

Measuring an area 10 kathas 507 sqft.or to say 17.69 decimals of residential land in subsidiary road, out of which as per plan attached measuring an area 3080 sqft.or to say 7.06 decimals of Vacant land is hereby sold by this sale deed.

Butted and bounded by:-

NORTH: Vendors land & Building in rest portion.

SOUTH: Common Drain.

EAST: Common Drain.

WEST: 15 feet wide common colony road.

Ranjit Agrawal  
14.12.12

महाराष्ट्र सरकारचे निदेश

सहायक सचिव  
अर्थ

Memo No. 4929/12-13  
Issued to Miva Kamari  
of Dhule PS Dhule  
Through.....

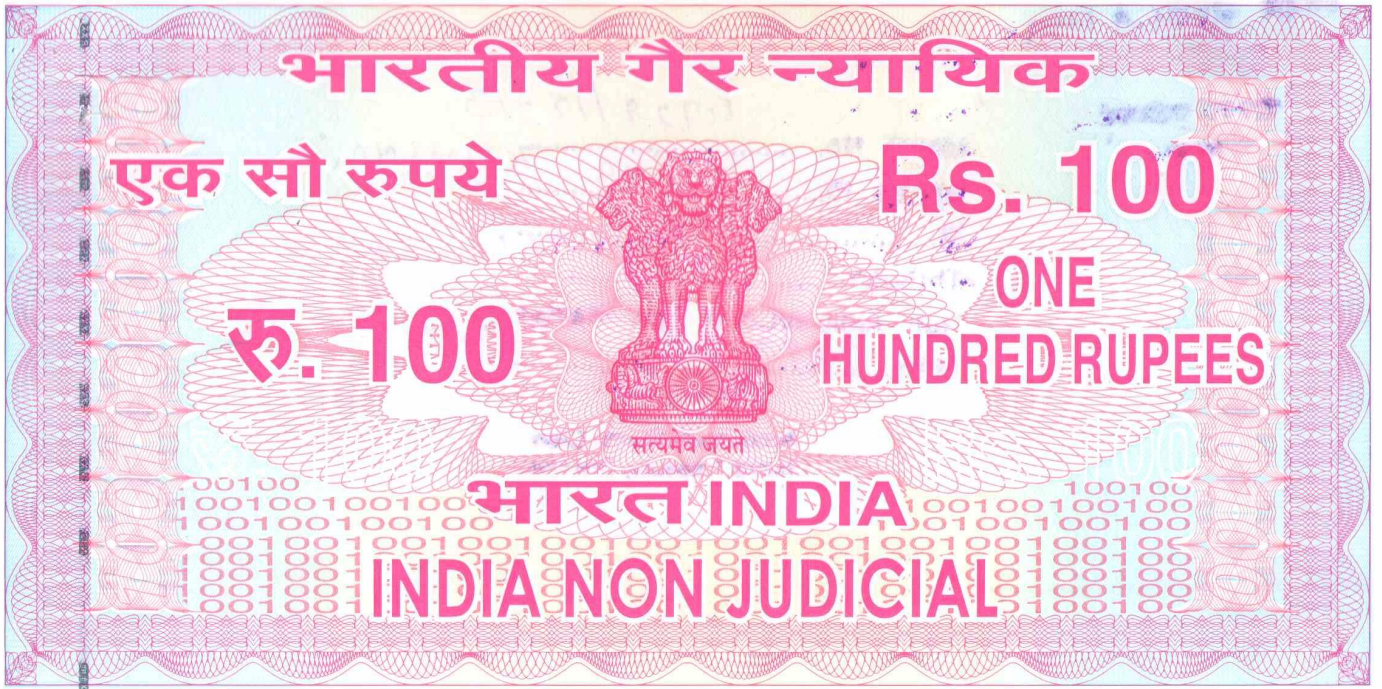
Non-Judicial Court Fee Stamps  
of Rs. 36800/- (25000 + 10000 + 1000 + 500 + 1000)

14/12/12

Revenue Stamp Officer  
District Treasury, Dhule



14.12.12



झारखण्ड JHARKHAND

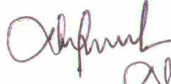
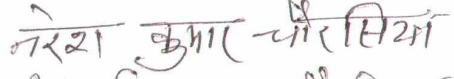
B 072502

--:7:--

Memo of Consideration

1. Rs.3,00,000/-paid by Cheque  
No.694184 dt.3.10.2012 of  
UCO Bank through RTGS.
2. Rs.3,00,000/- paid by Cheque  
No.694185 dt.4.10.2012 of  
UCO Bank Through RTGS.
3. Rs.3,20,000/- paid by Cheque  
No.694186 dt.16.10.2012 of  
UCO Bank through RTGS.

WITNESSES:

1.   
Aliraj Kumar Agrawal  
S/o:- Shankar Kr. Agrawal  
Katwa Bazar.
2.   
Nisha Kumar - कौरसिया  
S/o. श्री दुर्गा प्रसाद कौरसिया  
वरदास धनबाद

Ranjit Agrawal  
14.10.12.

निम्न कार्य से निम्न

निम्न कार्य से निम्न

4929/12-13

MEMO NO. ....  
Name to..... *Misa Kumari*  
of..... *PS*  
Through..... *Shriya Sherbad*

Non Judicial/Court Fee Stamps  
of Rs. *36800 = (25000 + 10000 + 1000 + 500 + 100 X 3)*

*14/12*

Accountant/Stamp Clerk  
District Treasury, Dhanu



*14/12/12*

*Handwritten notes in Hindi, including 'जांच के लिए' and 'अनुमति'.*

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Ranju Agarwal  
14/12/12.



मीरा कुमारी  
१४.१२.१२



Certified that the finger prints of the left hand of the vendor and purchaser whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature *Ranju Agarwal*

Licence No. 02/1990.



14.12.12





Seller:- Smt. Ranju Agarwal w/o Sri Shankar Kumar Agarwal  
of Katras Bazar P.S-Katras Dist-Dhanbad.

Purchaser:- Smt. Mira Kumari w/o Ramakant chorashiya  
Residence Dhirendrapuram Dhaiya P.S-Dhanbad  
Dist-Dhanbad Khata No. 92, Plot No. 2802,

Schedule:- Mouza Dhaiya NO-06, Khata NO-148 Plot  
NO-2805, Khata NO-76 plot NO-2806, 2807, 2808

(P) Measuring Area 3080 Sq. Ft. 4.27 Khata land.

Boundary:- North:- part of plot NO-2805, 2808

South:- COMMON DRAIN

East - COMMON DRAIN

West :- 15'-0" wide Colony Road. Scale-1"=300'



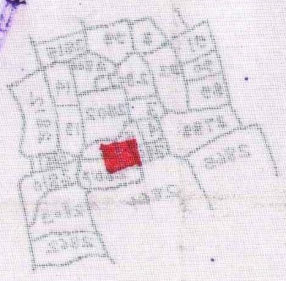
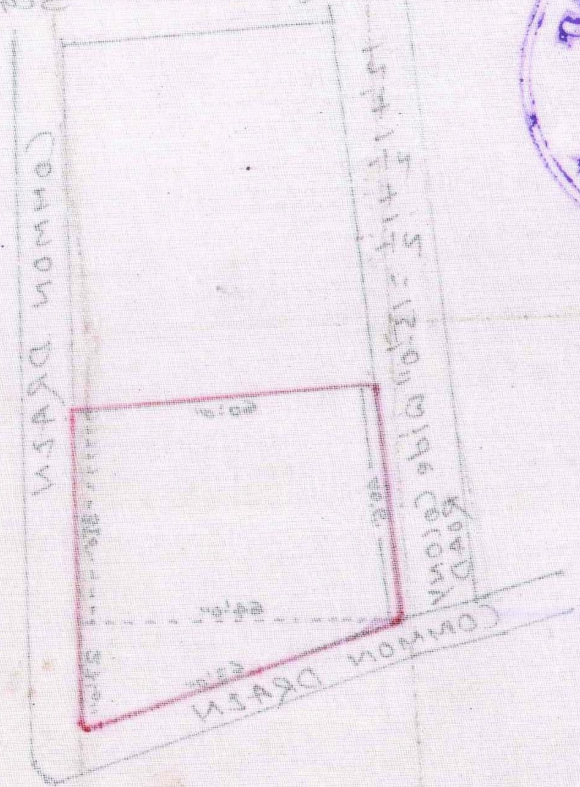
Ranju Agarwal

14/12/12

Seller: - Smt. Rajni Agarwal w/o Sri Shankar Kumar Agarwal  
 of Kattas Bazar P.2-Kattas Dist-Dhanbad  
 Purchaser: - Smt. Mira Kumari w/o Ramakant Choudhary  
 Residence Divendrapuram Dhaiga P.2-Dhanbad  
 Dist-Dhanbad  
 Katta no. of plot no. 2802

Schedule - Mouza Dhaiga NO-06 Katta NO-148 Plot  
 NO-2802, Katta NO-76 Plot NO-2806, 2807, 28  
 (P) Measuring Area 3080 sq. ft. v.27 Katta Land.  
 Boundary: - North: - Part of plot no-2802, 2808  
 South: - Common DRAIN  
 East - Common DRAIN  
 West - Side Colony Road

Scale-1/10



Rajni Agarwal  
 11/11/12



निबंधन विभाग, झारखंड  
धनबाद  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 36

Token Date/Time: 14/12/2012 13:07:13

Document Type **Sale Deed** Presenter **Ranju Agarwal**  
Presenter Name & Address **Katras Bazar, Ps- Katras, Dhanbad** Date of Entry **14/12/2012**  
Stampable Doc. Value **920000** DOE Total Pages **22**  
Document Value **920000** Stamp Value **36800** Book **1**  
Special Type Serial No. **0** CNO/PNO  
Remarks / Other Details

Property Details:

| Anchal  | Th.No. | Wrd/Hlk | Mauza  | Kh. No. | Plot No   | Plot Type | H No | Category | Area         | Min. Value |
|---------|--------|---------|--------|---------|-----------|-----------|------|----------|--------------|------------|
| DHANBAD | 6      | 0       | DHAIYA | 92      | 2802      |           |      | OR_RES   | Decimal      |            |
| DHANBAD | 6      | 0       | DHAIYA | 148     | 2805      |           |      | OR_RES   | Decimal      |            |
| DHANBAD | 6      | 0       | DHAIYA | 76      | 2806,2807 |           |      | OR_RES   | Decimal      |            |
| DHANBAD | 6      | 0       | DHAIYA | 76      | 2808      |           |      | OR_RES   | 7.06 Decimal | 917800     |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | Area | Rate | Amount |
|---------------|---------|-----|-------|----------|------|------|--------|
|---------------|---------|-----|-------|----------|------|------|--------|

Party Details:

| SN | P Type     | Party Name             | Father/Husband        | Occup.     | Caste | PAN/F 60   | Address                           |
|----|------------|------------------------|-----------------------|------------|-------|------------|-----------------------------------|
| 1  | VENDOR     | Ranju Agarwal          | Shankar Kumar Agarwal | House Wife | Other | Akypa8739j | Katras Bazar, Ps- Katras, Dhanbad |
| 2  | VENDEE     | Mira Kumari            | Ramakant Chourasia    | Business   | Other | Ayopk0413h | Dhaiya, Dhirendrapuram, Dhanbad   |
| 3  | Identifier | Niraj Kr. Agarwal      | Shankar Kumar Agarwal | Business   | Other |            | Katras Bazar, Ps- Katras, Dhanbad |
| 4  | Witness1   | Niraj Kr. Agarwal      | Shankar Kumar Agarwal | Business   | Other |            | Katras Bazar, Ps- Katras, Dhanbad |
| 5  | Witness2   | Naresh Kumar Chourasia | Durga Pd. Chourasia   | Business   | Other |            | Bartand, Dhanbad                  |

Fee Details:

| SN    | Description | Amount    |
|-------|-------------|-----------|
| 1     | LL          | 7.50      |
| 2     | PR          | 2.82      |
| 3     | A1          | 27,600.00 |
| 4     | SP          | 330.00    |
| Total |             | 27,940.32 |

Ranju Agarwal

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी ..... रंजु अग्रवाल

पहचान

निवासी ..... निरज कुमार अग्रवाल पिता ..... शंकर कुमार अग्रवाल

सतल्लानीप

पेशा ..... व्यवसाय

निबंधन पदाधिकारी का हस्ताक्षर



Revenue Department

ਕਮਿਸ਼ਨਰ ਪ੍ਰਾਂਤ

ਕਮਿਸ਼ਨਰ ਪ੍ਰਾਂਤ  
ਪੰਜਾਬ  
ਲਾਹੌਰ

ਕਮਿਸ਼ਨਰ ਪ੍ਰਾਂਤ ਪੁਲਾਹ  
ਪੰਜਾਬ



निबंधन विभाग, झारखंड  
धनबाद

Token No.36 Token Date: 14/12/2012 13:07:13

Serial/Deed No./Year :9929/8749/2012

Deed Type: Sale Deed

| SN | Party Details  | Photo | Thumb |
|----|--|-------|-------|
| 1  | <b>Ranju Agarwal</b><br>Father/Husband Name:Shankar Kumar Agarwal<br>(VENDOR)<br>Katras Bazar, Ps- Katras, Dhanbad         |       |       |
| 2  | <b>Mira Kumari</b><br>Father/Husband Name:Ramakant Chourasia<br>(VENDEE)<br>Dhaiya, Dhirendrapuram, Dhanbad                |       |       |
| 3  | <b>Niraj Kr. Agarwal</b><br>Father/Husband Name:Shankar Kumar Agarwal<br>(Identifier)<br>Katras Bazar, Ps- Katras, Dhanbad |       |       |
| 4  | <b>Niraj Kr. Agarwal</b><br>Father/Husband Name:Shankar Kumar Agarwal<br>(Witness1)<br>Katras Bazar, Ps- Katras, Dhanbad   |       |       |
| 5  | <b>Naresh Kumar Chourasia</b><br>Father/Husband Name:Durga Pd. Chourasia<br>(Witness2)<br>Bartand, Dhanbad                 |       |       |

Book No. I  
Volume 282  
Page 325 To 346  
Deed No 9929/8749  
Year 2012  
Date 14/12/2012 18:37:36

*22EW*  
14/12/2012  
District Sub Registrar

Signature of Operator

सुहर जिला अवर निबंधक

धनबाद

दिनांक

19/12/2019

संख्या

1000/2019



*[Handwritten signature]*

सुपरिन्टेण्ट जिला अवर निबंधक

RECEIVED

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सुपरिन्टेण्ट जिला अवर निबंधक