R Racivact. Dhambad. R. 174, 60,500/. VIDE NOTIFICATION MEMO VO. 195 1 ST DITE TO THE STORY INC. अपुरात निधारित न्यूनंतम् 3,75,052/2 22350 Salow. THIS DEED OF ABSOLUTE SALE is made on this the 18th day March . Two Thousand Twenty, by and between 1. M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. A Private Limited Company duly incorporated under the Indian Companies Act. having its Regd. Office at 7 Marcgus Square, Kolkata - 700007 & Branch office at 3rd floor, Shree Ram Plaza, Bank More, Dist. Dhanbad, represented herein through its Director SRI PRAVIN KUMAR AGARWAL Son of Shi Jagdish Prasad Agrawal, by faith Hindu, by caste Vaishya, by occupation business resident of Shanti Bhawan, Bank More,

Thousand Twenty, by and between 1. M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. A Private Limited Company duly incorporated under the Indian Companies Act. having its Regd. Office at 7 Marcqus Square, Kolkata - 700007 & Branch office at 3rd floor, Shree Ram Plaza, Bank More, Dist. Dhanbad, represented herein through its Director SRI PRAVIN KUMAR AGARWAL Son of Shi Jagdish Prasad Agrawal, by faith Hindu, by caste Vaishya, by occupation business resident of Shanti Bhawan, Bank More, P.S. Bank More,, District - Dhanbad, 2. SRI PRAKASH KUMAR AGARWAL Son of Sri Jagdish Prasad Agrawalla, by faith Hindu, by caste Vaishya, by occupation Business resident of Amlapra, Jharia, P.S. Jharia, District - Dhanbad, 3. SMT. MEENA AGARWAL Wife of Sri Prakash kumar Agarwal, by faith Hindu, by caste Vaishya, by occupation Business resident of Amlapra, Jharia, P.S. Jharia, District - Dhanbad, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.





AND IN FAVOUR OF

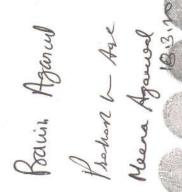
= 2 =

M/S STONERIDGE VENTURES PRIVATE LIMITED (PAN ABACS4203R)A Private Limited Company duly incorporated under the Indian Companies Act. having its Regd. Office at 102 BLOCK A BALAJEE ENCLAVE, SHASTRI NAGAR, DHANSAR, DHANBAD Jharkhand 826001,represented herein through its Director SHRI SAROJ KUMAR SINGHSon of Shri Sharda Nand Singh, by faith Hindu, by caste Rajput, by occupation business resident of Gehlot Kutir, Near Om Bhavan, Joraphatak,District – Dhanbadhereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, succesors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a registered deed of sale No. 16874 dated 23.12.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No.523, page Nos. 317 to 348 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour of the vendor No. 1 hereto, the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., purchased their entire right, title, interest and possession to in and over 29.73 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 2963(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1263 at register II of Dhanbad Circle office; And





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WHEREAS, by virtue of a registered deed of sale No. 16873 dated 23.12.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No.523, page Nos. 279 to 316 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour of the vendor No. 1 hereto, the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., purchased their entire right, title, interest and possession to in and over 30.60 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 3165(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1313 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 15017 dated 19.11.2011, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No.496, page Nos. 241 to 260 for the year 2010, sold by SmtUrmilla Devi W/o Sri Mahendra Prasad Singh in favour of the vendor No. 1 hereto, the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., purchased their entire right, title, interest and possession to in and over 8.37 Decimals of land out of Survey settlement Plot Nos. 222 and 223, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation

Case No. 3206 (II)2011-12 and paying ground rent to the State regularly under volume No. 2, page No. 159 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4722 dated 16.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 335, page Nos. 63 to 98 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of the vendor No. 2 hereto, the vendor No. 2 hereto Sri Prakash Kumar Agarwal, purchased their entire right, title, interest and possession to in and over 11.50 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 2 hereto Sri Prakash Kumar Agarwal, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 1593(II)2016-17 and paying ground rent to the State regularly under volume No. 3, page No. 264 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4529 dated 09.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 320, page Nos. 103 to 138 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of the vendor No. 3 hereto, the vendor No. 3 hereto Smt. Meena Agarwal, purchased their entire right, title, interest and possession to in and over 05 Decimals of land out of Survey settlement Plot No. 220, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 3 hereto Smt. Meena Agarwal, has been in peaceful and uninterrupted possession over the said land Page 4 of 17



= 5 =

got his names mutated vide order passed in Mutation Case No. 1423(II)2016-17 and paying ground rent to the State regularly under volume No. 2, page No. 144 at register II of Dhanbad Circle office; And

AND WHEREAS the Land of Schedule A , no specific Area mention /indicate of each Plot in Sale Deed of Vendors. While for the purpose of R.S.Panji-II it is essential to show individual shares of each vendor plot wise. As such all the above three vendors jointly demarcated their respective share of land as per plot wise of thirePuechase Sale Deed. Accordingly under Revised survey settlement exact share of plot mentioned in Jamabandi (Panji-II) is shown, the details whereof have been specifically shown in Schedule-B.

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land measuring an area 21.30 Decimals, more fully described in the Schedule hereto for a total Consideration of Rs.1,24,60,500/- (Rupees One crore twenty-four lacs sixty thousand five hundred) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendors agreed to sale and the purchaser hereto has agreed to purchase the said land for a total consideration of Rs.1,24,60,500/- (Rupees One crore twenty-four lacs sixty thousand five hundred) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: - '

 That in consideration of the total sum of Rs.1,24,60,500/- (Rupees One crore twenty-four lacs sixty thousand five hundred) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in

Page 5 of 17

consideration of the terms, conditions and covenants hereinafter appearing the Vendors doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.

- 2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, is the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
- 3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.10/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

- 4. That, the Vendors further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
- 5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.
- The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.
- The Vendor No.1,2 and 3 are selling whatever areas of plot , the details shown in Schedule-C

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THIER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Schedule A

Land belonged to Land owner / Vendor No. 1 M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no. 16873 dated 23.12.2010



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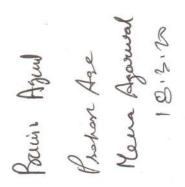
All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area
216	16
217	02
218	06
219	04
220	27.2
222 & 223	15.63
224	06
Total Area of Land	76.83

Total area 76.83 out of which measuring area 30.63 Decimals Total purchase of land vendor no. 1 above Deeds

Land belonged to Land owner / Vendor No. 1 M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no.16874 dated 23.12.2010

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)



= 9 =

Old Plot No.	Area	
216	16	
217	02	
218	06	
219	04	
220	27.2	
222 & 223	15.63	
224	06	
Total Area of Land	76.83	

Total area 76.83 out of which measuring area 29.73 Decimals Total purchase of land vendor no. 1 above Deeds

Land belonged to Land owner / Vendor No. 1 M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no.15017 dated 19.11.2011

All that piece and parcel of Raiyati land situated in Dhanbad Police Station, Post Office Dhanbad , Dist : Dhanbad, Chowki, Sadar Sub Registry Office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area	
222 & 223	8.37 Decimals	
Total Area of Land	8.37 Decimals	5

Land belonged to Land owner / Vendor no. 2 Sri Prakash Kumar Agarwal Vide Sale Deed no. 4722 dated 16.08.2016



= 10 =

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area
216	16
217	02
218	06
219	04
220	27.2
222	16
223	08
224	06
Total Area of Land	76.83

Total area 76.83 out of which measuring area 11.50 Decimals land of vendor no. 2

Land belonged to Land owner / Vendor no. 3 Smt. Meena Agarwal Vide Sale Deed no. 4529 dated 08.08.2016

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area	
220	05	

Total area 05 Decimals land of vendor no. 3



= 11 =

Schedule B

Vendor No. 1 (as per Purchased Sale Deed No. 16873) झारखण्डसरकारराजस्व एवंभुमिसुधारविभाग के पंजी 2 की प्रतिमेंअंकितभागबर्तमान 1 पृष्ठ संख्या 1313 में खाता, प्लोट एवंरकवानिम्नलिखितहैं

भागबर्तमान 1 पृष्ठसंख्या 1313

खातासंख्या	प्लोटसंख्या	रकवा
24	213	3.16
24	214	2.57
708	224	3.31
708	225	2.6
708	226	0.4
708	227	0.4
708	228	0.8
708	229	1.6
708	230	3.36
708	231	12.4
	कुलपरिमाण	30.60 डिसमिल

Vendor No. 1 (as per Purchased Sale Deed No. 16874)झारखण्डसरकारराजस्व एवंभुमिसुधारविभाग के पंजी 2 की प्रतिमेंअंकितभागबर्तमान 1 पृष्ठ संख्या 1263में खाता, प्लोट एवंरकवानिम्नलिखितहैं

भागबर्तमान 1 पृष्ठसंख्या 1263

खातासंख्या	प्लोटसंख्या	रकवा		
24	213	3		
24	214	2		
708	224	3		
708	225	2.53		
708	226	0.53		
708	227	2.32		
708	228	0.77		
708	229	1.56		
708	230	1.24		
708	231	12.78		
1,0,0	कुलपरिमाण	29.73 डिसमिल		

Vendor No. 1 (as per Purchased Sale Deed No. 15017)झारखण्डसरकारराजस्व एवंभुमिसुधारविभाग के पंजी 2 की प्रतिमेंअंकितभागबर्तमान2पृष्ठ संख्या 159में खाता, प्लोट एवंरकवानिम्नलिखितहैं

भागबर्तमान2पृष्ठसंख्या 159

खातासंख्या	प्लोटसंख्या	रकवा
708	224	7
708	225	1.37
700	कुलपरिमाण	8.37 डिसमिल

Vendor No. 2(as per Purchased Sale Deed No. 4722) झारखण्डसरकारराजस्व एवंभुमिसुधारविभाग के पंजी 2 की प्रतिमेंअंकितभागबर्तमान3पृष्ठ संख्या 264खाता, प्लोट एवंरकवानिम्नलिखितहैं

भागबर्तमानअपृष्ठसंख्या 264

	कुलपरिमाण	11.50 डिसमिल
24	213	0.84
708	231	1.74
The state of the s	230	1.68
708	229	0.84
708		0.43
708	228	1.28
708	227	
708	226	1.07
708	225	1.50
708	224	1.69
24	214	0.43
खातासंख्या	प्लोटसंख्या	रकवा

Vendor No. 3(as per Purchased Sale Deed No. 1529)झारखण्डसरकारराजस्व एवंभुमिसुधारविभाग के पंजी 2 की प्रतिमेंअंकितभागबर्तमान2पृष्ठ संख्या 144खाता, प्लोट एवंरकवानिम्नलिखितहैं

भागबर्तमान2पृष्ठसंख्या144

खातासख्या	प्लोटसंख्या	रकवा
708	231	5.00
	कुलपरिमाण	5.00 डिसमिल

SCHEDULE - C

All that piece and parcel of Raiyati land situated at Mouza Kolakusma, under P.S. Dhanbad, Chowki sadar Sub-Registry office and Dist. Dhanbad,

Mouza Kolakusma, Mouza No. 12, appertaining to C. S. Khata no. 01 (R. S. Khata No. 24),

 C. S. Plot No. 216 (R. S. Plot No.213), out of which measuring an area 07 Decimals

Boundry - North - Plot No.212, East - Plot No.212 & 227, West - Plot No. 214, South - Plot No.215.

[in which 3.00 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263), 3.16Decimals goes from the account of Vendor No.1 (Vol No.1, Page No.1313) and 0.84 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264)]

C. S. Plot No. 216 (R. S. Plot No.214), out of which measuring an area 05
 Decimals

Boundry - North - Plot No.212, East - Plot No.213, West - Plot No. 212, South - Plot No.215.

[in which 2.00 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263), 2.57 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313) and 0.43 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264)]

appertaining to C. S. Khata no. 01 (R. S. Khata No. 708),

3. C. S. Plot No. 223 (R. S. Plot No.225), out of which measuring an area 04 Decimals

Boundry - North - Plot No.226, East - Plot No.224, West - Plot No. 215, South - Plot No.218.

[in which2.53Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263),0.10 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313)&1.37 Decimals goes from the account of Vendor No. 1 (Vol No. 2, Page No. 159)]

C. S. Plot No. 224 (R. S. Plot No.226), out of which measuring an area 0.93

Boundry - North - Plot No.227, East - Plot No.229, West - Plot No. 215 & 213, South - Plot No.215.

[in which 0.53 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263)& 0.40 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313)]

C. S. Plot No. 224 (R. S. Plot No.227), out of which measuring an area 1.50

Boundry - North - Plot No.212 & 231, East - Plot No.229, West - Plot No. 212 & 213, South - Plot No.226.

[in which 1.10Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263)& 0.40Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313)]

C. S. Plot No. 220(R. S. Plot No.231), out of which measuring an area 2.87

Boundry - North - Plot No.211, East - Plot No.232, West - Plot No. 211 & 212, South - Plot No.230 & 224.

[in which 1.36 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313) and 1.51 Decimals goes from the account of Vendor No. 3(Vol No. 2, Page No. 144)]

Total area 21.30 Decimals (Twenty One Point Three Zero Decimals) of land is hereby sold by this sale deed, (which is commercial land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North : New Plot No. 211.

South PCC Road.



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East

: Part of New Plot Nos. 225, 226, 227 & 231.

West

New Plot Nos.215, 212 & Part of New Plot No. 226.

Memo of Consideration

Rs.1,23,52,158/- (Rupees One crore twenty three lacs fifty two thousand one hundred fifty eight) only paid by the purchaser to the vendor after deducting TDS of Rs.1,08,342/- (Rupees One lac eight thousand three hundred and forty two) only. Total consideration being Rs. 1,24,60,500/- (Rupees One crore twenty-four lacs sixty thousand five hundred) only as per below details:-

PAYMENT SCHEDULE							
S No	Payment Details	Bank Name (Purchaser Account)	Date	Beneficiary	Amount		
1	Cheque No 000002	HDFC Bank	30-Jul-18	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 500,000		
2	Cheque No 000006	HDFC Bank	5-Feb-20	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 2,500,000		
3	Cheque No 000005	HDFC Bank	4-Feb-20	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 2,500,000		
4	IMPS-006310195276 RTGS -	HDFC Bank	3-Mar-20	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 10,000		
5	HDFCR52020030472415375 RTGS -	HDFC Bank	4-Mar-20	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 2,490,000		
6	HDFCR52020030773132776	HDFC Bank	7-Mar-20	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 2,500,000		
7	RTGS - HDFCR52020030973313369	HDFC Bank	9-Mar-20	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 225,858		
3	TDS - Reference BG0160823	HDFC Bank	9-Mar-20	SHREE BALAJEE MULTI BUILDERS			
)	Cheque No 000007	HDFC Bank	6-Feb-20	PRIVATE LTD	200/5/12		
10	Cheque No 000008	HDFC Bank	6-Feb-20	Prakash Kumar Agarwal Meena Agarwal	₹ 742,950 ₹ 883,350		

TOTAL Consideration

₹12,460,500

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1. Kamal MAYAA PODDAR dee Sto. SRI MULLI Shee Poetidee SHART'S MASER DHAMBAD.

2. Ann Malices 210 y. Malejen

Signature, photo & fingerprint of the purchaser :-



Saraj Kussar Sing 18.3.20









Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties. Jalan Wily

Page 17 of 17

Seller:- (1) Shri Balajee Multi Builder's (P) Ltd. Reg. Office at 3rd floor, 7, Marcqus Square, Kolkata & It's Administrative office at 3rd floor Sriram Plaza Bank More Dhanbad Rep. by It's Director Sri Pravin Kumar Agarwal S/O Sri Jagdish Prasad Agarwal Of Shanti Bhawan Bank More Dhanbad

(2) Sri Prakash Kumar Agarwal S/O Sri Jagdish Prasad Agarwal R/O Amlapara Jharia P.s. Jharia Distt. Dhanbad.

(3) Smt. Meena Agarwal W/O Sri Prakash Kumar Agarwal R/O Amlapara Jharia P.s. Jharia Distt. Dhanbad.

Purchaser:- M/S STONEBRIDGE VENTURES PRIVATE LIMITED through its director SHRI. SAROJ KUMAR SINGH Schedule:- Mouza Kakakusma No. 12

Old Khata No. 01 01 01 01 01	New Khata No. 1: New Khata No. 24 24 708 708 708 708 708	Old Plot No. 216 226 223 224 224 220	New Plot No. 213 214 225 226 227 231	. Area (Dec.) 7.00 5.00 4.00 0.93 1.50 2.87
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Total Area 21.30 Dec.

Boundary

North:- New Plot N. 211 South:- P.C.C. Road

East:- Part of New plot No.225,226,227,231

NOT TO SCALE

Sch XIV- F.No. 180v रसीद मालगुजारी नाम सर्कल । नाम मौजा मय

फरद मलकी / फरद रैयती Page No. नाम रेयत मय वलिदयत जमाबन्दी Vol. No.

वो सकुनत नम्बर। Receipt No.: 0659973988

थाना वो धाना नम्बर धनबाद | कोलाकुशमा | 12 | मेसर्स श्री बाला न्त्री मल्टी बिल्डर्स प्रा० लि० ,निदेशक प्रवीण कुमार अग्रवाल रकबा (एकड़ में) खेसरा संख्या 0 एकड़ 30.6 डिसमील 0 हेक्टर खाता संख्या 213,214,224,225,226,227,228,229,230,231 24,708

तफसील हिसाब लगान भावली अराजी भावली अराजी नकदी

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का। हाल (2018-2019) बकाया २ रा वर्ष १ ला वर्ष ३ रा वर्ष (2015-2016) सालाना तीन वर्ष से ज्यादा (2017-2018) मांग बावत (2016-2017) 20.00 20.00 20.00 20.00 (नकदी) 20.00 5.00 5.00 माल 5.00 5.00 (भावली) 5.00 गुजारी 10.00 10.00 10.00 10.00 संस 10.00 10.00 10.00 10.00 सुद 10.00 10.00 मृतफरकात 4.00 4.00 4.00 4.00 4.00 49.00 49.00 49.00 49,00 49.00

-1.00		(14/XIIX	अदायकारी बकाया			मोतालबा	फाजिल
अदायकारी	बाबत	तीन वर्ष से ज्यादा	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	हाल (2018-2019)	9/11/41
	A		20.00	20.00	20.00	20.00	
गल	(नकदी) (भावली)		5.00	5.00	5.00	5.00	
ाुजारी मेस			10.00	10.00	10.00	10.00	
सुद			10.00	10.00	10.00	10.00	
नुतफरकात मीजान अदायकारी	* * * *		4.00	4.00	4,00	4.00	
HIGH ORIGINAL			49.00	49.00	49.00	49.00	

(१) मीजान कुल (लफ्जों में) : One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -

तारीख अमला तहसील कुनिन्दा: 06-10-2018

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। (३) कुल बकाया- 196.00



यह एक कम्पयुटर जनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है। किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचेर्क धिकारी से संघर्क करें।

16.5 8.55

झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

पंजी 11 प्रति

सास्थाड मास्त्रार

December 11, 2019

भाग वर्तमान	_		dy	पुष्र संख्या	1313							
जिला का नाम मौजा का नाम	धनबाद कोलाकुशमा		अनुमंडल नाम होल्डिग संख्या		धनबाद अन् 1313 तौ	अचंल का नाम तौजी संख्या	धनबाद 0	हलका का नाम थाना नम्बर	हलका-02 12	-02 इस्टेट का नाम खाता का प्रकार	प्रकार	झारखंड रैयती
मेसर्स श्री बाला ज्ञी मल्टी बिल्डर्स प्रा० लि० ,, जाति- निदेशक प्रवीण कुमार अग्रवाल , पिता-जगदीश प्रसाद अग्रवाल, जाति	मल्टी बिल्डर्स प्र ार अग्रवाल , रि	o लि॰ , - ता-जगदी	, जाति श प्रसाद	. एवं			200	Sept.				
खाता नम्बर	צו	प्लोट संख्या			रकवा			परिवर	परिवर्तन के लिए प्राधिकार	-	_	लगान संस
24	213	1	0	ऐ 3.16 डि	ほ0 ま		दाखा. केश्	元 3165 (11) 10411 章	D211 00 1	2	20	30
24	214	1	0	ऐ 2.57 डि	50年			いくいい	00	1		
708	224 X		0	ऐ 3.31 डि	50 0 0		X X	10,00	1	5	/2	
708	225	,	0	रे 2.6 डि	₹E 0	(0	1	5	748		
708	226 🗸	,	0	पे 0.4 डि	也 0		7		18	1 / 100		
80.	227	1	0	ऐ 0.4 डि	d€ 0		207	200	1	A. C.		
208	228		0	ऐ 0.8 डि	0 40	7	0		100			
708	229		0	ऐ 1.6 डि 0	TILL					1		
708	230	1	0	ऐ 3.36 डि	0	Se	48 3					
708	231		0	से 12.4 हि	ほ0 ま		(B)					
	कुल परिमान	मान	0	ऐ 30.6 हि	ほ0 計						- 1	
तारीख प्राप्ति पत्र संख्या		साल	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि संस बकाया	कृषि सस चालू साल
10-06- 2018 0659973	0659973988 2016	2018-	09	20	15	5	30	10	30	10	12	4
	0163388566 2019-	2019-	0	20	0	2	0	10	0	10	0	4

16874

Sch XIV- F.No. 180v रसीद मालगुजारी नाम सर्कल । नाम मौजा मय थाना वो थाना नम्बर

फरद मलकी / फरद रैयती Page No. : 1263 नाम रैयत मय वलिदयत जमाबन्दी Vol. No.

लिदयत जमाबन्दी Vol. No. : 1 वो सकुनत नम्बर। Receipt No. : 017378#306

नबाद कोलाकुशमा 12 मेसर्स श्री बाला र्ज	मल्टी बिल्डर्स प्रा. लि. निदेशक,श्री प्रवीन कुमार अग्रवाल	
खाता संख्या	खेसरा संख्या	रकबा (एकड में)
708	213,214,224,225,226,227,228,229,230,231	0 एकड़ 29.73 डिसमील 0 हेक्टर

[27 9 2 4 A		
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
		विनन्तारा विरावि सन्तान मावसा

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजदा साल का।

मांग	बावत	सालाना		बकाया			ਵਾਲ
		XII XII II	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	हाल (2019-2020)
माल गुजारी	(नकदी) (भावली)	20.00					20.00
रोस	(+1401)	5.00					5.00
सुद		10.00					10.00
मुतफरकात मीजान		10.00					10.00
		4.00					4.00
		49.00					49.00

तफसील अटायकारी

अदायकारी	alal		बकाया			मोतालबा	
	414(1	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	हाल (2019-2020)	फाजिल
माल गुजारी	(नकदी) (भावली)		-1			20.00	
गुजारी सेस	(5.00	
सूद भतफरकात						10.00	
मीजान अदायकारी	****		AND NO			10.00	
		1	4610 142	183		4.00	
9 3/3/		- X	1000	11 15		49.00	

(१) मीजान कुल (लफ्जों में) Fourty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 49.00

9.00 तारीख अमला तहसील कुनिन्दा : 29-06-2019 खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्पयुटर जनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है। किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

पंजी 11 प्रति

झारखणड सरकार

16874

December 11, 2019

भाग वर्तमान	मान 1		ר,	पुष्ठ संख्या	1263								
जिला का नाम		पद	अनुमंडल नाम		hr	अचंल का नाम	धनबाद	हलका का नाम	हलका-02	1-02 इस्टेट का नाम	ग नाम	झारखंड	24
मोजा का नाम		कोलाकुशमा	होल्डिंग संख्या		1263 ਜੰ	तौजी संख्या	0	थाना नम्बर्	12	खाता क	खाता का प्रकार	रैयती	
मेसर्स श्री त , जारि प्रसाद अग्र	मेसर्स श्री बाला जी मल्टी बिल्डर्स प्रा. लि. निदेशक , , जाति एवं श्री प्रवीन कुमार अग्रवाल , पिता-जगदीश पसाद अग्रवाल जाति-	डर्स प्रा. लि. कुमार अग्रव	निदेशक , ाल , पिता-जग	दीश			13/3	4					
खाता नम्बर		प्लोट संख्या	1		रकबा		0	परिवर्तन	परिवर्तम के लिए पाष्टिकार	313		लगान	H
24	<u>213,</u>	11	0	3 6 0 計		A	केश स	2963 (以 10-11) 的 3 中部下	ीअनसार №		20	3	
24	214	1	0 1	2		50	1	1	Sec. 1				
208	224		0 ऐ	3 13 0 ह			100	STATE OF THE PARTY	N.				
802	225	>	0 4	2.53 3 0	tic	20	500	2	1				
208	226	7	0 对	0.53 ぼ 0	to	27	101	2	18				
802	227	1	0 对	2.32 ぼ 0	tic	9	1	1000	1				
708	228		,0000	0.77	to	10 × 20		43					
708	229	(夕 0	1.56 ほ 0	to	TO THE PERSON NAMED IN COLUMN TO THE		1					
708	231	1	0 对	12.78 居 0	tic)	-						
802	230		0 对	1.24 房 0	↑IC								
	कुल प	कुल परिमान	0 寸	29.73 ぼ 0	to								
तारीख	प्राप्ति पत्र संख्या	साल से तक	ल लागत ह बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	थिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	चाल
10-06- 2018 06	0631276183 2010-	0- 2018-	160	20	40	2	80	10	80	10	32	4	
06-29- 2019 0	0173781306 2019-	9- 2019-	0	20	0	5	0	10	0	10	0	4	

Sch XIV- F.No. 180v रसीद मालगुजारी नाम सर्कल । नाम मौजा मय

फरद मलकी / फरद रैयती Page No. : 159 नाम रैयत मय वलिदयत जमाबन्दी

लिदयत जमाबन्दी Vol. No. : 2 वो सकुनत नम्बर। Receipt No. : 0611388295

धनबाद | कोलाकुशमा | 12 | मेशार्स बालाजी मल्टी बि प्र ली निदेशक प्रवीण कु अ० थाना वो थाना नम्बर रकबा (एकड़ में) खेसरा संख्या 0 एकड़ 8.37 डिसमील 0 हेक्टर खाता संख्या 224,225 708

तफसील हिसाब लगान भावली अराजी भावली अराजी नकदी

	olici c	bi gicini ma an	तफसील (बकाया वो हाल)	. बकाया		· · ·	हाल
मांग ब	गतन	सालाना	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	(2019-2020)
e4(71 %					6.00	6.00	6.00
मोल	(नकदी)	6.00			1.50	1.50	1.50
गुजारी सेस	(आवली)	1.50			3.00	3.00	3.00
		3.00			3.00	3.00	3.00
सूद मुतफरकात		3.00			1.20	1.20	1.20
मीजान		1.20			14.70	14.70	14.70
		14.70					

Chicken Company		(HAVIICI	अदायकारी बकाया	-	-	मोतालबा	फाजिल
अदायकारी व	बाबत	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	हाल (2019-2020)	
		CIET 4 T C		6.00	6.00	6.00	
गल	(नकदी) (भावली)		34	1.50	1.50	1.50	
जारी (भा	(414(11)			3.00	3.00	3.00	
जारी ोस नुद				3.00	3.00	3.00	
ुतफरकात रीजान अदायकारी				1.20	1.20	1.20	
गीजान अदायकारी			The state of	14.70	14.70	14.70	

(१) मीजान कुल (लपजों में) Fourty Four Rupees and Ten Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 44.10

तारीख अमला तहसील कुनिन्दा : 29-06-2019

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्पयुटर जनित प्रति है। यह प्रपन्न केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है। किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

झारखंड सरकार

D thos

December 11, 2019

राजस्व एवं भूमि सुधार विभाग

पंजी 11 प्रति

झारखणड सरकार

JHARKHAND ਵੈਧਰੀ	लगान सेस 9	कृषि सेस चालू साल 1.2
JHARK	<u>G</u>	कृषि सेस बकाया
इस्टेट का नाम खाता का प्रकार	पिकार	स्वास्थ्य सेस चालु कृषि सेस साल बकाया 3 2.4 रहे
हलका-02 12	परिवर्तन के लिए प्राधिकार	सेस चालू स्वास्थ्य सेस बकाया 6 Not Found !!
हलका का नाम थाना नम्बर	परिवर्तन के vide m/c no 3206(II)11-12	त्रिक्षा Cases
	N. N	
59 अचंल का नाम तौजी संख्या	रकबा	हे या साल 1.5 ter-II
11 	नेता- र 0 ऐ 7 डि 0 हे 0 ऐ 1.37 डि 0 हे	ार्गत चालू रोड सेस साल बकाया ६ 3 Saction in Register
पृष्ठ संख्या अनुमंडल नाम ध् होल्डिंग संख्या	जिया कु अ॰ , पिता-	लागत ल बकाया 12 6
2 धनबाद कोलाकुशमा हे	। प्र ली निदेशक प्रवीण बु , जाति स्तोट संख्या 224	कुल परिमान साल से साल तक 5 2017- 2019- 5 2018 2020 Cases on the a
भाग वर्तमान 2 जिला का नाम धन् मौजा का नाम के	मेशार्स बालाजी मल्टी बि प्र ली निदेशक प्रवीण कु अ॰ , पिता- जगदीश प्रसाद अप्रवाल , जाति खाता नम्बर स्वोट संख्या 0	708 प्राप्ति पत्र साल साल साल काया किया साल साल किया साल किया सेड सेस रें रेंड सेस रेंड सेस रें रेंड सेस रेंड स

List Of Case Status Details

यह एक कम्पयुटर जनित प्रति यह प्रपत्र केवल प्रार्थी की जानकारी के लिए <u>हैं</u> किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



जवका देखे

Sch XIV- F.No. 180v रसीद मालगुजारी नाम सर्कल । नाम मौजा मय थाना वो थाना नम्बर

फरद मलकी / फरद रैयती Page No. : 264 नाम रैयत मय विल्दियत जमाबन्दी Vol. No. : 3

वो सकुनत नम्बर। Receipt No.: 0910141211

धनबाद कोलाकुशमा 12 प्रकाश कुमार अगरवाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
The state of the s	213,214,224,225,226,227,228,229,230,231	0 एकड़ 11.5 डिसमील 0 हेक्टर

भराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
राजा नकदा	ाराजा नायरा।	Will Mill To Man To The State of the State o

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

			बकाया				
	मांग बावत	सालाना	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	हाल (2018-2019)
माल	(नकदी)	7.00			7.00	7.00	7.00
गुजारी सेस	(भावली)	1.75			1.75	1.75	1.75
संस		3.50			3.50	3.50	3.50
सूद मृतफरकात		3.50			3.50	3.50	3.50
मीजान		1.40			1.40	1.40	1.40
		17.15			17.15	17.15	17.15

तफसील अदायकारी

		बकाया				मोतालबा	
अदायकारी बाबत		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	हाल (2018-2019)	फाजिल
माल	(नकदी)			7.00	7.00	7.00	
गुजारी सेस	(भावली)		*	1.75	1.75	1.75	
				3.50	3.50	3.50	
सूद मृतफरकात				3.50	3.50	3.50	
मीजान अदायकारी			10/20	1.40	1.40	1.40	
				17.15	17.15	17.15	

(१) मीजान कुल (लपजों में) : Fifty One Rupees and Fourty Five Palse

(२) नाम देहिन्दा -

(३) कुल बकाया- 51.45

तारीख अमला तहसील कुनिन्दा: 09-10-2018

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्पयुटर जनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

राजस्व एवं भूमि सुधार विभाग झारखंड सरकार

पंजी 11 प्रति

मामखण्ड मरका

91/8/91

December 11, 2019

725h

कृषि सेस वालू 出 12 JHARKHAND लगान कृषि सेस बकाया रेयती स्वास्थ्य सेस गालू खाता का प्रकार इस्टेट का नाम परिवर्तन के लिए प्राधिकार स्वास्थ्य सेस विकाया हलका-02 Mutation Cases Not Found !! दाखिल खारिज केस न 1593(॥)16-17 शिक्षा सेस वालू हलका का नाम थाना नम्बर् शिक्षा सेस बकाया धनबाद रोड सेस वालू साल अचंल का नाम नेजी संख्या रकवा रे 0.84 डि 0 है 0 社 11.5 ほ0 声 रोड सेस 264 बकाया रे 1.74 डि 0 1.68 居 0 00 0.43 ほ 0 1.5 ほ 0 धनबाद 264 0.84 0.43 1.28 1.07 1.69 लागत चालू पृष्ठ संख्या साल अनुमंडल नाम प्रकाश कुमार अगरवाल , पिता-जगदीश प्रसाद अगवाल , होत्हिंग संख्या लागत प्लोट संख्या क्ल परिमान साल 231 < कोलाकुशमा 226 -230 228 229 225 227 साल 224 214 धनबाद प्राप्ति पत्र संख्या खाता नम्बर भाग वर्तमान जिला का नाम मीजा का नाम तारीख 708 708 208 708 807 708 708 708

List Of Mutation Cases on the above transaction in Register-II

List Of Case Status Details

Sch XIV-F.No. 180v रसोद मालगुजारी नाम सर्कल । नाम मौजा मय थाना वो थाना नम्बर



फरद मलकी / फरद रैयती Page No. : 144 नाम रैयत मय वलिदयत जमाबन्दी

Vol. No. : 2

वो सकुनत नम्बर। Receipt No.: 0445287778

धनबाद | कोलाकुशमा | 12 | मीना अगरवाल

खाता संख्या खेसरा संख्या रकबा (एकड़ में) 708 231 0 एकड़ 5 डिसमील 0 हेक्टर

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

जीत के। सालाना मांग मय तफसील (बकाया वो हाल) मौजदा माल का।

Tri	मांग बावत		बकाया				1
		सालाना	तीन वर्ष से ज्यादां	३ रा वर्ष		१ ला वर्ष (2018-2019)	हाल (2019-2020)
माल गजारी	(नकदी) (भावली)	3.00			3.00	3.00	3.00
गुजारी सेस	(4(4(1)	0.75			0.75	0.75	0.75
स्द		1.50			1.50	1.50	1.50
मुतफरकात मीजान	* * * *	1.50			1.50	1.50	1.50
		0.60			0.60	0.60	0.60
		7.35			7.35	7.35	7.35

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा	
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	हाल (2019-2020)	फाजिल
माल गजारी	(नकदी) (भावली)		N	3.00	3.00	3.00	
गुजारी सेस	(-114(11)			0.75	0.75	0.75	
सूद नुतफरकात				1.50	1.50	1.50	
नीजान अदायकारी	* * * * *			1.50	1.50	1.50	
			(2)	0.60	0.60	0.60	
(0) -0 > >- >- >-			10000000000000000000000000000000000000	7.35	7.35	7.35	

(१) मीजान कुल (लफ्जों में) : Twenty Two Rupees and Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 22.05

2.05 वास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्पयुटर जनित प्रति है। यह प्रपन्न केवल प्रांधीं की जानकारी के लिए है। किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

राजस्व एवं भूमि सुधार विभाग झारखंड सरकार

4529 At 9/8/6 December 11, 2019

म्ना मन

JHARKHAND हैयती लगान सेस 3 4.5 3 4.5	
हलका-02 इस्टेट का नाम ग्रेमिति 12 खाता का प्रकार रैयती परिवर्तन के लाए प्राधिकार 3 23(11)16-17 3	## =
हलका का नाम थाना नम्बर Vide m/c No 142	शिक्षा सेस शिक्षा सेस चाल स्वास्थ्य बकाया साल बकाय Mutation Cases Not Found!!
धनबाद अचंल का नाम धनबाद धनबाद तोजी संख्या 144 तोजी संख्या रक्बा	ोड सेस चालू थि। साल ब
國理器	सान लाग बकाया स
भाग वर्तमान 2 अनुमंडल निजा का नाम धनबाद होस्डिंग सं होस्डिंग सं कोलाकुशमा होस्डिंग सं मीजा का नाम कोलाकुशमा होस्डिंग सं मीना अगरवाल , प्रति-प्रकाश कु अगरवाल , जाति	708 कुल परिमान जुल परिमान तारीख मांख साल ला संख्या से तक ब

पढ़ एक कम्पयुटर जनित प्रति यह प्रपन्न केवल प्राथी की जानकारी के लिए हैं किसी भी प्रकार की अगुद्धियों के लिए जाद नंबर क्लिक करें।

जाताशा देखें 🎎

02/8/8/ FAIR TO 11 PSP



Racin Agus







SII COMETAX DEPARTMENT GOVT OF INDIA
PRAKASH KUMAR AGARWAL

JAGDISH PRASAD AGARWALLA

21/09/1963
Perminent Account Number
ACVP A61881







भारत सरकार Unique Identification Authority of India Government of India

नामांकन क्रम / Enrollment No.: 1119/20168/30568

To प्रतीन कुमार अग्रवाल Pravin Kumar Agarwal S/O: Jagdish Prasad Agarwal Flat No 404, Balajee Enclave Jharia Road Near I.C.I.C.I Bank Shastri Nagar East Rajasbera Dhansar Dhanbad-cum-kenduadih-cum-jagta Dhanbad

Jharkhand 828106 9431124640

MN791408771FT



आपका आधार क्रमांक / Your Aadhaar No. :

7360 2754 6622

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



प्रवीन कुमार अग्रवास Pravin Kumar Agarwal जन्म तिथि / DOB : 04/10/1966 पुरुष / Male



7360 2754 6622

आधार - आम आदमी का अधिकार

GIF: Late Gulthari Lal Agarus











आयकर विभाग मारत सरकार INCOME TAX DEPARTMENT & GOVT. OF INDIA





स्थायी लेखा संख्या कार्ड Permanent Account Number Card

ABACS4203R

HTH / Name
STONERIDGE VENTURES PRIVATE LIMITED

नियमन/भवन की तारीख Date of incorporation/Formation 07/06/2018







OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad State Name :- Jharkhand

Deed Endorsement

Token No :- 2020000034354

David T	Token No :- 2020000003
Deed Type	Sale Deed
Number of Pages	102
Fee Details	Stamp Duty :- Rs. 498420, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1530, A1 :- Rs. 373815, LL Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.4092319/- ,Transaction Amount :- Rs.12460500/-
Property Details	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 212 AND 227, West: PLOT NO. 214, South: PLOT NO. 215, North: PLOT NO. 212 Khata Number - 24Plot Number - 213Page Number - 1263 1313 264Ward Number - 23Volume Number - 1 3 Area Of Land: - 7.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.2923085/- ,Transaction Amount :- Rs.0/-
Property Details	District: - Dhanbad , Tehsil: - Dhanbad , Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 213 , West: PLOT NO. 212, South: PLOT NO. 215, North: PLOT NO. 212 Khata Number - 24Plot Number - 214Volume Number - 1 3Page Number - 1263 1313 264Ward Number - 23 Area Of Land: - 5.00 Decimal
Property No.	3
/aluation Details	Value :- Rs.2338468/- ,Transaction Amount :- Rs.0/-
Property Details	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 224, West: PLOT NO. 215, South: PLOT NO. 218, North: PLOT NO. 226 Khata Number - 708Plot Number - 225Volume Number - 1 2Page Number - 1263 1313 159Ward Number - 23 Area Of Land: - 4.00 Decimal
roperty No.	4
aluation Details	Value :- Rs.543694/- ,Transaction Amount :- Rs.0/-

Property Details	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 229, West: PLOT NO. 215 AND 213, South: PLOT NO. 215, North: PLOT NO. 227 Volume Number - 1Page Number - 1263 1313Khata Number - 708Plot Number - 226Ward Number - 23 Area Of Land: - 0.93 Decimal
Property No.	5
Valuation Details	Value :- Rs.876926/- ,Transaction Amount :- Rs.0/-
Property Details	Value :- RS.6769207-, Harrode Village Name :- Kolakushma Location :- Other District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other Road, Kolakushma Word No 23 Property Boundaries :- East: PLOT NO. 229, West: PLOT NO. 212 AND 213, South: PLOT NO 226, North: PLOT NO. 212 AND 231 Volume Number - 1Page Number - 1263 1313Khata Number - 708Plot Number - 227Ward Number - 23 Area Of Land :- 1.50 Decimal
Property No.	6
Valuation Details	Value :- Rs.1677851/- ,Transaction Amount :- Rs.0/-
Property Details	Value: - Rs. 16776617 , Hambad , Village Name: - Kolakushma Location: - Other District: - Dhanbad , Tehsil: - Dhanbad , Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 232, West: PLOT NO. 211 AND 212 , South: PLOT NO. 230 AND 224, North: PLOT NO. 211 Volume Number - 1 2Page Number - 1313 144Khata Number - 708Plot Number - 231Ward Number - 23 Area Of Land: - 2.87 Decimal

Sh./Smt.MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL s/o/d/o/w/o JAGDISH PRASAD AGARWALLA has presented the document for registration in this office

today dated :- 18-Mar-2020 Day :- Wednesday Time :- 15:21:10 PM



MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL(Individual)

AGARWAL	4GARWAL(IIIdividual)		
Party Name Docum	NI Lan		
E BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL PAN/L	AANCS7040		
THROUGH ITS DIRECTOR PRAVIN KUMAK AGARWAL			

Power

Is e-KYC
Of

Finger

Sr.NO Party Name and Address Verified? e-KYC Details Attorney Party Type Party_Photo Print Signature

. 1	MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL Address1 - SHANTI BHAWAN, BANK MORE, PS. BANK MORE, DHANBAD, Address2 - ,,, Jharkhand PAN No.: AANCS7040J, Permission Case No	Yes Pravin Kumar Agarwal Address:- Flat No 404, Balajee Enclave, Near I.C.I.C.I Bank, Jharia Road, Shastri Nagar East, Rajasbera, Dhanbad, 828106, Jharkhand, India	SELLER Age:53	Sawn Agend
2	MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAKASH KUMAR AGARWAL Address1 - AMLAPARA, PS. JHARIA, DHANBAD, Address2, Jharkhand PAN No.: AANCS7040J, Permission Case No	Yes Prakash Kumar Agarwal Address:-, Marwari Mahavidyalay, Amla Para, Jharia, Jharna, , Dhanbad, 828111., Jharkhand,	SELLER Age:56	Pakar Mar
3	MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR MEENA AGARWAL Address1 - AMLAPARA PS. JHARIA , DHANBAD., Address2 Jharkhand PAN No.: AANCS7040J, Permission Case No	Yes Meena Agarwal Address:-, Near Marwari School,, Amlapara, Jharia,, Dhanbad, 828111., Jharkhand, India	SELLER Age:47	Meera Agasusal

MS STONERIDGE
VENTURES PRIVATE
LIMITED REPRESENTED
HEREIN THROUGH ITS
DIRECTOR SAROJ
KUMAR SINGH
Address1 - GEHLOT
KUTIR , NEAR OM
BHAWAN , JORAPHATAK

PAN No.:

ABACS4203R, Permission

Case No.-

.DHANBAD, Address2 -

Saroj Kumar Singh Address:-,,, JORAPHATAK,, Dhanbad, Dhanbad, 826001,,

Jharkhand,

India

Yes

PURCHASER Age:42







Identification:

Sr.NO

Party Name and Address

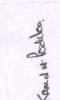
1

KAMAL NAYAN PODDAR S/o-D/o MURLIDHAR PODDAR

Address1 - SHASTRI NAGAR EAST , DHANBAD., Address2 - , , , , Jharkhand
PAN No.:

Photo

FingerPrint Signature



Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAMAL NAYAN PODDAR Address1 - SHASTRI NAGAR EAST, DHANBAD., Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR MEENA AGARWAL, MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAKASH KUMAR AGARWAL, MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (KAMAL NAYAN PODDAR) Son/Daughter/Wife of (MURLIDHAR PODDAR) resident of (SHASTRI NAGAR EAST, DHANBAD.) and by occupation (Business).

Signature of Registering Officer

Date:- 18-Mar-2020

Seal and Signature of Registering Office





Transaction Success! Please Note Your Transaction Id.

Name	Ms Shree Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Agarwal Market Mar
Token No	2020000034354
Amount	2350
Transaction ID	5decc8fffb112990bfc3
GRN	2000823924
CIN	10002162020031805342
Time	2020-03-18





Document Registration Summary 1

Date :-18-Mar-2020

• Government/Market Value: ₹12452600/-

• Transaction Amount: ₹12460500 /-

• Paid Stamp Duty: ₹498500 /-

Receipt: 313240

Receipt Date: 18-03-2020

Presenter Name: -

On Date 18-03-2020 Presented at SRO - Dhanbad Signature of Presenter

SRO - Dhanbad

Roavin Ajawal

₹2000 PR ₹2 SP ₹1530 LL

₹55 A1

₹373815 Stamp Duty ₹498500

Total

₹875902

Paym Hea	d T	nount o Be paid	Paid Amount	Balance Amount	Paymen Mode			
Stamp Duty	49	8420	498500	-80	E-STAMP	Payer Name M S STONERIDGE VENTURES PVT LTD	Reference No.	Paymer Amoun
E	200	20	2000				Certificate Number IN-JH27710024049326	498500
PR				0	GRAS	MsShreeBalajeeMultiBuildersPrivateLimitedRepresentedHereinThroughItsDirectorPravinKumarAgarw	GRN Number: 2000818725 DEPT Transaction Id: 602033d905ca320bae4 Transaction Type:	2000 e
	2			0	GRAS	Ms Shree Balajee MultiBuilders PrivateLimitedRepresentedHereinThroughltsDirectorPravinKumar Agarwa and Mathematical Mathematical Properties of the Mathematica	• GRN Number 2000818725 • DEPT Transaction Id : 602033d905ca330base	2
Р	1530) 1	530 (0	GRAS	$Ms Shree Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal \\ -$	• GRN Number : 2000818725 • DEPT Transaction Id : 602033d905ca320b.	1530
	3738	15 37	3815 0		GRAS	MsShreeBalajeeMultiBuildersPrivateLimitedRepresentedHereInThroughItsDirectorPravinKumarAgarwal	• Transaction Type : • GRN Number : 2000818725 • DEPT Transaction Id : 602033d905ca320bae4e • Transaction Type :	371520
				G	RAS		• GRN Number : 2000823924 • DEPT Transaction Id : 5decc8fffb112990bfc2	2295
	5 875772	1				IsShreeBalajeeMultiBuildersPrivateLimitedRepresentedHereinThroughItsDirectorPravinKumarAgarwal	GRN Number :	5

Article: Sale Deed Number of Pages: 102

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Other Description of the Property	Pin Code - 826001	
Government/Market Value	4092319	
Transaction Amount	12460500	

Property Id: 326836

110perty Id. 320836			
Valuation No. : 433526 / 2020	:- 2019-2020	User Id : 3743	Date : 10 Merch 2020 10 10
State : Jharkhand	District : Dhar		Date: 18-March-2020 12:58:PM
Land Type : Urban			Tahsil: Dhanbad
Kolakushma Word No 23 - Oth	Corporation :	Kolakushma	Village/City: Kolakushma
Khata Number - 24	Cr Noau		
Plot Number - 214			
Volume Number - 1 3			
Page Number - 1263 1313 264			
Ward Number - 23			
Valuation Rule : Commercial lan	d		
Usage : Non Agri => Commercial		ercial land	
Property Details	The second	ercial land	
1 Land area			建筑连线器里的基础设置。
Calculation Details			5 Decimal

Sr.No.	Description		
		Calculation	Total
1	Open Land Valuation	1. 5 x 584617=2923085	
Α	Total	1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	₹29,23,085/-
Note : F	inal Valuation is Rounded to N		₹29,23,085/-

Note: Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹29,23,100/-

Total Amount in Words: Twenty Nine Lakhs Twenty Three Thousands One Hundred Rupees Only.

. 213 , West: PLOT NO. 212, South: PLOT n: PLOT NO. 212
00 Decimal
001
501

Property Id: 326839

Valuation No.: 433531 / 2020	:- 2019-2020	User Id : 2742	D-1- 10.11	
State: Ibarkhand	Corporation : Kolakushma		Date: 18-March-2020 12:58:PM	
			Tahsil: Dhanbad	
Land Type : Urban				
Kolakushma Word No 22 OU			Village/City : Kolakushma	
Kolakushma Word No 23 - Othe	r Road		village/City : Ko	

Khata Number - 708	
Plot Number - 225	
Volume Number - 1 2	
Page Number - 1263 1313 159	
Ward Number - 23	
Valuation Rule : Commercial land	
Usage: Non Agri => Commercial Land => Commercial	land

=> Commercial land

Property Details

Land area 4 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 × 584617=2338468	₹23,38,468/-
Α	Total		₹23,38,468/-

Note: Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹23,38,500/-

Total Amount in Words: Twenty Three Lakhs Thirty Eight Thousands Five Hundred Rupees Only.

	Property Boundaries East: PLOT NO. 224, West: PLOT NO. 215, South: PLOT NO. 218, North: PLOT NO. 226
Area	Land area : 4.00 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	2338468
Transaction Amount	-

Property Id: 326844

Valuation No. : 433532 / 2020	:- 2019-2020	User Id: 37	743 Date: 18-March-2020 12:58:PM
State: Jharkhand	District : Dhar	nbad	Tahsil : Dhanbad
Land Type : Urban	Corporation :	Kolakushma	
Kolakushma Word No 23 - Oth	er Road		Village/City . Kolakushima
Volume Number - 1	PARTIE AND DES		
Page Number - 1263 1313			
Khata Number - 708			
Plot Number - 226		alvasa illesti	
Ward Number - 23			
Valuation Rule : Commercial lar	nd		THE RESIDENCE OF THE PROPERTY
Usage : Non Agri => Commercia		austal Isoni	

Property Details Land area 0.93 Decimal Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.93 x 584617=543693.81	₹5,43,694/-
Α	Total		₹5,43,694/-
Note:	Final Valuation is Rounded	to Next 100/-	
Total V	aluation (A)	The state of the s	₹5,43,700/-
		Lakh Forty Three Thousands Seven Hur	ndred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 229 , West: PLOT NO. 215 AND 213, South: PLOT NO. 215, North: PLOT NO. 227
Area	Land area : 0.93 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	543693.81
Transaction Amount	- 1010 M

Property Id: 326848

Valuati	on No. : 433534 / 2020	:- 2019-2020	User Id : 3743	Date: 18-March-2	.020 12:58:PM
State :	cate : Jharkhand District : Dhanbad			Tahsil : Dhanbad	
Land Ty	Land Type : Urban Corporation : Kolakushma			Village/City:	Kolakushma
Kolaku	shma Word No 23 - Oth	er Road			
Volume	Number - 1				
Page N	umber - 1263 1313				
Khata I	Number - 708				
Plot Nu	mber - 227				
Ward N	lumber - 23				
Valuati	on Rule : Commercial la	nd			
Usage	: Non Agri => Commercia	al Land => Comr	mercial land		
Proper	ty Details				
1	Land area			1.50 Decimal	
Calcula	tion Details				
Sr.No.	Description		Calculation		Total
1	Open Land Valuation	1. 1.5 x	1. 1.5 x 584617=876925.5 ₹8,76,92		
Α	Total				₹8,76,926/-
Note:	Final Valuation is Rounde	d to Next 100/-			
Total V	aluation (A)				₹8,77,000/-
Total A	mount in Words : Eigh	t Lakh Seventy	Seven Thousa	nds Rupees Only.	

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 229, West: PLOT NO. 212 AND 213, South: PLOT NO. 226, North: PLOT NO. 212 AND 231
Area	Land area : 1.50 Decimal

Other Description of the Property	Pin Code - 826001		
Government/Market Value	876925.5		
Transaction Amount			

Property Id: 326850

Valuat	ion No.: 433535 / 2020	:- 2019-2020	User Id: 3	743 D	ate: 18-Marc	h-2020 12:58:PM
State :	Jharkhand	nand District : Dhanbad			Tahsil: Dhanbad	
Land Type : Urban Corporation : Kolakus			Kolakushma		Village/Cit	y : Kolakushma
Kolaku	ıshma Word No 23 - Oth	er Road	-			
Volum	e Number - 12					
Page N	Number - 1313 144					
Khata	Number - 708					
Plot N	umber - 231					
Ward I	Number - 23					
Valuat	ion Rule : Commercial la	nd	JET ERROEVARTIOGS			
Usage	: Non Agri => Commercia	al Land => Comm	nercial land	1/4		
Proper	ty Details		* * * * * * * * * * * * * * * * * * * *	a end		
1	Land area		2.87 Decimal			
Calcula	ation Details					
Sr.No.	Description		Calculatio	n		Total
1	Open Land Valuation	1. 2.87 x 584617=1677850.79 ₹16,77,851			₹16,77,851/-	
Α	Total	otal			₹16,77,851/-	
Note:	Final Valuation is Rounde	d to Next 100/-				
Total \	/aluation (A)	Design Title				₹16,77,900/-
Total A	Amount in Words : Sixte	een Lakhs Seve	nty Seven 1	Thousa	nds Nine Hu	ndred Rupees

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 232, West: PLOT NO. 211 AND 212, South: PLOT NO. 230 AND 224, North: PLOT NO. 211
Area	Land area : 2.87 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	1677850.79
Transaction Amount	-

SELLER	-Mr. MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAKASH KUMAR AGARWAL, Address - AMLAPARA, PS. JHARIA, DHANBAD, Father/Husband Name JAGDISH PRASAD AGARWALLA, PAN No******040J, Permission Case No, Aadhaar No. ********0637
--------	---

	-Mrs. MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR MEENA AGARWAL, Address - AMLAPARA, PS. JHARIA, DHANBAD, Father/Husband Name PRAKASH KUMAR AGARWAL, PAN No************************************
	-Mr. MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL, Address - SHANTI BHAWAN, BANK MORE, PS. BANK MORE, DHANBAD-, Father/Husband Name JAGDISH PRASAD AGARWALLA, PAN No ******040J,Permission Case No, Aadhaar No. ********6622
PURCHASER	-Mr. MS STONERIDGE VENTURES PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR SAROJ KUMAR SINGH, Address - GEHLOT KUTIR, NEAR OM BHAWAN, JORAPHATAK, DHANBAD-, Father/Husband Name SHARDA NAND SINGH, PAN No *******203R, Permission Case No, Aadhaar No. ********1815

Witness Information	Mr. KAMAL NAYAN PODDAR , Address - SHASTRI NAGAR EAST , DHANBAD, Father/Husband Name-MURLIDHAR PODDAR

Fee Rule:Sal	e Deed	
1	Stamp Duty	4,98,420

1	SP	1,530
	Total	1,530
Fee Rule:Sale D	eed	
1	PR	2
2	LL	5
3	E	2,000
4	A1	3,73,815
	Total	3,75,822

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.

/ and

Roavin Agawal

Robon Mark

Meera Agawal



Pre Registration Docket

Date :- 18-03-2020 12:43 pm

Office Name: - SRO - Dhanbad Token No: - 20200000034354

Appoinment :- 18-Mar-2020 Time:- 12:50

Article	Sale Deed
Pre Registration Date	15-Mar-2020
No. Of Pages	51
Stamp Duty	498420
Paid Stamp Duty	0
Total Fees	₹ 3,77,352.

Property Id: 326826

Valuation No. : 433527 / 2020	:- 2019-2020	User Id : 3743	Date: 18-March-2020 12:58:PM
State : Jharkhand	District : Dhar	nbad	Tahsil : Dhanbad
Land Type : Urban	Corporation :	Kolakushma	Village/City : Kolakushma
Kolakushma Word No 23 - Oth	er Road		
Khata Number - 24			
Plot Number - 213			
Page Number - 1263 1313 264			
Ward Number - 23			
Volume Number - 1 3			
Valuation Rule : Commercial la	nd		

Usage: Non Agri => Commercial Land => Commercial land

Property Details

1	Land area	7 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7 x 584617=4092319	₹40,92,319/-
A	Total		₹40,92,319/-

Note: Final Valuation is Rounded to Next 100/-

Total valuation (A)	₹40,92,400/-
	140,32,400/-

Total Amount in Words: Forty Lakhs Ninety Two Thousands Four Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 212 AND 227, West: PLOT NO. 214, South: PLOT NO. 215, North: PLOT NO. 212
Area *	Land area : 7.00 Decimal

Token No.: 20200000034354

CERTIFICATE

Office of the SRO - Dhanbad

MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR This Sale Deed was presented before the registering officer on date 18-Mar-2020 by MS SHREE BALAJEE AGARWAL, S/O, D/O, W/O JAGDISH PRASAD AGARWALLA resident of SHANTI BHAWAN, BANK MORE, PS. BANK MORE, DHANBAD ,.

This deed was registered as Document No:- 2020/DHAN/2206/BK1/2073 in Book No:- BK1, Volume No:-238 from Page No :- 323 to 424 at, office of SRO - Dhanbad Registering Officer

Date:- 18-Mar-2020



INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH27710024049326S

14-Mar-2020 11:38 AM

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

SUBIN-JHJHSHCIL0140854147008067S

M S STONERIDGE VENTURES PVT LTD

Article 23 Conveyance

IMMOVABLE PROPERTY

1,24,60,500

(One Crore Twenty Four Lakh Sixty Thousand Five Hundred only)

MS SHREE BALAJEE MULTI BUILDERS PVT LTD AND OTHERS

M S STONERIDGE VENTURES PVT LTD

M S STONERIDGE VENTURES PVT LTD

(Four Lakh Ninety Eight Thousand Five Hundred only)



-----Please write or type below this line--

पहलकारी एकर की धारा <u>५६०% अव</u> ना यात्रय वे और इविडबन स्टाम्य लिल-189 कार्य जागारा गरा है। अधरा नहीं है।

0002278494



- The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.







Government of Jharkhand e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-JH29759835553382S

: 08-Jul-2020 02:49 PM

CSCACC (GV)/ jhcsceg07/ JH-DBSUM0157/ JH-DB

: SUBIN-JHJHCSCEG0744632140728232S

: MS SHREE BALAJEE MULTI BUILDERS PVT LTD

: Article 23 Conveyance

: LAND

9.88,650

(Nine Lakh Eighty Eight Thousand Six Hundred And Fifty only)

: PRAKASH KUMAR AGARWAL

: MS SHREE BALAJEE MULTI BUILDERS PVT LTD

: MS SHREE BALAJEE MULTI BUILDERS PVT LTD

39,560

(Thirty Nine Thousand Five Hundred And Sixty only)



.....Please write or type below this line-----

बंधन नियम 21 के अधीन और छोट प्रश्तिकारों एक ही छोट के अधीन प्राहर है और इंग्रिट्सन स्टाम एक्ट-189 प्रभावत प्रथा नगारा गया है। अथवा दिक्स श्यों में विम्वत है या स्टाम - विल्क अपेटि

RS 0000349804

Parel = Sale 4788650/2012 among

18 0/ 9/8

अनुसार निधारित न्यूनतम् हत्व सं कम शही ।

चल अधिकारी **भाग में वर्णित मोजा भाग स्वा**

नम्बर 1 के नया खाता कि नहीं है। अर्थ

Jee Rusp

A 29660

3.-Proce 1.

29664-



Probon 1- Age 9.7.2020



THIS DEED OF ABSOLUTE SALE is made on this the 9th day July Two Thousand Twenty, by and between SRI PRAKASH KUMAR AGARWAL Son of Sri Jagdish Prasad Agrawalla, by faith Hindu, by caste Vaishya, by occupation Business resident of Amlapara, Jharia, P.S. Jharia, District – Dhanbad, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND IN FAVOUR OF

M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. A Private Limited Company duly incorporated under the Indian Companies Act. having its Regd. Office at 5th Floor, 40 Model House, Strand Road, Kolkata - 700001 & Branch office at 3rd floor, Shree Ram Plaza, Bank More, Dist. Dhanbad, represented herein through its Director SRI PRAVIN KUMAR AGARWAL Son of Shi Jagdish Prasad Agrawal, by faith Hindu, by caste Vaishya, by occupation business, resident of 404A, 4th Floor, Balajee Enclave, Near ICICI Bank, Shastri Nagar, District – Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a registered deed of sale No. 16874 dated 23.12.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 523, page Nos. 317 to 348 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour M/s Shree Balajee Multi Builders (P) Ltd., who purchased their entire right, title, interest and possession to in and over 29.73 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

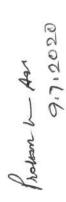
WHEREAS, ever since the date of purchase as aforesaid the said M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 2963(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1263 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 16873 dated 23.12.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No.523, page Nos. 279 to 316 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour of M/s Shree Balajee Multi Builders (P) Ltd., who purchased their entire right, title, interest and possession to in and over 30.60 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the said M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 3165(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1313 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4722 dated 16.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 335, page Nos. 63 to 98 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of the vendor hereto, the vendor hereto Sri Prakash Kumar Agarwal, purchased their entire right, title, interest and possession to in and over 11.50 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto Sri Prakash Kumar Agarwal, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 1593(II)2016-17 and



= 4 =

paying ground rent to the State regularly under volume No. 3, page No. 264 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4529 dated 09.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 320, page Nos. 103 to 138 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of Smt. Meena Agarwal, who purchased their entire right, title, interest and possession to in and over 05 Decimals of land out of Survey settlement Plot No. 220, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the said Smt. Meena Agarwal, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 1423(II)2016-17 and paying ground rent to the State regularly under volume No. 2, page No. 144 at register II of Dhanbad Circle office; And

WHEREAS the Land of Schedule A , no specific Area mention /indicate of each Plot in Sale Deed of Sri Prakash Kumar Agarwal, Smt. Meena Agarwal, and M/s Shree Balajee Multi Builders (P) Ltd., while for the purpose of R.S.Panji-II it is essential to show individual shares of each vendors plot wise. As such all the abovenamed three purchasers of the aforesaid sale deeds jointly demarcated their respective share of land as per plot wise of thire Purchase Sale Deed. Accordingly under Revised survey settlement exact share of plot mentioned in Jamabandi (Panji-II) is shown , the details whereof have been specifically shown in Schedule-B.

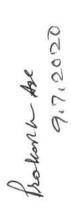
WHEREAS the Vendor hereto Sri Prakash Kumar Agarwal to meet his financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over a portion of land measuring an area 1.69 Decimals, morefully described in

the Schedule hereto for a total Consideration of Rs.9,88,650/- (Rupees Nine Lac Eighty Eight Thousand Six Hundred Fifty) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land for a consideration of the sum of Rs. 9,88,650/- (Rupees Nine Lac Eighty Eight Thousand Six Hundred Fifty) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

- That in consideration of the total sum of Rs. 9,88,650/- (Rupees Nine Lac Eighty 1. Eight Thousand Six Hundred Fifty) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.
- That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner



= 6 =

defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

- 3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.2/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
- 4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
- 5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS Page $\bf 6$ of $\bf 13$



= 7 =

HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Schedule - A

Land belonged to Land owner M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no. 16873 dated 23.12.2010

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Area
16
02
06
04
27.2
15.63
06
76.83

Total area 76.83 out of which measuring area 30.63 Decimals Total purchase of land vendor no. 1 above Deeds

Land belonged to Land owner M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no.16874 dated 23.12.2010

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Page 7 of 13

Old Plot No.	Area	
216	16	
217	02	
218	06	
219	04	
220	27.2	
222 & 223	15.63	
224	06	
Total Area of Land	76.83	

Total area 76.83 out of which measuring area 29.73 Decimals Total purchase of land vendor no. 1 above Deeds

Land belonged to Land owner/VENDOR Sri Prakash Kumar Agarwal Vide Sale Deed no. 4722 dated 16.08.2016

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area
216	16
217	02
218	06
219	04
220	27.2
222	16
223	08
224	06
Total Area of Land	76.83

Total area 76.83 out of which measuring area 11.50 Decimals land of vendor no. 2



= 9 =

Land belonged to Land owner Smt. Meena Agarwal Vide Sale Deed no. 4529 dated 08.08.2016

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad, Dist: Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area	
220	05	

Total area 05 Decimals land of vendor no. 3

Schedule B

Land Lord M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. (as per Purchased sale deed no. 16873) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 1 पृष्ठ संख्या 1313 में खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान 1 पृष्ठ संख्या 1313

	कुल परिमाण	30.60 डिसमिल
708	231	12.4
708	230	3.36
708	229	1.6
708	228	0.8
708	227	0.4
708	226	0.4
708	225	2.6
708	224	3.31
24	214	2.57
24	213	3.16
खाता संख्या	प्लोट संख्या	रकवा

= 10 =

Land Lord M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. (as per Purchased sale deed no. 16874) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 1 पृष्ठ संख्या 1263 में खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान 1 पृष्ठ संख्या 1263

	कुल परिमाण	29.73 डिसमिल
708	231	12.78
708	230	1.24
708	229	1.56
708	228	0.77
708	227	2.32
708	226	0.53
708	225	2.53
708	224	3
24	214	2
24	213	3
खाता संख्या	प्लोट संख्या	रकवा

Vendor **SRI PRAKASH KUMAR AGARWAL**(as per Purchased sale deed no. 4722) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 3 पृष्ठ संख्या 264 खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान ३ पृष्ठ संख्या २६४

	कुल परिमाण	11.50 डिसमिल	
24	213	0.84	
708	231	1.74	
708	230	1.68	
708	229	0.84	
708	228	0.43	
708	227	1.28	
708	226	1.07	
708	225	1.50	
708	224	1.69	
24	214	0.43	
खाता संख्या	प्लोट संख्या	रकवा	

Land Lord Smt. Meena Agarwal (as per Purchased sale deed no. 4529) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 2 पृष्ठ संख्या 144 खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान 2 पृष्ठ संख्या 144

खाता संख्या	प्लोट संख्या	रकवा	
708	231	5.00	
	कुल परिमाण	5.00 डिसमिल	

SCHEDULE - C

All that piece and parcel of Raiyati land situated at Mouza Kolakusma, under P.S. Dhanbad, Chowki sadar Sub-Registry office and Dist. Dhanbad,



= 12 =

Mouza Kolakusma, Mouza No. 12, appertaining to C. S. Khata no. 01 (R. S. Khata No. 708),

C. S. Plot No. 222 (R. S. Plot No.224), out of which measuring an area 1.69 Decimals (One Point Six Nine Decimals) of land is hereby sold by this sale deed, (which is commercial land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North - Plot No.227,

South - Plot No.218

East - Plot No.224,

West - Plot No. 215,

(Purchased vide Deed No. 4722 dated 16.08.2016 and ground rent is being paid at Register II, under Volume No. 3, Page No. 264)

Memo of Consideration

Rs.<u>9,88,650/</u>- (<u>Rupees :- Nine Lac Eighty Eight Thousand Six Hundred Fifty Only</u>) only as per below details :-

		P	AYMENT SCHE	DULE	
S No	Payment Details	Bank Name (Purchaser Account)	Date	Beneficiary	Amount
1	Cheque No.257879	Axis Bank Ltd	17.03.2020	PRAKASH KUMAR AGARWAL	9,88,650/-

WITNESSES:-

1. Uttarn Kumaz Singh. Late-Ramma Hand Singh. Add. - Chandrian Dhangar Dhanbod.

2. Pridyul Roy, 310, Late P. Le. Roy, Vilansh Nagar, Bam/c More, Dhambad 917.2020



Pravin Agawal











Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Jakoni Chrolly.

Seller: - Sri Prakash Kumar Agarwal slo Sri Jagdish
Prasad Agrawalla Rlo Amlapara, Iharia P.S. Iharia
Dist. Dhanbad.

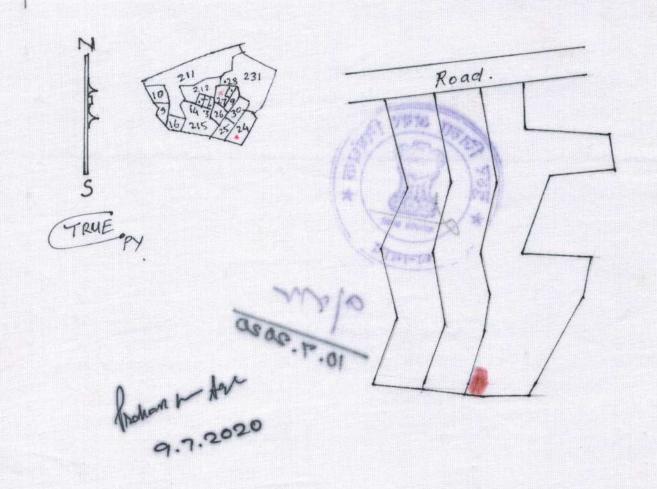
Purchaser: - MIS Shree Balajee Multi Builders (P) Ltd. Rep
through its Director Sri Pravin Kumar Agarwal slo
Jagdish Prasad Agarwal Rlo 404 A, 4th Floor, Balajee
Enclave, Near ICICI Bank, Shastri Nagar. Dist. Dhanbad.

Schedule: - Mouza. Kolakus ma No. 12. P.S. Saraidhela.

C.S. Khatano. R.S. Khatano. C.S. Plot No. R.S. Plot No. Area.

01 708 222 224 - 1.69 - Deci

Shown in red colour.





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पंजी ॥ विवरण

Go Back

विवरण

भाग वर्तमान

3

पृष्ठ संख्या

264

जिला का नाम

धनबाद

अनुमंडल नाम

धनबाद

अचंल का नाम

धनबाद

हलका का नाम

हलका-02

मौजा का नाम

कोलाकुशमा

होल्डिंग संख्या

264

थाना नाम

झरिया

थाना नंबर

12

तौजी संख्या

इस्टेट का नाम

JHARKHAND

खाता का प्रकार

रैयती

रैयत का नाम

क्रम सं.

रैयत का नाम

जाति निवासी

प्रकाश कुमार अगरवाल पिता - जगदीश प्रसाद अगवाल

मानास्त्र सूचि से मिलान किया वाया

वंजी ॥ का मिला

प्लोट का विवरण

24	
708 🔪	

खाता नंबर

प्लोट संख्या

0 एकड़ 0.43 डिसमील 0 हेक्टर

214

213

0 एकड़ 0.84 डिसमील 0 हेक्टर

224 3

0 एकड 1.69 डिसमील 0 हेक्टर

225

0 एकड 1.5 डिसमील 0 हेक्टर

226

0 एकड़ 1.07 डिसमील 0 हेक्टर

227

0 एकड़ 1.28 डिसमील 0 हेक्टर

228

0 एकड़ 0.43 डिसमील 0 हेक्टर

229

0 एकड़ 0.84 डिसमील 0 हेक्टर





भारतीय विशिष्ट पहचान प्राधिकरण धक्काराह्म विशिष्ट पहचान प्राधिकरण

पता: S/O: जगदीश प्रसाद अगरवाल, अमला परा, मारवारी महाविद्यालय, झरिया, झरना, धनबाद, झरिया, झारखण्ड, 828111

Address: S/O: Jagdish Prasad Agarwal, Amla Para, Marwari Mahavidyalay, Jharia, Jharna, Dhanbad, Jharia, Jharkhand, 828111



 \bowtie help@uldal.gov.in

www www.uidai.gov.in

Prokon m- Age





भारत सरकार Unique Identification Authority of India Government of India

नामांकन क्रम / Enrollment No.: 1119/20168/30568

प्रवीन कुमार अयवाल Pravin Kumar Agarwal S/O Jagdish Prasad Agarwal Flat No 404 Near I.C.I.O Rajasbera Flat No 404, Balajeo Enclave Jharia Road Near I.C.I.C I Bank Shastri Nagar East Dhanbad-cum-kenduadih-cum-jagla Dhanbad Jharkhand 828106

Jhaikhand 828106 9431124640 MN791408771FT



आपका आधार क्रमांक / Your Aadhaar No. :

7360 2754 6622

आधार - आम आदमी का अधिकार



भारत सरकार Government of India

प्रयोग कुमार अग्रवाल Pravin Kumar Agarwal जन्म तिथि / DOB : 04/10/1966 पुरुष / Male



7360 2754 6622

आधार - आम आदमी का अधिकार

Rowin Agand



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No:- 2020000050972

Deed Type	Sale Deed
Number of Pages	56
Fee Details	Stamp Duty :- Rs. 39546, PR :- Rs. 1, SP :- Rs. 840, A1 :- Rs. 29660, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.988003/- ,Transaction Amount :- Rs.988650/-
Property Details	District:- Dhanbad, Tehsil:- Dhanbad, Village Name:- Kolakushma Location:- Other Road, Kolakushma Word No 23
	Property Boundaries: - East: Plot No.224., West: Plot No. 215., South: Plot No.218., North: Plot No.227.
	Volume Number - 3Page Number - 264Khata Number - 708Plot Number - 224 Area Of Land :- 1.69 Decimal

Sh./Smt.PRAKASH KUMAR AGARWAL s/o/d/o/w/o Jagdish Prasad Agrawalla has presented the document for registration in this office today dated :- 10-Jul-2020 Day :- Friday Time :- 12:49:44 PM



PRAKASH KUMAR AGARWAL(Individual)

Party Name	Document Type	Document Number
PRAKASH KUMAR AGARWAL	PAN/UID	256701700637

	Party Name	Is e-KYC	e-KYC	Power Of			Finger	
Sr.NO	and Address	Verified?	Details	Attorney	Party Type	Party_Photo	-	

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
.1	PRAKASH KUMAR AGARWAL Address1 - Amlapara, Jharia, P.S. Jharia, District - Dhanbad., Address2 - ,,,, Jharkhand PAN No.: ,Permission Case No	Yes	Prakash Kumar Agarwal Address:-, Marwari Mahavidyalay, Amla Para, Jharia, Jharna,, Dhanbad, 828111,, Jharkhand, India		SELLER Age:57			Propose to Apr

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	MS SHREE BALAJEE MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN KUMAR AGARWAL Address1 - 404A, 4 th Floor, Balajee Enclave, Near ICICI Bank, Shastri Nagar, District - Dhanbad., Address2 - ,,, Jharkhand PAN No.: ,Permission Case No	Yes	Pravin Kumar Agarwal Address:- Flat No 404, Balajee Enclave, Near I.C.I.C.I Bank, Jharia Road, Shastri Nagar East, Rajasbera, , Dhanbad, 828106, , Jharkhand, India		PURCHASER Age:53			Banin Agand

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	UTTAM KUMAR SINGH S/o-D/o Late Parmanand Singh Address1 - Chandmari , Dhansar , Dhanbad., Address2 - , , , Jharkhand PAN No.:		0.2	Marin Mas Sigh

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	UTTAM KUMAR SINGH Address1 - Chandmari , Dhansar , Dhanbad., Address2 - , , , Jharkhand	8	-	

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (PRAKASH KUMAR AGARWAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (UTTAM KUMAR SINGH) Son/Daughter/Wife of (Late Parmanand Singh) resident of (Chandmari, Dhansar, Dhanbad.) and by occupation (Service).

Signature of Registering Officer

Date:- 10-Jul-2020

Seal and Signature of Registering Officer



Transaction Success!

Name	Ms Shree Balajee MultiBuilders Pvt LtdRepresented Herein Through Its Director Pravin Kumar Agarwal Mentagoria (Market Market M
Token No	2020000050972
Amount	30504
Transaction ID	7c9b9101e5dbcf7306ff
GRN	2001374344
CIN	IGAIXYHXH8
Time	2020-07-09 10:42:13



Document Registration Summary 1

Date :-10-Jul-2020

Government/Market Value: ₹988100/-

• Transaction Amount: ₹988650 /-

• Paid Stamp Duty: ₹39560 /-

Receipt: 334649

Receipt Date: 10-07-2020

Presenter Name: -

On Date 10-07-2020 Presented at SRO - Dhanbad PR

Prehom h Age

₹1

Signature of Presenter

SP

₹840

LL

₹3

SRO - Dhanbad

A1

₹29660

Stamp Duty

₹39560

Total

₹70064

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode			Paymen Amount
Stamp Duty	39546	39560	-14	E-STAMP	MS SHREE BALAJEE MULTI BUILDERS PVT LTD	Certificate Number : IN-JH297598355533825	39560
PR	1	1	0	GRAS	Ms Shree Balajee Multi Builders Pvt Ltd Represented Herein Through Its Director Pravin Kumar Agarwal	• GRN Number : 2001374344 • DEPT Transaction Id : 7c9b9101e5dbcf7306ff • Transaction Type :	1
SP	840	840	0	GRAS	MsShreeBalajeeMultiBuildersPvtLtdRepresentedHereinThroughltsDirectorPravinKumarAgarwal	• GRN Number : 2001374344 • DEPT Transaction Id : 7c9b9101e5dbcf7306ff • Transaction Type :	840
A1	29660	29660	0	GRAS	MsShreeBalajeeMultiBuildersPvtLtdRepresentedHereinThroughltsDirectorPravinKumarAgarwal	• GRN Number : 2001374344 • DEPT Transaction Id : 7c9b9101e5dbcf7306ff • Transaction Type :	29660
LL	3	3	0	GRAS	MsShreeBalajeeMultiBuildersPvtLtdRepresentedHereinThroughltsDirectorPravinKumarAgarwal	• GRN Number : 2001374344 • DEPT Transaction Id : 7c9b9101e5dbcf7306ff • Transaction Type :	3
Sub Total	70050	70064	-14	1-114		12-56-12-18-51-1	

Article: Sale Deed Number of Pages: 56

Signature of Operator

Signature of Registering Officer

Transaction Amount	988650	
	300030	

8	-Mr. PRAKASH KUMAR AGARWAL, Address - Amlapara, Jharia,	
SELLER	P.S. Jharia, District - Dhanbad ,Father/Husband Name Jagdish Prasad Agrawalla , PAN No ,Permission Case No , Aadhaar No. *******0637	
PURCHASER	-Mr. MS SHREE BALAJEE MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN KUMAR AGARWAL, Address - 404A, 4 th Floor, Balajee Enclave, Near ICICI Bank, Shastri Nagar, District - Dhanbad, Father/Husband Name Jagdish Prasad Agrawal, PAN No, Permission Case No, Aadhaar No. ***********************************	

Witness Information	Mr. UTTAM KUMAR SINGH , Address - Chandmari , Dhansar , Dhanbad, Father/Husband Name-Late Parmanand Singh
Identifier Details	Mr. UTTAM KUMAR SINGH , Address - Chandmari , Dhansar , Dhanbad, Father/Husband Name-Late Parmanand Singh

Property Id:352	576	
Fee Rule:Sale	Deed	
1	Stamp Duty	20.546
		39,546

1	SP	
	Total	840
Property Id:352576		840
Fee Rule:Sale Dec	ed	
1	PR	
2	LL	1
3	A1	3
	Total	29,660
		29,664

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.

Deed Writer / Advocate

Bauix Agaid Vendee / Claimant

Vendor / Executant



Pre Registration Docket

Date :- 10-07-2020 10:43 am

Office Name: - SRO - Dhanbad Token No: - 20200000050972

Appoinment :- 10-Jul-2020 Time:- 13:36

Article	Sale Deed		
Pre Registration Date	07-Jul-2020		
No. Of Pages	28		
Stamp Duty	39546		
Paid Stamp Duty	0		
Total Fees	₹ 30,504.		

Property Id: **352576**

Valuation No.: 464306 /	2020	:- 2020-2021	User Id : 3743	Date: 10-July-2020 10:36:AM
State : Jharkhand Dis		trict : Dhanbac		Tahsil: Dhanbad
1 1 -		poration : Kola	akushma	Village/City : Kolakushma
Kolakushma Word No 23 - Other Road			-	Thage, city . Rolandshilla
Volume Number - 3				
Page Number - 264				
Khata Number - 708				
Plot Number - 224				

Valuation	on Rule: Commercial land			
Propert	y Details			
1	Land area		1.69 De	cimal
Calculat	ion Details		2.03 50	eimai
Sr.No.	Description		Calculation	Total
1	Open Land Valuation	1. 1.69	× 584617=988002.73	
A	Total		₹9,88,003/	
Note : Fi	nal Valuation is Rounded to	Next 100/-		₹9,88,003/-
	luation (A)			₹0.00.100/
Total Am	ount in Manda . M.		ight Thousands One Hun	₹9,88,100/-

Land measurement, Sub Part and House No.	Property Boundaries o. East: Plot No.224., West: Plot No. 215., South: Plot No.218., North: Plot No.227.		
Area	Land area : 1.69 Decimal		
Other Description 511 B	Pin Code - 826001		
Government/Market Value	988002.73		

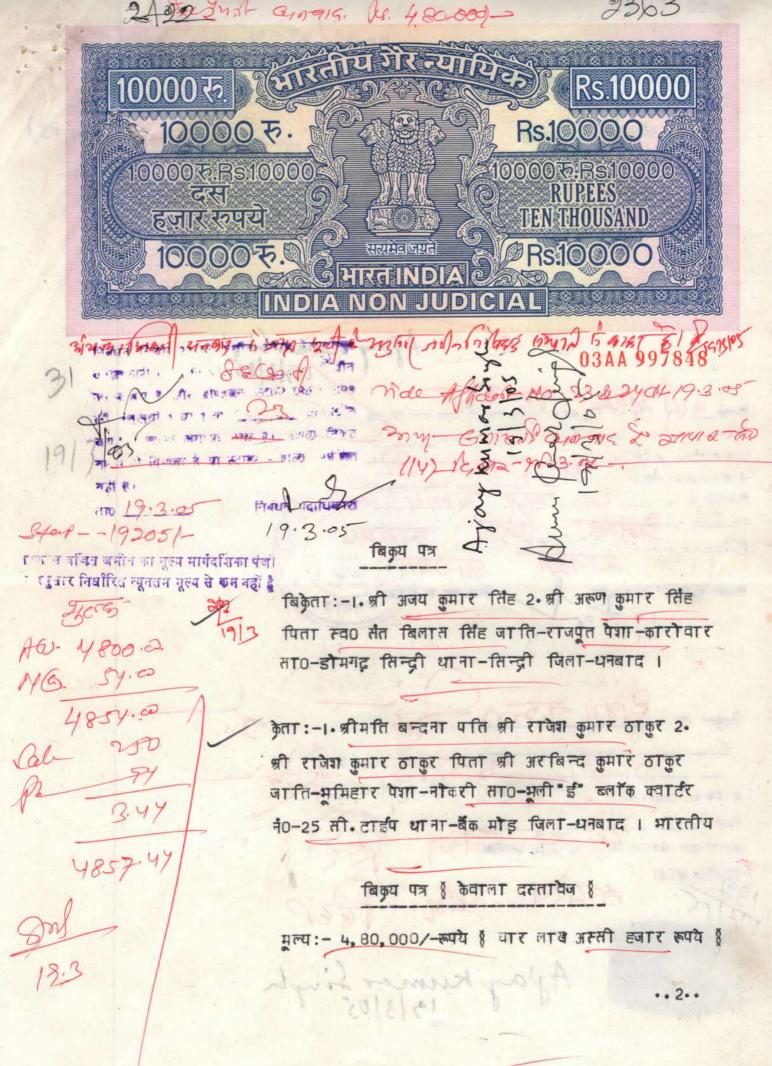
oken No.: 20200000050972

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date 10-Jul-2020 by PRAKASH KUMAR AGARWAL, S/O, D/O, W/O Jagdish Prasad Agrawalla resident of Amlapara, Jharia, P.S. Jharia, District -Dhanbad.,, This deed was registered as Document No:- 2020/DHAN/2923/BK1/2721 in Book No:- BK1, Volume No:-305 from Page No :- 93 to 148 at, office of SRO - Dhanbad Registering Officer

Date:- 10-jul-2020



19205/- (10,080+5680+1680 X4+160 X2+5) Gyny 05 Ajay kumar sig PERMIT THE TENT OF THE PERMIT THE Ajay kumar Singh

निबंधन पिराधिकारी



4 joy Kuma Syn 19/3/05 Jeun Bur Big

विवरण जमीन:- जिला सदर निबंधन कार्यांलय धनबाद थाना धनबाद अन्तर्गत " कोलाकुशमा" मोजा में बिक्रेतागण के कायमी रेयती स्वत्व की खरीदी गई जमीन हैं। जिसका मोजा नं0-12, खाता नं0-01 इंस्क इं प्लॉट नं0-220 है दो सो बीस इं रकवा-12 कर्ठा यानि 19.8 डिं जमीन बिक्री किया।

जिसका चौहद्दी:-

उत्तर:- 12 फीट चौड़ा पृस्तावित रास्ता (10 फीट+ 1 फीट+ 1 फीट) दक्षिण:- बिकृतागण नीज,

पूरव :- 20 फीट चौड़ा गामीण रास्ता,

पियम:- 12 फीट चौड़ा पुस्तावित रास्ता 🛭 10 फीट+ । फीट+ । फीट 🖁

उपरोक्त चौहद्दी के मुताविक 19.8 डिसमील जमीन बिक्री किया।

000133/05 3008/04-05 Sunt. Bandons Bhuli E' Blook, Chaubad 19205/- (10,000+5000+1000XY+100X2+5) Ayny 05 THE WE COME TO 1345 Amm Comer chiefs 13605 1903/05 राविका:- 12 कीट बीझ पुरताविक रास्ता । 10 कीट+ 1 फीट+ Devendre 18d - Symbol



Ajag Kuma Siya 19/3/05 Aun finalahis

:-3-:

उक्त जमीन धनबाद निबंधन कार्यां के निबंधी कृत दिनां के 14.6.1988 ईं0 के 7391 नं0 केवाला दस्तावेज द्वारा बिकृतागण के पिता स्व० संत बिलास सिंह ने श्रीमिति सुलोचना कनोरिया पति शिव कुमार कनोरिया से खरीदे थे। पिता की मृत्यु के पश्चात बिकृतागण तप्पशिल विणित जमीन को वारिसन सूत्र से प्राप्त कर शान्ति पूर्ण दंखल कब्जा लेते हुए, अपने अपने अंश में से बिकृत किया। दाखिल-खारिज धोका नं0- 668 अंचल कार्यां पनबाद द्वारा लगान रसीद निगंत होता है।

... 4.0

001157/05 3008/04-05 smf. Bandons Bhili'E' Bloc, Shousad 19205-(10,000+5000+1000X4+100X2+5)

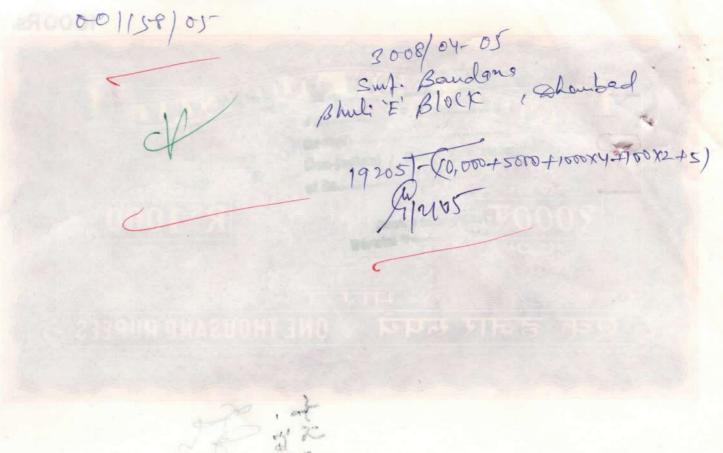
विकृत्यम्य द रित् हैं. १ विकृत्य द्वारा विकृत्यम्य द्वारा विकृत्यम्य देश रित हिंदी विकृत्यम्य द रित हिंदी विकृत्यम्य द रित हिंदी विकृत्यम्य द रित हैं से विकृति विकृत्यम्य द रित हैं से विकृत्यम्य तामारित विकृत्यम्य तामारित विकृत्यम्य द रित हैं से विकृति हिंदा व रित हैं से विकृति हैं से विकृति

कामनी क्षित्री क निवंदीकृत दिसांक



Ajay Kumas Ligh 17/3/05 19/03/05

उक्त जमीन बिक्री हेतू शहरीभू-हदबन्दी अधिनियम
1976 की धारा 26। अन्तर्गत सक्षम पदाधिकारी
धनबाद को सूचना दी गई हैं। जिसका सूचना पत्रसं०1764 दिनांक- 8.10.04 ईं0 हैं। जिसका 60 दिन के
अन्दर आपत्ति की कोई सूचना नहीं मिली हैं। इसलिए
69 दिन बितने के बाद आज उक्त दस्तांचेज निबंधन हेतू
उपस्थापित कर रहा हूँ। एवं अपर समाहता धनबाद के
ज्ञापांक- 1147 दिनांक- 19.3.05 दारा आदेश पाप्त हैं।



सम्बाधित के बाद जान के बाद जा जावाव के बाद जावाव के बाद के किया के अपना के अप

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in Ajoy Kumar Sing 19/13/65

बिक़ीत जमीन का एक पृति नक्शा दस्तावेज के साथ सैलग्न कर बिक़ीत जमीन को लाल रंग से दशाया गया है।

> सालाना मालगुजारी:-2 रूपये मालिक जमीदार झारअण्ड सरकार।

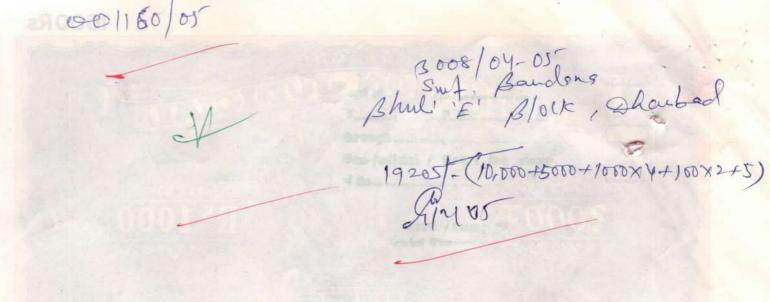
> > . . . 6 . .

3008/04-05 Smf. Bondons Shoulded Bhuli F Block, Shoulded 19205/-(10,000+5000+1000x4+100x2+5) April 05 2000 001159/01 र्व कर्तातक ति के रवा है। 19.3.05-1 WID त तमाया गया है। मा विकास मार्गेदार बार्ट्यम हाराम ।



:-6-: के बिक्य पत्र १ केवाला दस्तावेज १ का विवरण यह है केतागण के सैसारिक खर्च के लिए रूपये की अति आवश्य

बिकृतागण के तैसारिक खर्च के लिए रूपये की अति आवश्यकता
आ पड़ी हैं, इसलिए विवरण में दिये गये जमीन को बिकृत करने
के लिए कृतागण से प्रताव रखने पर कृतागण उक्त जमीन केंग खरीदने
के लिए राजी हुए, इस प्रकार दोनों पक्षों की सहमति से जमीन की
समयो चित सर्वों च्य मूल्य- 4,80,000/-रूपये में तय हुआ, एवं बिकृतागण
ने कृतागण से नगद 4,80,000/-रूपये लेकर उक्त जमीन केंग बिकृत कर
सदा के लिए नि:स्वत्व हुए, एवं कृतागण को दखल कार किया तथादखल



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आ पड़ी हैं, हमसिए विकरण में विदेशी जरीन को मिड़ी करने के विष हेंगानम ते प्रताब रजी पर जेताणा उस्त ज्योंने की करीदिन के विष राजी हुए, इस प्रकार दोनी पड़ी की सहमति ने ज्योंने की तमयी कित तबहिंद्य मुल्या- 4, 80, 000/-न्योंचे में तब हुआ, एवं विकेताणा ने केताणा ते महा 4, 80, 000/-न्याचे नेवर उत्ता बजीन की मिड़ी कर तहा के विष नि:स्वरण हुए, एवं केताणा को दक्त कार किया लगादकत दिया ।



Agog Rumar Sign 19/3/05/19/8

उक्त जमीन बिक्रेतागण के जिस प्रकार हक-अख्तियार दावीदावा आदि था आज तारीख से केता का हुआ, केतागणउक्त
जमीन पर मकान, कुऑ-नल, बाग-विगया आदि बना कर इच्छानुसार
दान बिक्री आदि सर्व प्रकार का मालिक होकर वैश परम्परा से
पुत्र-पौत्रादि एवं वारिसन के साथ सदा के लिए भौग दखल करते
रहेंगे।

3008/04-05 Smf. Bandons Sharlad Blok Sharlad 19205/-(10,000+5000+1000×4+100×275) महायमाल्या का उत्तर महाराज्या DIRECTOR OF THE STILL TON BEING AND THE ST PRINT



बिकीत जमीन का सालाना मालगुजारी मालिक जमीँदार झारखण्ड सरकार को बराबर अदा देकर बिकेतागण के नाम कटवा कर केतागण अपने नाम से दाखिल-खारिज करा कर मालगुजारी का रसीद हासिल करेंगे।

उक्त जमीन बिक्रेतागण के खास दखल में हैं कभी किसी प्रकार का हस्तान्तर आदि नहीं किया हुआ हैं। अगर भविष्य में कभी किसी प्रकार का दाय सैयोग हस्तान्तर आदि पोया जाय और उससे कृतागण को क्षिति पहुचे तो बिक्रेतागण क्षिति पूर्ण का देनदार होगा या होंग।

3008/04-05 Smf. Boundans Showbad Bhuli'E' Blok, Showbad 192051-(10,000+5000+1000x4+100x2+5) चक्रपान STATES BEING STEERE BEING BEING 19.3.05 ्रें क्षेत्र के बास पड़ी सो विक्रामण बास पूर्



अतः बिकृतागण अपनी अपनी स्थिर बुद्धि और सरल मन से विचार कर मूल्य का समस्त रूपये नगद गृहण कर एवं समझ बुझ कर यह बिक्य पत्र लिख दिया कि समय पर काम आवें। इति सन् 2005 तारी ख- 19.3.05,

मैंन बिक्य पत्र 🛭 केवाला दस्तावेज 🖇 का पारूप तैयार किया एवं दोनो पक्षों को पद्रकर तुनाया एवं तमझा दिया । Muyari Mo

Challes - J. No2/84

पुमाणित किया जाता है कि मूल दस्तावेज एवं दितीयक पृति एक दूसरे की हू-व-हू और सच्यी

पृतिलिपि है 1

Ajay kumar Singh

टंकक/

गवाहगण:-

1. Vikas Kumar Singh Nilanchal Colony 19:03:05

2. Deludre pd. Sindo Sind That d

3. Ashole fr. Seike of should of

3008/04-05 Sut Bandong Sut Block, Sharbad Phuli E' Block, Sharbad 19205/- (10,000+5000+1000x4+100x2+5) Phuli Bandong मुद्दि और तरन मन में विवाद कर ा एवं तमह वृद्ध कर यह विकृत प्रशासिक विया कि तमय पर काम आर्थ । होता सन् २००५ तरही व- १९-३- ८५, मित्र किया पत्र विकास पुरस्त तैयार क्यिह ए पत्रकर हमाया एवं सम likas Kumar Singh Nijanchal Colony

Seller's:— (i) Sri.Ajay Kumar Singh (ii) Sri.Arun Kumar Singh both are Son's of Late Sant Bilas Singh of Domgarh Sindri, dist: Dhanbad.

Purchaser's:—Smt. Bandana w/o Sri.Rajesh Kumar Thakur (ii) Sri.Rajesh Kumar Thakur of Bhuli, Qr. no:-25-C-Type 'E' Block, dist.:-Dhanbad.

Schedule:- Mouza:- Kalakusma, no:-12, Khata no:-1, Plot no:-220, Area:- 12 Kathas,

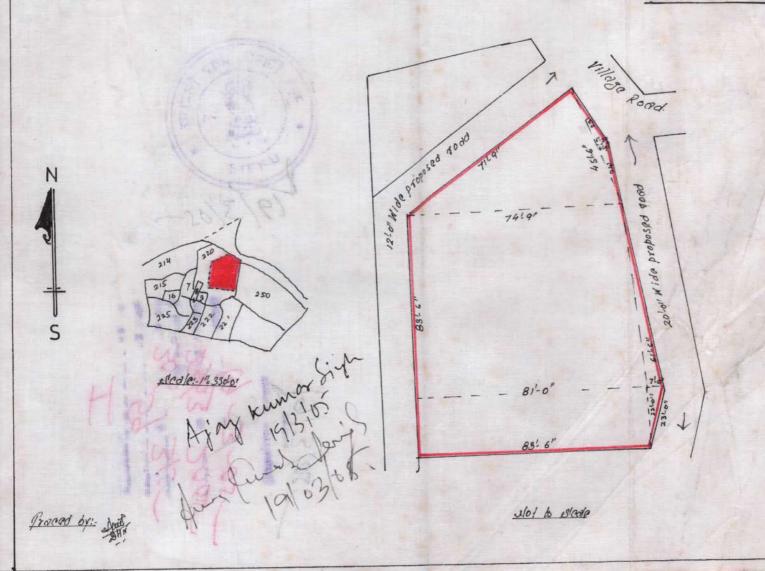
Boundary — North: 1'+10'+1' = 12'-0" Wide proposed road,

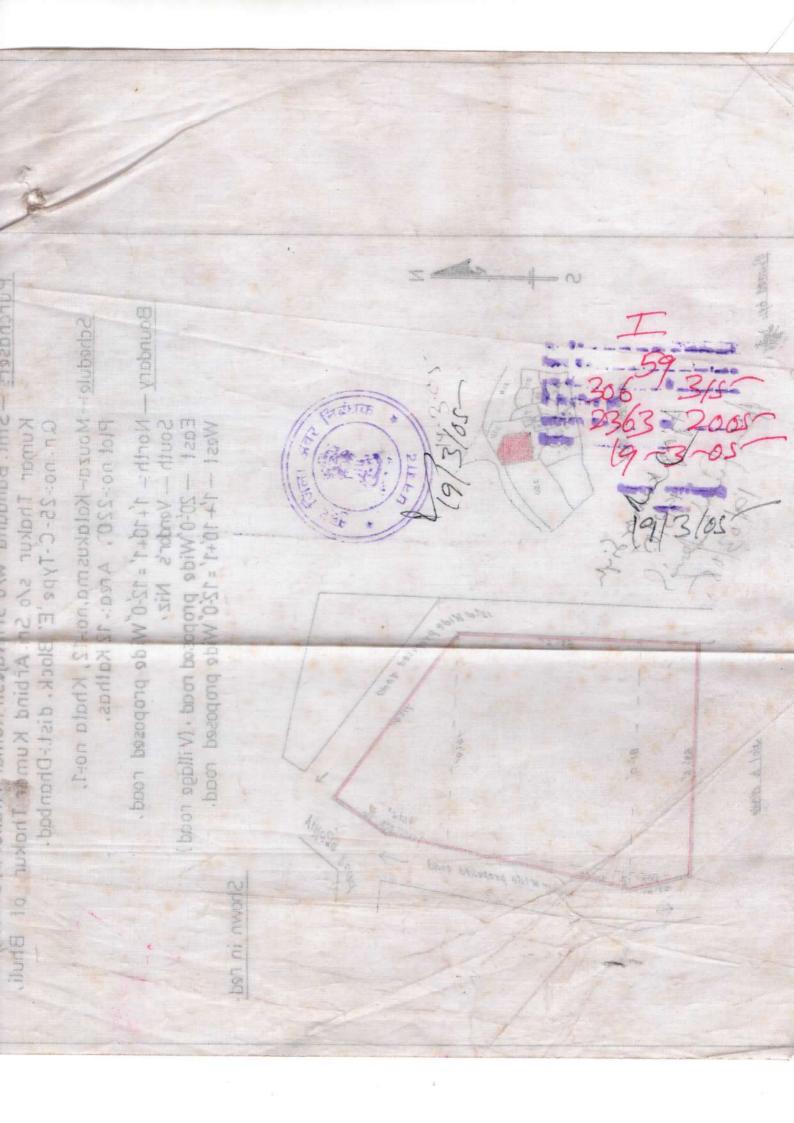
South — Vendor's Niz,

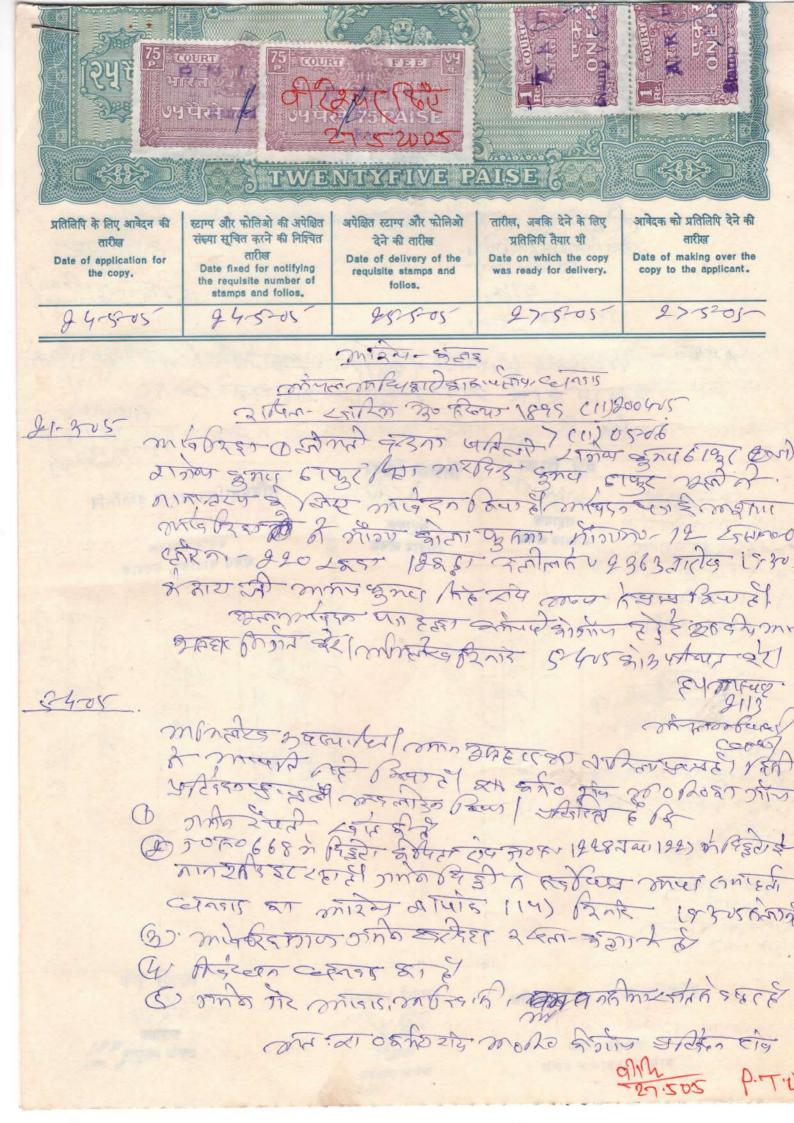
East — 20'-0' Wide proposed road, (Village road)

West — 1'+10'+1' = 12'-0" Wide proposed road.

Shown in red.







कार्याण्ये कार्याय स्टाकास्त्रीरम जार्ने हेय भीका नवामित हो। सिंड्सि हो अपने से स्ट्रिया वहाइया कार्य हो। Sty sefering किमार द्वार क्रांप कर्षा है पार क्रिक्स है कार करा कर करें 4 NEY -514 जिलान विवा वित्रमाणित सच्चा प्रतिलिपि (29(प्रधान सहायक 275 2005 शंचल कार्यालय, धनवाड

- 1 'de.



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Date fixed for notifying the requisite number of stamps and follos.

requisite stamps and folios.

was ready for delivery.

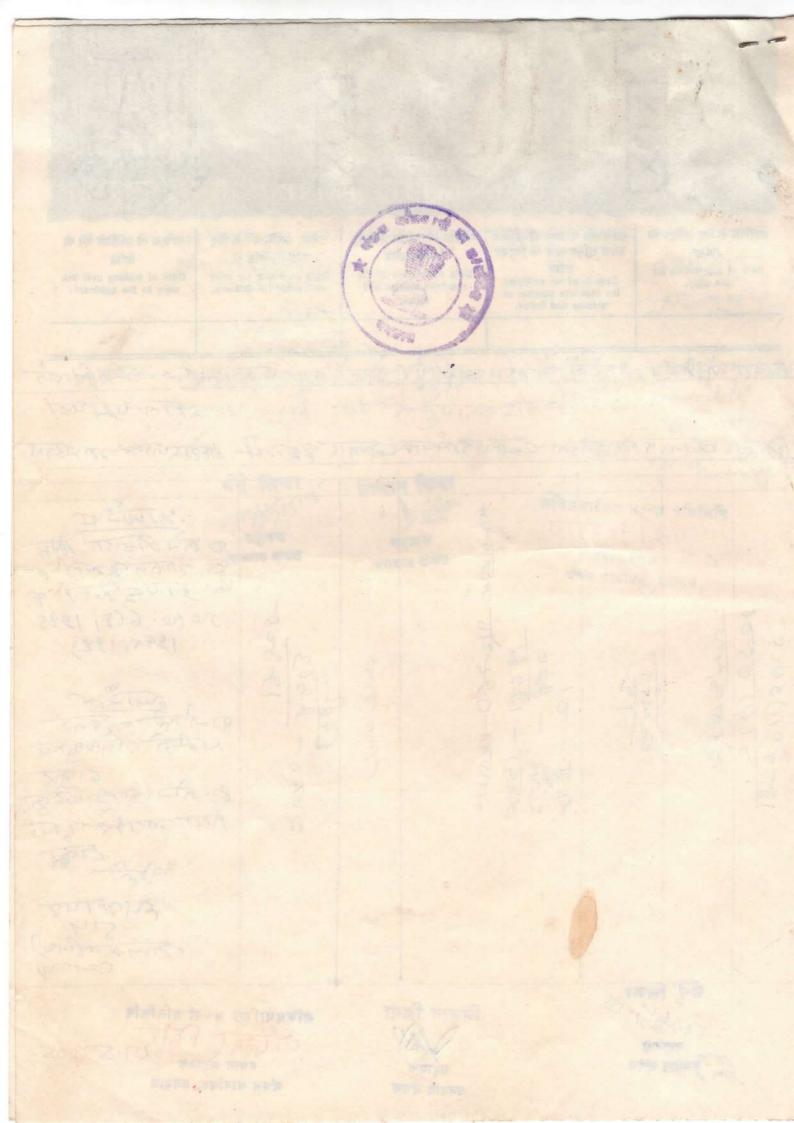
copy to the applicant.

(4) ATOMIREY 21 Kracs Doff colo min cella

Johan - depasts ongrism copasismyra copasis NO KU-668, 1228 857 cWoyus

धनबाद संचल

विषयमाणित सञ्चा त्रतिलिप वंचन कार्यालय, धनदान



झारखण्ड सरकार स्तित्तर एक GOVERNMENT तिहास असाह ट**झारखण्ड सरकार** कार विद्यात, हारखण्ड सरकार ट सम्पन्नसम्बद्धाः ट राजस्य एवं पृथि सुधार विशासकार एवं भूमि सुधार विभाग असस्ति अस्ति GOVERNM ० एति सम्बद्धार एति एक एक धूर्व स्थाप लेगान रसीद Supervised by the value of the control of the contr Frin, spreak against मौज़ा हाजरह प् 2800 MIN N थाना वो थाना नम्बर वाता संख्या खेसरा संख्या रकवा (एकड् में) - 220 - CHAR जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का वार्षिक बकाया विगत वर्ष 3 वर्ष से ज्यादा रा वर्ष 1100 लगान 0130 विविसंस् 0190 0 150 *ब्याज 0140 0130 विविध 0,20 0 - 20 योग भगतान का विवरण अग्रिम अदायगी 3 रा वर्ष 2 रा वर्ष 3 वर्ष से ज्यादा लगात संस *ब्याज विविध योग 1. बुल योग शब्दों में 2. नाम अदाकर्ता

* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। SPL/2013

झारखण्ड सरकार पार विश्वाम भारकण्ड वरिवार (

तितार्थिक ७० (प्राप्ताकारण स्थिपहारा) ते **झारखण्ड सरकार** घर विश्वान, झारखण्ड सरकार प्रश्राहरण्ड त राजस्य एवं भीस खुधार **राजस्व एवं भूमि सुधार विभाग**तित्सतित्वका ७० (प्राप्ताकार) शासामानार राहराहाराहर राजस्य एवं पार लगान स्सीद



एक ट सानस्य एवं भूति सुसार विधान, आर्के

प्रमाण करणासराधानिक सिर्मासणाह ८ सजस्य प्रति सुधार पार्माका नाम स्टब्स सुधि सुधार विधान, स्टब्स्ट सुधार अनुमण्डल का नाम थाना वो थाना नम्बर

रसीद क्रमांक JH A 098503 रैयत का नाम पिता का नाम

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3. विकास के स्टूबर के प्राप्त के स्टूबर के स्

2-7-1-12-1-1-2-7-1 राजस्य पूर्व भूमि शुकार विभाग, शास्त्रवेपर स

SPL/2013

^{*} खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे चकायों जिन पर कि सर्टिफिकेट जारी हो) सूच नहीं लिया जाता है।



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

December 19, 2017

पंजी ॥ प्रति

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List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!





यह एक कम्पयुटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे

Sch XIV- F.No. 180v रसीद मालग्जारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर



फरद मलकी / फरद रैयती नाम रैयत मय वलिदयत जमाबन्दी

वो सक्नत नम्बर।

Page No. : 90 Vol. No.

Receipt No.: 0398482015

धनबाद | कोलाकुशमा | 12 | वन्दना ,वो राजेश कुमार ठाकुर खेसरा संख्या रकबा (एकड़ में) खाता संख्या 708 231 0 एकड़ 19.8 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

			बकाया				
मांग बावत		सालांग तीन वर्ष से ज्यादा	३ रा वर्ष	२ स वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	हाल (2019-2020)	
माल	(नकदी)	1.00			1.00	1.00	1.00
गुजारी	(भावली)	0.25			0.25	0.25	0.25
सेस		0.50			0.50	0.50	0.50
सूद		0.50			0.50	0.50	0.50
मुतफरकात		0.20			0.20	0.20	0.20
मीजान		2.45			2.45	2.45	2.45

तफसील अदायकारी

			मोतालबा				
अदायकारी बाबत		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019) 1.00	हाल (2019-2020) 1.00	फाजिल
माल	(नकदी)		1.00				
गुजारी	(भावली)			0.25	0.25	0.25	
सेस				0.50	0.50	0.50	
सूद				0.50	0.50	0.50	
मुतफरकात				0.20	0.20	0.20	
मीजान अदायकारी				2.45	2.45	2.45	

- (१) मीजान कुल (लफ्जों में) : Seven Rupees and Thirty Five Paise
- (२) नाम देहिन्दा -

(३) क्ल बकाया- 7.35

तारीख अमला तहसील क्निन्दा: 13-06-2019

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्पयुटर जनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है। किसी भी प्रकार की अश्द्वियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।





INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH27710051515481S

14-Mar-2020 11:38 AM

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

SUBIN-JHJHSHCIL0140853823122998S

M S DHIRAJ TRAFIN PVT LTD

Article 23 Conveyance

IMMOVABLE PROPERTY

1,24,60,500

(One Crore Twenty Four Lakh Sixty Thousand Five Hundred only)

MS SHREE BALAJEE MULTI BUILDERS PVT LTD AND OTHERS

M S DHIRAJ TRAFIN PVT LTD

M S DHIRAJ TRAFIN PVT LTD

(Four Lakh Ninety Eight Thousand Five Hundred only)



Please write or type below this line-----

व्यान नित्रम 21 के अधीन और ्वतकार हता ने गारा <u>५६८५ प्र</u>

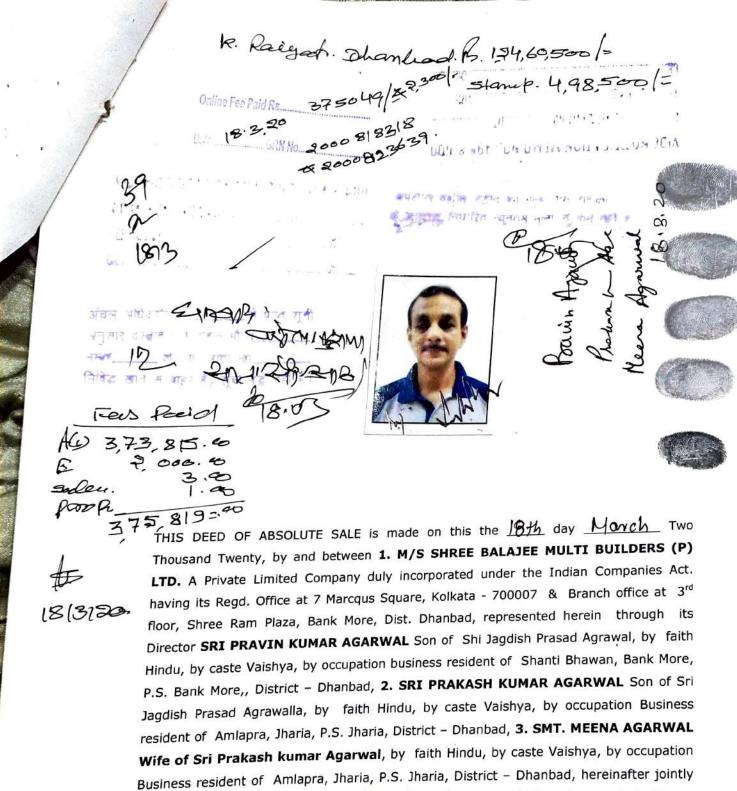
0002278493

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website randers it invalid.

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called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE

PART.

Page 1 of 16





= 2 =

AND IN FAVOUR OF

M/S DHIRAJ TRAFIN PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act. having its Regd. Office at Room No. 25, Fifth Floor, 40 Model House, Strand Road, Kolkata – 700001, represented herein through its Director SRI MURLIDHAR PODDAR Son of Late Sheo Dutt Rai Poddar, by faith Hindu, by caste Vaishya, by occupation business resident of Shanstri Nagar, Bank More, P.S. Bank More, District – Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a registered deed of sale No. 16874 dated 23.12.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 523, page Nos. 317 to 348 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour of the vendor No. 1 hereto, the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., purchased their entire right, title, interest and possession to in and over 29.73 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 2963(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1263 at register II of Dhanbad Circle office; And





= 3 =

WHEREAS, by virtue of a registered deed of sale No. 16873 dated 23.12.2010. Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No.523, page Nos. 279 to 316 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour of the vendor No. 1 hereto, the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., purchased their entire right, title, interest and possession to in and over 30.60 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 3165(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1313 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4722 dated 16.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 335, page Nos. 63 to 98 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of the vendor No. 2 hereto, the vendor No. 2 hereto Sri Prakash Kumar Agarwal, purchased their entire right, title, interest and possession to in and over 11.50 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 2 hereto Sri Prakash Kumar Agarwal, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No.

= 4 =

1593(II)2016-17 and paying ground rent to the State regularly under volume No. 3, page No. 264 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4529 dated 09.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 320, page Nos. 103 to 138 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of the vendor No. 3 hereto, the vendor No. 3 hereto Smt. Meena Agarwal, purchased their entire right, title, interest and possession to in and over 05 Decimals of land out of Survey settlement Plot No. 220, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 3 hereto Smt. Meena Agarwal, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 1423(II)2016-17 and paying ground rent to the State regularly under volume No. 2, page No. 144 at register II of Dhanbad Circle office; And

AND WHEREAS the Land of Schedule A , no specific Area mention /indicate of each Plot in Sale Deed of Vendors. While for the purpose of R.S.Panji-II it is essential to show individual shares of each vendor plot wise. As such all the above three vendors jointly demarcated their respective share of land as per plot wise of thire Puechase Sale Deed . Accordingly under Revised survey settlement exact share of plot mentioned in Jamabandi (Panji-II) is shown , the details whereof have been specifically shown in Schedule-B.

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land

measuring an area 21.30 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs. 1,24,60,500/- (Rupees One Crore Twenty Four Lacs Sixty Thousand Five Hundred) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendors agreed to sale and the purchaser hereto has agreed to purchase the said land for a consideration of the sum of Rs. 1,24,60,500/- (Rupees One Crore Twenty Four Lacs Sixty Thousand Five Hundred) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

That in consideration of the total sum of Rs. 1,24,60,500/- (Rupees One Crore 1. Twenty Four Lacs Sixty Thousand Five Hundred) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendors doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.

- 2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, is the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
- 3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.10/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
- 4. That, the Vendors further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
- That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto

are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.

- 6. The parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961.
- The Vendor No.1,2 and 3 are selling whatever areas of plot , the details shown in Schedule-C

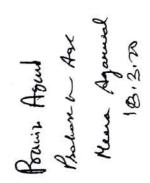
IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THIER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Schedule - A

Land belonged to Land owner / Vendor No. 1 M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no. 16873 dated 23.12.2010

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area	
216	16	
217	02	
218	06	
219	04	
220	27.2	
222 & 223	15.63	
224	06	
Total Area of Land	76.83	



= 8 =

Total area 76.83 out of which measuring area 30.63 Decimals Total purchase of land vendor no. 1 above Deeds

Land belonged to Land owner / Vendor No. 1 M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no.16874 dated 23.12.2010

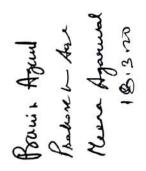
All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area
216	16
217	02
218	06
219	04
220	27.2
222 & 223	15.63
224	06
Total Area of Land	76.83

Total area 76.83 out of which measuring area 29.73 Decimals Total purchase of land vendor no. 1 above Deeds

<u>Land belonged to Land owner / Vendor no. 2 Sri Prakash Kumar Agarwal Vide Sale Deed no. 4722 dated 16.08.2016</u>

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)



= 9 =

Old Plot No.	Area	
216	16	
217	02	
218	06	
219	04	
220	27.2	
222	16	
223	08	
224	06	
Total Area of Land	76.83	

Total area 76.83 out of which measuring area 11.50 Decimals land of vendor no. 2

Land belonged to Land owner / Vendor no. 3 Smt. Meena Agarwal Vide Sale Deed no. 4529 dated 08.08.2016

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad , chowki, sadar sub registry office Dhanbad ., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area	
220	05	

Total area 05 Decimals land of vendor no. 3



= 10 =

Schedule B

Vendor No. 1 (as per Purchased sale deed no. 16873) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 1 पृष्ठ संख्या 1313 में खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान 1 पृष्ठ संख्या 1313

खाता संख्या	प्लोट संख्या	रकवा
24	213	3.16
24	214	2.57
708	224	3.31
708	225	2.6
708	226	0.4
708	227	0.4
708	228	0.8
708	229	1.6
708	230	3.36
708	231	12.4
	कुल परिमाण	30.60 डिसमिल

Vendor No. 1 (as per Purchased sale deed no. 16874) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 1 पृष्ठ संख्या 1263 में खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान 1 पृष्ठ संख्या 1263

	प्लोट संख्या	रकवा
खाता संख्या		
24	213	3
24	214	2
708	224	3
708	225	2.53
708	226	0.53
708	227	2.32
708	228	0.77
708	229	1.56
708	230	1.24
708	231	12.78
	कुल परिमाण	29.73 डिसमिल

Vendor No. 2 (as per Purchased sale deed no. 4722) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 3 पृष्ठ संख्या 264 खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान ३ पृष्ठ संख्या २६४

	कुल परिमाण	11.50 डिसमिल
24	213	0.84
708	231	1.74
708	230	1.68
708	229	0.84
708	228	0.43
708	227	1.28
708	226	1.07
708	225	1.50
708	224	1.69
24	214	0.43
खाता संख्या	प्लोट संख्या	रकवा



= 12 =

Vendor No. 3 (as per Purchased sale deed no. 4529) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 2 पृष्ठ संख्या 144 खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान २ पृष्ठ संख्या 144

खाता संख्या	प्लोट संख्या	रकवा
708	231	5.00
	कुल परिमाण	5.00 डिसमिल

SCHEDULE - C

All that piece and parcel of Raiyati land situated at Mouza Kolakusma, under P.S. Dhanbad, Chowki sadar Sub-Registry office and Dist. Dhanbad,

Mouza Kolakusma, Mouza No. 12, appertaining to C. S. Khata no. 01 (R. S. Khata No. 708),

 C. S. Plot No. 223 (R. S. Plot No.225), out of which measuring an area 04 Decimals

Boundry - North - Plot No.227, East - Plot No.224, West - Plot No. 215, South - Plot No.218

[in which 2.5 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313) and 1.5 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264)]

C. S. Plot No. 224 (R. S. Plot No.226), out of which measuring an area 1.07 Decimals
 Boundry - North - Plot No.227, East - Plot No.229, West - Plot No. 215 & 213, South - Plot No.215
 [which goes from the account of Vendor No. 2 (Vol No. 3, Page No. 264)]

C. S. Plot No. 224 (R. S. Plot No.227), out of which measuring an area 2.50

Decimals

Boundry - North - Plot No.212 & 231, East - Plot No.229, West - Plot No. 212 & 213, South - Plot No.226.

[in which 1.22 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263) and 1.28 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264)]

 C. S. Plot No. 217 (R. S. Plot No.228), out of which measuring an area 02 Decimals
 Boundry - North - Plot No.231, East - Plot No.229, West - Plot No. 227, South -Plot No.226.

[in which 0.77 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263), 0.80 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313)and 0.43 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264)]

C. S. Plot No. 218 (R. S. Plot No.229), out of which measuring an area 2.50 Decimals
 Boundry - North - Plot No.231, East - Plot No.230, West - Plot No. 227 & 228, South - Plot No.226.

= 14 =

[in which 0.06 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263), 1.60 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1313) and 0.84 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264)]

 C. S. Plot No. 219 (R. S. Plot No.230), out of which measuring an area 04 Decimals

Boundry - North - Plot No.231, East - Plot No.231 & 224, West - Plot No. 229, South - Plot No.225.

[in which 2.32 Decimals goes from the account of Vendor No. 1 (Vol No. 1, Page No. 1263) and 1.68 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264)]

C. S. Plot No. 220 (R. S. Plot No.231), out of which measuring an area 5.23
 Decimals

Boundry - North - Plot No.211, East - Plot No.232, West - Plot No. 211 & 212, South - Plot No.228, 229, 230 & 224.

[in which 1.74 Decimals goes from the account of Vendor No. 2(Vol No. 3, Page No. 264) and 3.49 Decimals goes from the account of vendor No. 3 (Vol No. 2, Page No. 144)]

Total area 21.30 Decimals (Twenty One Point Three Zero Decimals) of land is hereby sold by this sale deed, (which is commercial land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

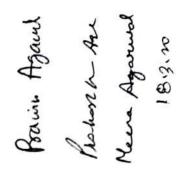
North: New Plot No. 211.

South : PCC Road.

A STATE

East : New Plot No. 224 & Part of New Plot Nos. 229, 230 & 231.

West : Part of New Plot Nos.225, 226 & 227.



= 15 =

Memo of Consideration

Rs. 1,24,60,500/- (Rupees One Crore Twenty Four Lacs Sixty Thousand Five Hundred) only as per below details :-

PAYMENT SCHEDULE							
S No	Payment Details	Bank Name (Purchaser Account)	Date	Beneficiary	Amount		
1	Cheque No 068465	Utkarsh Small Finance Bank	30.01.2020	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 25,00,000		
2	Cheque No 037757	Oriental Bank of Commerce	03.02.2020	SHREE BALAJEE MULTI BUILDERS PRIVATE LTD	₹ 29,22,950		
3	Cheque No 068466	Utkarsh Small Finance Bank	06.03.2020	MEENA AGARWAL	₹ 20,41,650		
4	Cheque No 068467	Utkarsh Small Finance Bank	07.03.2020	PRAKASH KUMAR AGARWAL	₹ 25,00,000		
5	Cheque No 068468	Utkarsh Small Finance Bank	07.03.2020	PRAKASH KUMAR AGARWAL	₹ 12,00,000		
6	Cheque No 037764	Oriental Bank of Commerce	07.03.2020	PRAKASH KUMAR AGARWAL	₹ 12,95,900		

TOTAL Consideration

₹12,460,500

WITNESSES:-

1. Kamal NayAH PODDAL. Sto- SRI MUZLIGHER PODDAL. SHASTRI MAHAR. DHAM BAD.

2. Pobly of Roy
Sto, Cate P. Ce. Roy
Sto, Cate P. Page 15 of 16
Poilorsh Water
Bamle More, Shambad
18.3.2020

= 16 =

Signature, photo & fingerprint of the purchaser :-



Mulo dhe Podde

B.3.10

Cealified that the larger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Jackin Chorly.

Seller:- (1) Shri Balajee Multi Builder's (P) Ltd. Reg. Office at 3rd floor, 7, Marcqus Square, Kolkata & It's Administrative office at 3rd floor Sriram Plaza Bank More Dhanbad Rep. by It's Director Sri Pravin Kumar Agarwal S/O Sri Jagdish Prasad Agarwal Of Shanti Bhawan Bank More Dhanbad

(2) Sri Prakash Kumar Agarwal S/O Sri Jagdish Prasad Agarwal

R/O Amlapara Jharia P.s. Jharia Distt. Dhanbad.

(3) Smt. Meena Agarwal W/O Sri Prakash Kumar Agarwal R/O Amlapara Jharia P.s. Jharia Distt. Dhanbad.

Purchaser:- M/S DHIRAJ TRAFIN PRIVATE LIMITED, through its director SRI. MURLI DHAR PODDAR.

Schedule:-	Mouza	Kakakusma	No.	12	
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Old	New	Old	New	. Area (Dec.)
Khata No.	Khata No.	Plot No.	Plot No.	4.00
01	708	223	225	1.07
01	708	224	226	2.50
01	708	224	227	2.00
01	708	217	228	2.50
01	708	218	229	4.00
01	708	219	230	5.23
01	708	220	231	20 D-2

Total Area 21.30 Dec.

Boundary

North:- New Plot N. 211

South: - P.C.C. Road

East:- New Plot No.224 & Part of New plot No.229,230,231



N F No 180v merion! क्रिकेटी साम्मालिस महा इस्केटी साम्मालिस महा

फरद मलकी / फरद रैयती Page No. नाम रेयत मय वलिदयत जमाबन्दी Vol. No.

वो सकुनत नम्बर। Receipt No. 0659973988

में याना नाबर काद | कोलाकुशमा | 12 | मसर्स श्री बाला जी मल्टी बिल्डर्स प्रा० लि० ,नि**देशक प्रवीण कु**मार अग्रवाल

रकबा (एकड़ में) खाता संख्या खेसरा संख्या 0 एकड़ 30.6 डिसमील 0 हेक्टर 213,214,224,225,226,227,228,229,230,231 24,708

तफसील हिसाब लगान भावली अराजी नकरी अराजी भावली

			य तफसील (बकाया वो हाल	बकाया	A		हाल
11 11	4ldtl	सालाना	तीन वर्ष से ज्यादा	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	(2017-2018)	(2018-2019
	(नकदी)			20.00	20.00	20.00	20.00
Nº		20.00			5.00	5.00	5.00
oit!	(भावली)	5.00		5.00		10.00	10.00
\$\ ::	* * * *	10.00		10.00	10.00		
	3 × X030			10.00	10.00	10.00	3000000
, per Erfrice	8 501 3	10.00			4.00	4.00	4.00
41.		4.00		4,00	1500-532005	49.00	49.00
		49.00		49.00	49.00		

अदायकार	ो बाबत	तीन वर्ष से ज्यादा	अदायकारी बकाया ३ रा वर्ष	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	मोतालबा हाल (2018-2019)	फाजिल
	(नकदी)	तान वष सं ज्यादा	(2015-2016)	20.00	20.00	20.00	
10) -4(3)	(नकदा) (भावली)		5.00	5.00	5.00	5.00	
नारी स			10.00	10.00	10.00	10.00	
		Ī	10.00	10.00	10.00	10.00	
ाफरकात जिल्लान अदायकारी			4.00	4.00	4.00	49.00	
		.5	49.00	49.00	49.00	49.00	

(१) मीजान कुल (लक्जों में) One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -(३) कुल बकाया- **196.00** तारीख अमला तहसील कुनिन्दा : 06-10-2018

आर महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्पयुटर जीनत प्रति है।

गह एपत्र कवल प्रार्थी की जानकारी के लिए है।

्रसकः उपर्णम कियों भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

कि में प्रकार की अशहियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

1) Devalue 16.873

December 11, 2019

राजस्व एवं भूमि सुधार विभाग झारखंड सरकार

पंजी 11 प्रति

भागा वर्तमान पा	4	0	10	0	10	0	5	0	20	0	2019-	66 2019- 2020	0163388566 2019-	2019
वर्तमान 1 पुष्ठ संख्या 1313 का नाम धनबाद अनुमंडल नाम धनबाद अवंल का नाम धनबाद हलका का नाम हलका-०.2 इस्टेट का नाम का नाम के लाकुक्ष्ममा होल्डिंग संख्या 1313 तीजी संख्या 0 थाना नगवर 12 खाला का प्रकार के मिल्र प्राधिकार पर्वा का प्रकार विषय प्राधिकार विषय प्रधिकार विषय प्राधिकार विषय स्थान विषय स्थान विषय सेस वाल विकाया साल विकाय स्थान विकाय साल विकाया साल विकाय साल विकाय साल विकाया साल विकाय सा	4	12				80		15	20	60	2018- 2019	38 2015- 2016	065997398	10-06- 2018
171 वर्तमान 1 पृष्ठ संख्या 1313 1313 1314 1316 का नाम धनबाद हलका का नाम हलका-02 इस्टेट का नाम झारखं को का नाम को लोकुश्यमा होल्हिंग संख्या 1313 तो बी संख्या 0 थाना नावर 12 खाता का प्रकार रैयती में से को लोकुश्यमा होल्हिंग संख्या 1313 तो बी संख्या 0 थाना नावर 12 खाता का प्रकार रैयती में से को लोकुश्यमा अग्रवाल , जिल्ले, जाति - एवं ने सेव्यंक प्रयोग कुमार अग्रवाल , पिता-जगदीय प्रसाद 213	कृषि सेस चा्तू साल		स्वास्थ्य सेस चालू साल		थिक्षा सेस चालू साल	थिक्षा सेस बकाया	रोड सेस चालू साल			लागर बकाय		सालर	प्राप्ति पत्र संख्या	तारीख
17 वर्तमान 1 पृष्ठ संख्या 1313 3 वर्षका जामा धनबाद अनुमंडल नाम इत्तका का नाम इत्तका								डि 0	R		रेमान	कुल प		
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गा वर्तमान १ पृष्ठ संख्या 1313 प्रावाद अवंल का नाम धनबाद हलका का नाम हलका-02 इस्टेट का नाम झारखं जेला का नाम कोलाकुश्रमा होल्डिंग संख्या 1313 तौजी संख्या 0 थाना नम्बर 12 खाता का प्रकार रैयती गोजा का नाम कोलाकुश्रमा होल्डिंग संख्या 1313 तौजी संख्या 0 थाना नम्बर 12 खाता का प्रकार रैयती निस्प्रं भी बाला जी मन्दी बिल्डर्स प्राव लिंव,, जाति- एवं निरंप क्र प्रति क्र प्रत		333		10	を変え	21/2	103	0	rs		,	226		708
पा वर्तमान 1 पृष्ठ संख्या 1313 पृष्ठ संख्या 1313 पृष्ठ संख्या भन्नां धनबाद अवंब का नाम धनबाद हलका का नाम हलका-०2 इस्टेट का नाम झारखं जोजा का नाम कोलाकुशमा होल्हिंग संख्या 0 थाना नम्वर 12 खाता का प्रकार रैयती विद्या के प्रवाल का नाम हलका-०2 इस्टेट का नाम झारखं विष्ण को नाम के लिका-०2 इस्टेट का नाम झारखं रैयती विष्ण को नाम के लिका-०2 इस्टेट का नाम झारखं रैयती विद्या के बाला का नाम हलका-०2 इस्टेट का नाम झारखं रैयती विद्या के बाला का नाम हलका-०2 इस्टेट का नाम स्थाल हैं याना नम्वर 12 खाता का प्रकार रैयती विद्या के प्रवाल का नम्वर 12 खाता का प्रकार रैयती विद्या के प्रवाल का नम्वर परिवर्तन के लिए प्राधिकार हिंदा का नम्वर 213 है उस्का हिंदा के स्थान अवंहर (॥) 10-11 के लिए प्राधिकार है यो जा का नम्वर 224 0 ये 3.31 हि 0 है यो जा के स्थान अवंहर (॥) 10-11 के लिए प्राधिकार है यो जा का नम्वर 224 0 ये 3.31 हि 0 है यो जा के स्थान अवंहर (॥) 10-11 के लिए प्राधिकार है यो जा का नम स्थान के लिए प्राधिकार है यो जा का नम स्थान के लिए प्राधिकार है यो जा नम स्थान क		47	9	10	Jes 1, X	1.5	``	0	Þ		\	225		708
पा वर्तमान । पुष्ठ संख्या 1313 पुष्ठ संख्या । 1313 अवंल का नाम धनबाद हलका का नाम हलका-02 इस्टेट का नाम झारखं विका का नाम धनबाद हलका का नाम हलका-02 इस्टेट का नाम झारखं वीजा का नाम के लाकुशमा होल्हिंग संख्या 1313 तौजी संख्या 0 थाना नम्बर 12 खाता का प्रकार रैयती निर्में भी बाला जी मल्टी बिल्डर्स प्रा० लि॰,, जाति- एवं निर्में प्रवाल, पिता-जगदीश प्रसाद अग्रवाल, पिता-जगदीश प्रसाद प्रवाल प्रमार अग्रवाल, पिता-जगदीश प्रसाद प्रका प्रका प्रिक्ति के लिए प्राधिकार व्या व्य व्या व		N. Y.	2	1	(or 16 or			डि o	æ			224		703
पृथ्व संख्या 1 पृथ्व संख्या 1313		200				49		ন্তি 0	Þ			214		24
1 पृष्ठ संख्या 1313 धनबाद हलका का नाम हलका-02 इस्टेट का नाम झारखं कोलाकुशमा होल्डिंग संख्या 1313 तौजी संख्या 0 थाना नम्बर 12 खाता का प्रकार रैयती जी मल्टी बिल्डर्स प्रा॰ लि॰ , , जाति- एवं कुमार अग्रवाल , पिता-जगदीश प्रसाद	30	20		11 के	2	दा खा. के		ক্তি o	æ			213 (24
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1 पृष्ठ संख्या 1313 धनबाद अनुमंडल नाम धनबाद अचंल का नाम धनबाद हलका का नाम हलका-02 इस्टेट का नाम	रेयती	प्रकार	खाता का	12	थाना नम्बर	1997	नी संख्या		संख्या	होल्डिंग	쎰	कोलाकु	श नाम	मौजा
1 पृष्ठ संख्या	झारखंड	뉲		हलका-0	हलका का नाम	धनबाद	र्श्त का नाम		न नाम	अनुमंडल		धनबाद	श नाम	जिला
								1313	पृष्ठ संख्या			_	र्दमान	माग

FNO. 1804 ाल-जारी मार्च । नाम मौजा मय

फरद मलकी / फरद रैयती Page No. नाम रैयत मय वलिदयत जमाबन्दी

Vol. No.

वो सकुनत नम्बर। Receipt No.: 0173781306

तो थाना नम्बर होता था। कोलाकुशमा | 12 | मेसर्स श्री बाला जी मल्टी बिल्डर्स प्रा. लि. निदेशक,श्री प्रवीन कुमार अग्रवाल

रकबा (एकड़ में) 0 एकड़ 29.73 डिसमील 0 हेक्टर 213,214,224,225,226,227,228,229,230,231 708

तिफसील हिसाब लगान भावली अराजी भावली त्राती नकदी

			V CONTRACTOR	। तफसील (बकाया वो हाल	बकाया		्या वर्ष	हाल (2019-2020)
	मांग बावत		सालाना	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	20.00
el		(नकदी)	20.00		i			5.00
(3)		(भावली)	5.00					10.00
			10.00					10.00
जिक र त		x x3x3x	10.00					4.00
41.1			4.00					49.00
			49.00					

		तफसाल	अदायकारी बकाया			मोतालबा हाल	फाजिल
अदायकारी	जानच			२ रा वर्ष	१ ला वर्ष	हाल (2019-2020)	
अदावकास	બાબલ	तीन वर्ष से ज्यादा	३ रा वर्ष		i	20.00	
माल	(नकदी)	1			t i	5.00	
ज़ारी	(भावली)					10.00	
94						10.00	
पुद भतफरकात		1		i		4.00	
मुतफरकात मीनान अदायकारी						49.00	

(१) मीजान कुल (लफ्जों में) Fourty Nine Rupees

(२) नाम दहिन्दा -

तारीख अमला तहसील कुनिन्दा : 29-06-2019

हास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर-कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। (३) कुल बकाया- 49.00



ाः एक कम्पयुटर जनित प्रति है। यह प्राप्त्र केवल प्राची की जानकारी के लिए हैं। एशका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है। हिस्सी में प्रकार न[ा] अयुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

16874

December 11, 2019

पंजी 11 प्रति

इसारखण्ड सरकार

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	2 6	;		10	80	ហ	40	20	160	2018-	0631276183 2010-		10-06-
	बकाया	साल	बकाया	साल	साल के बकाया	(A. 1990)	बकाया	लागत चालू साल	लागत बकाया	स्त तक	प्राप्ति पत्र संख्या		तारीख
कृषि सेस चालू	किथ सेस	स्वास्थ्य सेस चार	नेम नाल स्वास्थ्य सेस स्वास्थ्य सेस वाल	जिथा ग्रेम चाल	STATE OF THE STATE			29.73 18 0	0 th 2	1	कुल परिमान		
					200		h ou	19	0 1		230		807
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		200 5		5,5	1		S	0	1		229		807
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7.00	70	2		2	129		of other	0	0 t 2		227		708
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	(9)				>			10 S	0 th 3		224		708
								13° 0	0 ऐ 2		214		24
	1		मुनुसार	63 (II) 10-11 क अनुसार	दा खा. कश स. 2963 (॥)			1 0	0 R 3		213	إ	24
w	20 4		परिवर्तन के लिए भाषकार				रकबा	ধ		प्लोट संख्या	प्लोट	खाता नम्बर	ଖ
संस	3								ाक , पिता-जगदीश	ा. लि. निदेश अग्रवाल , f	मेसर्स श्री बाला जी मल्टी बिल्डर्स प्रा. लि. निदेशक , , जाति एवं श्री प्रवीन कुमार अग्रवाल , पिता-जगदीश प्रसाद अग्रवाल, जाति	मेसर्स श्री बाला जी मल्र , जाति एवं श्री । प्रसाद अग्रवाल, जाति-	प्रसाद
	3 4 7 7	GIVII 43		थाना नम्बर	o	तोजी संख्या		1263	होल्डिंग संख्या		कोलाकुशमा	मौजा का नाम	मौजा
रेयती	uahiz T	ज्ञाना का प्रकार	5001-UZ	हलका का नाम	नबाद	अचेल का नाम		धनबाद	अनुमंडल नाम	સ	धनबाद	जिला का नाम	जिला
यारखंड	HE						1263	ख्य	पृष्ठ संख्या		_	भाग वर्तमान	크

ENO. 180V क्ष । नाम मौजा मय थाना नाबर

फरद मलकी / फरद रैयती Page No. नाम रैयत मय वलिदयत जमाबन्दी Vol. No.

: 3

वो सकुनत नम्बर। Receipt No. : 0910141211

ह | कोताकुशमा | 12 | प्रकाश कुमार अगरवाल

रकबा (एकड़ में) खेसरा संख्या 0 एकड़ 11.5 डिसमील 0 हेक्टर खाता संख्या 213,214,224,225,226,227,228,229,230,231 24,708

तफसील हिसाब लगान भावली अराजी भावली न्यांगी नकदी

				ा तफसील (बकाया वो हाल	बकाया		१ ला वर्ष	हाल (2018-201
	मांग बावत		सालाना	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2016-2017)	(2017-2018)	7.0
			1 -			7.00	7.00	
		(नकदी)	7.00			1.75	1.75	1.
री		(भावली)	1.75			3.50	3.50	3.
			3.50			3.50	3.50	3.
रकात			3.50			1.40	1.40	1.
F			1.40			17.15	17.15	17.
			17.15			111.10		

		तफसाल	अदायकारी बकाया			मोतालबा	फाजिल
 अदायकार्र	ੀ ਗ਼ਜ਼ਰ		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2017-2018)	हाल (2018-2019)	
अदायकार		तीन वर्ष से ज्यादा	2 (1 44	(2016-2017) 7.00	7.00	7.00	
₹ र	(नकदी)			1.75	1.75	1.75	
जारी स	(भावली)			3.50	3.50	3.50	
	120. S. A.			3.50	3.50	3.50	
र्द स्फरकात	\$1 \$1 x 2 x 2 x 1		Contraction of the Contraction o	1.40	1.40	1.40	
जान अदायकारी		4	१३६ मिन्	17.15	17.15	17.15	

(१) मीजान कुल (लफ्जों में) : Fifty One Rupees and Fourty Five Paise

(२) नाम देहिन्दा -(3) कुल बकाया- 51.45 तारीख अमला तहसील कुनिन्दा : 09-10-2018

जाराज अनुसा पहुराण थु खास महात का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) **सूद** नहीं लिया <mark>जाता है।</mark>



_{पह}्क कम्पयुटर जनित प्रति है।

rg: प्रयत्र केवल प्राथी को जानकारी के लिए है।

विन्या भी प्रकार की अध्यद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

garague mean

झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

1 472

4772_ 16/8/16
December 11, 2019

पंजी ।। प्रति

प्रकाश कुमार अगरवात जाति- खाता नम्बर 24 708 708 708 708 708 708 708 708 708 708	भाग वर्तमान जिला का नाम मौजा का नाम
प्रकाश कुमार अगरवाल , पिता-जगदीश प्रसाद अगवाल , जाति	3 धनबाद कोलाकुशमा
श प्रसाद अगवाल, श प्रसाद अगवाल, ० ऐ ० ऐ ० ऐ ० ऐ ० ऐ ० ऐ ० ऐ ० ऐ ० ऐ	पृष्ठ संख्या अनुमंडल नाम होल्डिंग संख्या
0.43 중 0 1.69 중 0 1.5 중 0 1.07 중 0 1.28 중 1 1.68 중 1 1.68 중 1 1.68 중 1 1.74 중 1 1.5 S	21 धनबाद 264
न स रोड स	64 अचंल का नाम तौजी संख्या
दाखित खारि	धनबाद हलका का न 1 थाना नम्बर
1 - 20 1	田田
	का-02
स्वास्थ्य सेस चालू,	इस्टेट का नाम खाता का प्रकार
लगान 7 7 कृषि सेस कृषि	JHARKHAND रैयती
कृषि सेस वा	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

फरद मलकी / फरद रैयती Page No.

: 2

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. वो सकुनत नम्बर। Receipt No. : 0445287778

न नावर कोलाकुशमा | 12 | मीना अगरवाल

FNO. 1801

्राम मौजा मय

खाता संख्या 708

खेसरा संख्या 231

रकबा (एकड़ में) 0 एकड़ 5 डिसमील 0 हेक्टर

अराजी भावली राजी नकदी

तफसील हिसाब लगान भावली

		जोत र	का सालाना मांग म	य तफसील (बकाया वो हाल		011		टाल
					बकाया		१ ला वर्ष	हाल (2 019-20 20)
	मांग बावत		सालाना	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2017-2018)	(2018-2019)	
		(नकदी)	2.20			3.00	3.00	3.00
ਰ 		(भावली)	3.00			0.75	0.75	0.75
nð) i			0.75			1.50	1.50	1.50
			1.50				1.50	1.50
करकात			1.50			1.50	0.60	0.60
η···			0.60			0.60		7.35
			7.35			7.35	7.35	7.55

		तफसील	अदायकारी			मोतालबा	
			बकाया			हाल	फाजिल
अदायकाः	री बाबत	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	(2019-2020)	
	(A)			3.00	3.00	3.00	
माल प्रस्ति	(नकदी) (भावली)			0.75	0.75	0.75	
जारी सेस				1.50	1.50	1.50	
पूद	8894 K 6			1.50	1.50	1.50	
नुतफरकात विजान अदायकारी	* * * *			0.60	0.60	0.60	
W 2211 - 257			14	7.35	7.35	7.35	

(१) मीजान कुल (लफ्जों में) . Twenty Two Rupees and Five Paise

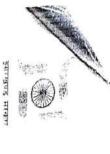
(२) नाम देहिन्दा -

तारीख अमला तहसील कुनिन्दा : 23-01-2020 खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। (३) कुल बकाया- 22.05



यह एक कम्पयुटर जनित प्रति है। यह प्रपन्न केवल प्रार्थी की जानकारी के लिए है।

क्तिमी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

पंजी ॥ प्रति

(N)

4520 A 9/8/6 December 11, 2019

तारीख	T			ч	मीना ३	1	मोला का नाम	भाग वर्तमान
प्राप्ति पन्न संख्या			Givil Jack	नान नान	गरवाल , पां	3	1 11	र्तमान
स्रात					ति-प्रका	9	धनबाद	2
तक स	कुल परिमान	163	3		श कु अग	सुराम्	द	
लागत बकाया	स्मान		प्ताट सख्या	1	मीना अगरवाल , पति-प्रकाश कु अगरवाल , जाति-	हा।एडन सखा	अनुमंडल नाम	
लागत चालू साल	0	0		1	•	tigal	1 नाम	पृष्ठ संख्या
रोड सेस बकाया	ऐ 5 f	で 5 ほ 0 ま				144	धनबाद	
,	5 億 0 彦	\$ 0 g	L			ताज	असं.	144
रोड सेस चालू साल	,	15. I	रकदा			ताजी संख्या	अचंल का नाम	
थिक्षा सेस बकाया		× ×			,	₹	धनबाद	
थिक्षा सेस चालू साल		/ide m/c No 1423(II)	परि		,	थाना नम्बर	हलका का नाम	
स्वास्थ्य सेस बकाया		(II)16-17	गरिवर्तन के लिए प्राधिकार			12	हलका-02	
स्वास्थ्य सेस चालू साल			धिकार			खाता का प्रकार	इस्टेट का नाम	
कृषि सेस बकाया	1	ω	লু			रैयती	JHAR	
			लगान				JHARKHAND	
कृषि सेस चालू साल		4.5	सेस					

List Of Case Status Details List Of Mutation Cases on the above transaction in Register-II यह एक कम्पयुटर जनित प्रति यह प्रपत्र केवल प्रार्थी की जानकारी के लिए हैं किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें। Mutation Cases North Ind !! नत्तशा देखें 🎥



भारत सरकार

Government of India

दुरली धर पोडार Murli Dhar Poddar जन्म तिथि/DOB: 27/11/1944 पुरुष/ MALE



6909 7309 3631 VID: 9194 3216 3855 8223 मेरा आधार, मेरी पहचान



बारतीय विविध्य पहुंचान प्राचिकाण Unique Identification Authority of India

पता: S/O: फ्रिय दस राग्न पोक्षार, 238.. भारवी नगर ईस्ट.. धनबाद, धनबाद, झारखण्ड - 826001

Address: S/O: Shiv Dut Rai Poddar, 238., SHASTRI NAGAR EAST., Dhanbad, Dhanbad, Jharkhand - 826001

6909 7309 3631

VID: 9194 3216 3855 8223

puldh bold





Government of India

नामांकन क्रम / Enrollment No.: 1119/20168/30568

प्रवीन कुमार अग्रवाल Pravin Kumar Agarwal S/O: Jagdish Prasad Agarwal

Flat No 404, Balajee Enclave Jharia Road Near I.C.I.C.I Bank Shastri Nagar East

Rajasbera

Dhansar Dhanbad-cum-kenduadih-cum-jagta Dhanbad

Jharkhand 828106

9431124640

ROTHER HAT HAN HATE OF CHEENING HATE IN



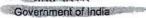
आपका आधार क्रमांक / Your Aadhaar No. :

7360 2754 6622

आधार - आम आदमी का अधिकार



भारत सरकार





प्रवीन कुमार अग्रवाल Pravin Kumar Agarwal जन्म तिथि / DOB : 04/10/1966

पुरुष / Male



7360 2754 6622

आधार - आम आदमी का अधिकार

GIF: Late Gulthari Lal Agarul

आयकर विभाज INCOME TAX DEPARTMENT



भारत सरकार GOVT OF INDIA

SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED

11/12/2009

Permanent Account Number

AANCS7040J

Roain Agus

आयकर विभाग

INCOME TAX DEPARTMENT

MEENA AGARWAL

SURESH KUMAR DOKANIA

30/01/1973 Perminont Appount Number AFCRA6647Q

Messa Aguind.
Signature

भारत सरकार GOVT. OF INDIA







3285 2389 0069

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUEIDENTIFICATION AUXHORITY OF INDIA

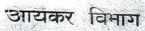
पताः

W/O प्रकाश कुमार अगरवाल, मारवाडी विद्यालय के पास, आमलापाडा, झरिया, धनबाद, झारखण्ड - 828111 Address:

W/O Prakash Kumar Agarwai, Near Marwari School, Amlapara, Jharia, Dhanbad, Jharkhand - 828111

3285 2389 0069

Aadhaar-Aam Admi ka Adhikar



INCOME TAX DEPARTMENT

PRAKASH KUMAR AGARWAL

JAGDISH PRASAD AGARWALLA

21/09/1963 Permanent Account Number

ACVPA6188L

Signature

भारत सरकार GOVT. OF INDIA









आरंतीक विशिष्ट महत्रात प्रतिकरण Unique identification Authority of India

पताः S/O: जगदीशं प्रसाद अगरवाल, अमला परा, अरिया, मारवारी महाविद्यालय, शरना, धनवाद, झारखण्य - 828111

Address: S/O: Jagdish Prasad Agarwal, Amia Para. Jharia, Marwari Mahavidyalay, Jharna. Dhanbad. Jharkhand - 828111



2567 0170 0637

VID: 9101 1133 9512 9421

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CONTROL OUT



Roam Agand

आयकर विभाग भारत सरकार GOVT. OF INDIA INCOME TAX DEPARTMENT DHIRAJ TRAFIN PRIVATE LIMITED

23/03/1993 Permanent Account Number AABCD4458M

GIF: Late Mangal Chamol
9431122492



Muld Podd



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

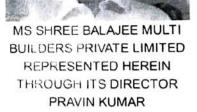
Token No :- 2020000034371

Deed Type	Sale Deed
Number of Pages	102
Fee Details	Stamp Duty :- Rs. 498420, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1530, A1 :- Rs. 373815, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2338468/- ,Transaction Amount :- Rs.12460500/-
Property Details	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 224, West: PLOT NO. 215, South: PLOT NO. 218, North: PLOT NO. 227 Volume Number - 1 3Page Number - 1313 264Khata Number - 708Plot Number - 225Ward Number - 23 Area Of Land: - 4.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.625540/- ,Transaction Amount :- Rs.0/-
Property Details	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 229, West: PLOT NO. 215 AND 213, South: PLOT NO. 215, North: PLOT NO. 227 Volume Number - 3Page Number - 264Khata Number - 708Plot Number - 226Ward Number - 23 Area Of Land: - 1.07 Decimal
Property No.	3
Valuation Details	Value :- Rs.1461543/- ,Transaction Amount :- Rs.0/-
Property Details	District: - Dhanbad , Tehsil: - Dhanbad , Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 229 , West: PLOT NO. 212 AND 213, South: PLOT NO. 226, North: PLOT NO. 212 AND 231 Volume Number - 1 3Page Number - 1263 264Khata Number - 708Plot Number - 227Ward Number - 23 Area Of Land: - 2.50 Decimal
Property No.	4
/aluation Details	Value :- Rs.1169234/- ,Transaction Amount :- Rs.0/-

1.	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23
/	Property Boundaries: - East: PLOT NO. 229, West: PLOT NO. 227, South: PLOT NO. 226, North: PLOT NO. 231
Details	Volume Number - 1 3Page Number - 1263 1313 264Khata Number - 708Plot Number - 228Ward Number - 23 Area Of Land :- 2.00 Decimal
W. NO.	5
property No.	Value :- Rs.1461543/- ,Transaction Amount :- Rs.0/-
Valuation Do	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23
	Property Boundaries :- East: PLOT NO. 230, West: PLOT NO. 227 AND 228, South: PLOT
property Details	NO. 226, North: PLOT NO. 231 Volume Number - 1 3Page Number - 1263 1313 264Khata Number - 708Plot Number - 229Ward Number - 23
	Area Of Land :- 2.50 Decimal
Property No.	6
Valuation Details	Value :- Rs.2338468/- ,Transaction Amount :- Rs.0/- District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location :- Other
	Road, Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 231 AND 224, West: PLOT NO. 229, South: PLOT
Property Details	NO. 225, North: PLOT NO. 231 Volume Number - 1 3Page Number - 1263 264Khata Number - 708Plot Number - 230Ward Number - 23 Area Of Land :- 4.00 Decimal
Property No.	7
Valuation Details	Value :- Rs.3057547/Transaction Amount :- Rs.0/-
Valuation Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Kolakushma Location .
Property Details	Road. Kolakushma Word No 23 Property Boundaries: - East: PLOT NO. 232, West: PLOT NO. 211 AND 212. South: PLOT NO. 228 229 230 AND 224, North: PLOT NO. 211 NO. 228 229 230 AND 224, North: PLOT NO. 211 Volume Number - 2 3Page Number - 144 264Khata Number - 708Plot Number - 231Ward
	Number - 23 Area Of Land :- 5.23 Decimal

Sh./Smt.MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL s/o/d/o/w/o JAGDISH PRASAD AGARWALLA has presented the document for registration in this office

today dated :- 18-Mar-2020 Day :- Wednesday Time :- 15:25:57 PM



	AGARWAL(Individual)		
Party Name	Document Type	Document Number	
MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL	PAN/UID	AANCS7040J	

Power	
-------	--

		Is e-KYC	e-KYC	Of			Finger	
	Name and Address	Verified?	Details	Attorney	Party Type	Party_Photo	Print	Signature
	MS SHREE BALLING MULTI BUILDERS	Yes	Pravin Kumar Agarwal Address:-		SELLER Age:53	0		3
	REPRESENTED HEREIN		Flat No 404.					3
	THROUGH ITS		Balajee					4
	DIRECTOR PRAVIN		Enclave, Near					Saus +
	KUMAR AGARWAL		LC LC LBank.					.2
	Address1 - SHANTI		Jharia Road.					og a
	BHAWAN BANK MORE.		Shastri Nagar					a
	PS BANK		East.					
	MORE DHANBAD.		Rajasbera					
	Address2 -		Dhanbad.					
	Jharkhand		828106.,					
	PAN No.:		Jharkhand,					-
	AANCS7040J.Permission		India					3
	Case No					and the second second	CHEEN.	ž
2	MS SHREE BALAJEE	Yes	Meena		SELLER	0		90
2	MULTI BUILDERS		Agarwal		Age:47			Ø.
	PRIVATE LIMITED		Address:			21 34	1000	4
	REPRESENTED HEREIN		Near Marwari			A STATE OF THE PARTY OF THE PAR		5
	THROUGH ITS		School.					a a
	DIRECTOR MEENA		Amlapara.					$\boldsymbol{\varkappa}$
	AGARWAL		Jharia.					
	Address1 - AMLAPARA		Dhanbad.					
	PS JHARIA DHANBAD.		828111					
	Address2 -		Jharkhand.					
	Jharkhand		India					
	PAN No.:							
	AANCS7040J.Permission							
	Case No					Message 8005 7170	11/23	
	MS SHREE BALAJEE	Yes	Prakash		SELLER		// 图	- 3
3	MULTI BUILDERS		Kumar		Age:56	E 183	No.	4
	PRIVATE LIMITED		Agarwal				4.45)
	REPRESENTED HEREIN		Address:-					4
	THROUGH ITS		Marwari					8
	DIRECTOR PRAKASH		Mahavidyalay,					3
	KUMAR AGARWAL		Amla Para.					Z =
	Address1 - AMLAPARA		Jharia					02
	PS JHARIA DHANBAD		Jharna					
	Address2 -		Dhanbad.					
	, , , harkhand		828111					
	PAN No.:		Jharkhand,					
	AANCS7040J Permission		India					
	The state of the s							

Case No .-

			1 0 44 61		
and Address	Is e-KYC Verified?	e-KYC Details	Of Attorney	Party Type	Party_Photo
MS DHIRAJ TRAFIN PRIVATE LIMITED	Yes	Murli Dhar Poddar Address:-	,	PURCHASER Age:75	
REPRESENTED HEREIN THROUGH ITS DIRECTOR MURLIDHAR		238,, , , SHASTRI			
PODDAR		NAGAR			
Address1 - SHASTRI NAGAR . PS BANK		EAST., Dhanbad, ,			
MORE. DHANBAD. Address2 -		Dhanbad, 826001			
, , , Jharkhand PAN No.:		Jharkhand, India			

Power

Identification:

AABCD4458M, Permission Case No .-

Sr.NO 1

Party Name and Address

KAMAL NAYAN PODDAR S/o-D/o MURLIDHAR PODDAR

Address1 - SHASTRI NAGAR EAST , DHANBAD., Address2 -

.,, Jharkhand PAN No.:

Photo

FingerPrint

Signature

Finger

Print Signature







Witness:

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

KAMAL NAYAN PODDAR Address1 - SHASTRI NAGAR EAST , DHANBAD., Address2 -	ignature	Thumb	Photo	Party Name and Address	[. vo [
,,, Jharkhand				KAMAL NAYAN PODDAR	Sr.NO

Signature of

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAKASH KUMAR AGARWAL, MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR MEENA AGARWAL, MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (KAMAL NAYAN PODDAR) Son/Daughter/Wife of (MURLIDHAR PODDAR) resident of (SHASTRI NAGAR EAST, DHANBAD.) and by occupation (Business).

Signature of Registering Officer

18-Mar-2020

Seal and Signature of Registering Officer

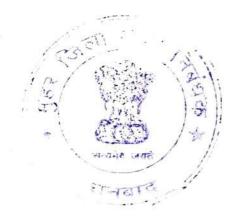


Success!

PoloieeMulti	BuildersPrivateLimitedRepresentedHereinThroughItsDirector	orPravinKumarAgarwa
MsShreeBalajeoman	2020000034371	
Joken No	375049	
Amount Transaction	dd3dfc0e5a2ae999603d	
ID	2000818318	
GRN	10002162020031800925	
CIN	2020-03-18	
Time		

Transaction Success! Please Note Your Transaction Id.

Name	Ms Shree Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Again March	/al
Token No	2020000034371	
Amount	2300	
Transaction ID	15b512182c04dc6ceb10	
GRN	2000823639	-
CIN	10002162020031805208	-
Time	2020-03-18	****



"JH WebService Stas Pay,

Document Registration Summary 1

avinKumarAgarwal

18-Mar-2020

Government/Market Value: ₹12452700/-Transaction Amount: ₹12460500 /-Paid Stamp Duty: ₹498500 /-

On Date 18-03-2020 Presented at SRO - Dhanbad

Receipt: 313198

Receipt Date: 18-03-2020

Presenter Name: -

₹2000 E ₹1 PR ₹1530

SP ₹3

LL ₹373815 A1 ₹498500

Stamp Duty

₹875849

Brawn Agad

Signature of Presenter

SRO - Dhanbad

Total

+					Payer Name		ayment Amount
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode		Certificate Number 4 IN-JH277100515154815	98500
Stamp Outy	498420	498500	-80	E-STAMP	M S DHIRAJ TRAFIN PVT LTD	• GRN Number 2000818318	2000
E	2000	2000	0 ,	GRAS	Ms Shree Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Kumar Agarwal Market Balajee MultiBuilders Private Limited Represented Herein Through Its Director Pravin Market Balajee MultiBuilders Private Balajee	dd3dfc0e5a2ae999603d • Transaction Type	
•			0	GRAS	$\label{lem:masshreeBalajeeMultiBulldersPrivateLimitedRepresentedHereinThroughItsDirectorPravinKumarAgarwal} \\ MsShreeBalajeeMultiBulldersPrivateLimitedRepresentedHereinThroughItsDirectorPravinKumarAgarwal$	• GRN Number 2000818318 • DEPT Transaction id dri3dfc0e5a2ae9996C3d • Transaction Type	1
PR	1	1530	0	GRA5	${\tt MsShreeBalajeeMultiBuildersPrivateLimitedRepresentedHereinThroughitsDirectorPravinKumarAgarwal}$	• GRN Number 2000818318 • DEP* Transaction id dd3dfc0e5a2ae999603d • Transaction Type	1530
SP	1530 373815	373815	0	GRA5	Ms Shree Balajee MultiBuilders Private Limited Represented Herein Through its Director Pravin Kumar Agarwa and the support of the property o	• GRN Number 2000B18318 • DEPT Transaction id dri3dfc0e5a2ae999603d • Transaction Type	37151
A1	3//			GRA5	Ms Shree Balajee MultiBuil ders Private Limited Represente differen Through its Director Pravin Kumar Agarwa and the Market Market Private Limited Represente difference and the Market Private Limited Represente and the Market Private Limited Represente Andread	• GRN Number 2000823639 • DEPT Transaction Id 15b512182c04dc6ceb1 • Transaction Type	0 2297
LL .	3	3	0	GRAS	Ms Shree Balajee MultiBull ders Private Limited Represented Here in Through Its Director Pravin Kumar Agarwater Managarwater Managarw	• GRN Number 2000823639 • DEPT Transaction Id 15b512182c04dc6ceb • Transaction Type	3
-	875769	875849	-80		100	4	

Article: Sale Deed Number of Pages: 102

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

witness Information Mr. KAMAL NAYAN PODDAR , Address - SHASTRI NAGAR EAST , DHANBAD.-, Father/Husband Name-MURLIDHAR PODDAR Identifier Details Mr. KAMAL NAYAN PODDAR, Address - SHASTRI NAGAR EAST , DHANBAD.-, Father/Husband Name-MURLIDHAR PODDAR Fee Rule: Sale Deed Stamp Duty 1 4,98,420

SP			
Total	1,53		
eed	1,530		
PR	1		
LL	3		
E	2,000		
A1	3,73,815		
Total	3,75,819		
	PR LL E A1		

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.

Hubill hodel. Rown Agund Vendee / Claimant

Photol h Arl Maera Agarwal

scription of the Property	Pin Code - 826001	
scription varket Value	2338468	
ent/Market Value on Amount	12460500	

perty Id: 3	o.: 433553 / 2020	:- 2019-2020	User Id : 3743		rch-2020 12:49:PM
state: Jhark	hand	District : Dha	nbad	Tahsil : D	hanbad
	MUDUII	Corporation :	Kolakushma	Village/Ci	ty : Kolakushma
and Type	a Word No 23 - Oth	er Road	-		
olume Nui	mber - 3				
age Numb	oer - 264				
hata Num	ber - 708				
lot Numb	er - 226				
Vard Num	ber - 23	121 - 1			
/aluation	Rule: Commercial la	and	arcial land		
Jsage : No	n Agri => Commerci	al Land => Com	mercial land	. 1, 1, 1	
Property I				1.07 Decima	
	nd area	La. =1			I= 4-1
Calculation	on Details		Calculation		Total ₹6,25,540/
Sr.No.	Description	1, 1.0)7 x 584617=625	540.19	₹6,25,540/
1 Open Land Value		1 1	THE RESERVE OF THE PARTY OF THE	THE RESERVE OF THE PARTY OF THE	THE RESERVE OF THE PARTY OF THE

A Total Pounded to Next 100/-	₹6,25,600/-
A Total Note: Final Valuation is Rounded to Next 100/- Total Valuation (A) Total Amount in Words: Six Lakh Twenty Five Thousands:	Six Hundred Rupees Only.
Total Valuation (A)	
Total Amount III	

Area Posstription of the Property	Property Boundaries East: PLOT NO. 229 , West: PLOT NO. 215 AND 213, South: PLOT NO. 215, North: PLOT NO. 227 Land area : 1.07 Decimal Pin Code - 826001 625540.19
Government/Market Value Transaction Amount	

roperty Id: 326862		Date: 18-March-2020 12:49:PM	
roperty ld: 320002 /aluation No. : 433554 / 2	District : Dhanbad		
State: Jharkhand	Corporation : Kola	Village/City: Kolakushma	
Land Type : Urban Kolakushma Word No 23 - Other Road			

	Number - 1263 264			
	Number - 708			
7	Number - 227 Jumber - 23			
100	mDe.			
11	· · · Commercial land			
aluat	Non Agri => Commercial La	and => Com	mercial land	
sage	ty Details			
1	Lanu area		2.50 De	ecimal
icula	tion Details			
	Description		Calculation	Total
sr.No.		1 25	x 584617=1461542.5	₹14,61,543/-
1	Open Land Valuation	1. 2.3	X 304017 = 1.022	₹14,61,543/-
A	Total		CALL THE REAL PROPERTY OF THE PARTY OF THE P	
Note : F	inal Valuation is Rounded to	Next 100/-		₹14,61,600/-
	aluation (A) mount in Words : Fourtee		The usands Six H	
Total A	mount in Words : Fourtee	n Lakhs Sixt	y One Indusands Six I	
Contract of the second				

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 229 , West: PLOT NO. 212 AND 213, South: PLOT NO. 226, North: PLOT NO. 212 AND 231
	Land area : 2.50 Decimal
Area	Pin Code - 826001
Other Description of the Property	1461542.5
Government/Market Value	14013 (2.10
Transaction Amount	•

Property Id: 326864	:- 2019-2020 U	ser Id : 3743	Date: 18-March-2020 12:49:PM
Valuation No. : 433556 / 2020	District : Dhanba		Tahsil: Dhanbad
State : Jharkhand	Corporation : Ko	lakushma	Village/City: Kolakushma
- II-ban		-	
Kolakushma Word No 25	er rious		
- Number - 13			
Page Number - 1263 1313 204			
Khata Number - 708			
Plot Number - 228			
Ward Number - 23			
= 1 - Commercial lan	d		
Valuation Rule : Commercial Usage : Non Agri => Commercial	Land => Commerc	ial land	
Usage: Non Agri = 2		-	
Property Details		T	2 Decimal
1 Land area		1	2 Decimal

Calculation

1. 2 x 584617=1169234

Calculation Details

Sr.No.

Description

Open Land Valuation

₹11,69,234/-

Total

The state of the s	₹11,69,234/-
rotal stion is Rounded to Next 100/-	
Final Valuation is Rounded to Next 100/-	₹11,69,300/-
Valuation (A) Valuation (A) Valuation (A) Valuation (A) Valuation (A) Valuation (A)	lundred Rupees

and measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 229, West: PLOT NO. 227, South: PLOT NO. 226, North: PLOT NO. 231
	Land area : 2.00 Decimal
ther Description of the Property	Pin Code - 826001
ther Description	1169234
ansaction Amount	•

Toperty	ld: 326865 on No. : 433557 / 2020	:- 2019-2020	User Id : 3743	T-beil .	rch-2020 12:49:PN Dhanbad
Distric			bad	Village/C	ity : Kolakushma
State : Jharkhanu		Corporation:	Corporation : Kolakushma		
Land T	ype : Urban		-		
Kolaku	shma Word No 23 - Oth	er Road			
Jolume	Number - 13				
Page N	umber - 1263 1313 264				
Khata	Number - 708				
Plot Nu	ımber - 229				
Mard N	lumber - 23	1	100		
		nd	1-1 land		
Valuati	ion Rule : Commercial lar : Non Agri => Commercia	Land => Comm	ercial land		
Usage	: Non Agri => Com			2.50 Decimal	
Proper	ty Details			2.30 Decirries	
1	Land area			C. B. C.	Total
Calcula	ation Details		Calculation		₹14,61,543/-
Sr.No.	Description	1. 2.5 x 5	84617=1461542	.5	₹14,61,543/-
1	Open Land Valuation	Maria Maria			114,01,5
AND DESCRIPTION OF THE PERSON	Total Final Valuation is Rounded	to Next 100/-			C1 C00/
A	Time Valuation is Rounded	TENERALLY STREET		对基本种 30 种	₹14,61,600/-
A Note:	Final Valuation is Research Valuation (A) Amount in Words : Fourt	STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.			

Property Boundaries East: PLOT NO. 230, West: PLOT NO. 227 AND 228, South: PLOT NO. 226, North: PLOT NO. 231
Land area : 2.50 Decimal
Pin Code - 826001
1

	1461542.5	• Value
		nuMarket Value
		on Amount
		on All

326800							
Id: 326866 No.: 433559 / 2020	:- 2019-2020	User Id : 3743	Date: 18-March-2020 12:49:PM				
, iharkildila	Corporation : Kolalush		. iharkitatis		markitana Diatrict . Dhanbad		Tahsil : Dhanbad
			Village/City : Kolakushma				
wishma word No 23 - Oth	wishma word to 23 - Other Road						
ume Number - 1 3							
page Number - 1263 264							
chata Number - 708							
lot Number - 230							
Vard Number - 23							

Valuation Rule : Commercial land

Usage: Non Agri => Commercial Land => Commercial land

Property Details

4 Decimal Land area 1

Calculation Details

	B	Calculation	Total
Sr.No.	Description		₹23,38,468/-
1	Open Land Valuation	1. 4 x 584617=2338468	₹23,38,468/-
Α	Total	· [1] [1] [1] [1] [1] [1] [1] [1] [1] [1]	

Note: Final Valuation is Rounded to Next 100/-

₹23,38,500/-Total Valuation (A)

Total Amount in Words: Twenty Three Lakhs Thirty Eight Thousands Five Hundred

Rupees Only.

Property Boundaries East: PLOT NO. 231 AND 224, West: PLOT NO. 229, South: PLOT NO. 225, North: PLOT NO. 231
Land area : 4.00 Decimal
Pin Code - 826001
2338468
-

Property Id: 326867

Valuation No.: 433561 / 2020	:- 2019-2020	User Id : 3743	Date: 18-March-2020 12:49:PM	
State : Jharkhand	District : Dhar	nbad	Tahsil: Dhanbad	
Land Type : Urban	Corporation : Kolakushma		Village/City : Kolakushma	
Kolakushma Word No 23 - Oth	er Road	-	, and a state of	
Volume Number - 2 3				

61	Jumber - 144 264		
· Lata	Number - 700		
alot No	ımber - 231		
ward I	lumber - 23		
valuat	ion Rule : Commercial land		
Usage	: Non Agri => Commercial La	nd => Commercial land	
proper	ty Details	commercial faild	
1	Land area	5.23 Decimal	
Calcula	ation Details	5,250	
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.23 x 584617=3057546.91	₹30,57,547/-
A	Total	以外提及 的重要的更加的。	₹30,57,547/-
Note:	Final Valuation is Rounded to	Next 100/-	
- 101F	/aluation (A)		₹30,57,600/-
Total A	Amount in Words : Thirty La	akhs Fifty Seven Thousands Six Hundre	d Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 232, West: PLOT NO. 211 AND 212 . South: PLOT NO. 228 229 230 AND 224, North: PLOT NO. 211
Area	Land area : 5.23 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	3057546.91
Transaction Amount	•

SELLER	-Mr. MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAKASH KUMAR AGARWAL, Address - AMLAPARA, PS. JHARIA, DHANBAD, Father/Husband Name JAGDISH PRASAD AGARWALLA, PAN No******040J, Permission Case No, Aadhaar No. ********0637
	-Mrs. MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR MEENA AGARWAL, Address - AMLAPARA, PS. JHARIA, DHANBAD-, Father/Husband Name PRAKASH KUMAR AGARWAL, PAN No************************************
	-Mr. MS SHREE BALAJEE MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR AGARWAL, Address - SHANTI BHAWAN BANK MORE, PS. BANK MORE, DHANBAD-, Father/Husband Name JAGDISH PRASAD AGARWALLA, PAN No *******040J, Permission Case No, Aadhaar No. *******6622
PURCHASER	-Mr. MS DHIRAJ TRAFIN PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR MURLIDHAR PODDAR, Address - SHASTRI NAGAR, PS. BANK MORE, DHANBAD-, Father/Husband Name LATE SHEO DUTT RAI PODDAR, PAN No+**********3631



Pre Registration Docket

pate :- 18-03-2020 12:44 pm

Office Name :- SRO - Dhanbad Token No:- 20200000034371

Appoinment :- 18-Mar-2020 Time:- 12:35

Article	Sale Deed
Pre Registration Date	15-Mar-2020
No. Of Pages	51
Stamp Duty	498420
Paid Stamp Duty	0
Total Fees	₹ 3,77,349.

Date: 18-March-2020 12:49:PM Property Id: 326860 :- 2019-2020 User Id: 3743 Valuation No.: 433552 / 2020 Tahsil: Dhanbad District : Dhanbad Village/City : Kolakushma State: Jharkhand Corporation : Kolakushma Land Type: Urban Kolakushma Word No 23 - Other Road Volume Number - 1 3 Page Number - 1313 264 Khata Number - 708 Plot Number - 225 Ward Number - 23 Valuation Rule: Commercial land Usage: Non Agri => Commercial Land => Commercial land **Property Details** 4 Decimal Land area **Calculation Details** Total Calculation Description Sr.No. ₹23,38,468/-1. 4 x 584617=2338468 Open Land Valuation ₹23,38,468/-Total Note: Final Valuation is Rounded to Next 100/-₹23,38,500/-Total Valuation (A) Total Amount in Words: Twenty Three Lakhs Thirty Eight Thousands Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 224, West: PLOT NO. 215, South: PLOT NO. 218, North: PLOT NO. 227
Area	Land area : 4.00 Decimal

Token No.: 20200000034371

CERTIFICATE

Office of the SRO - Dhanbad

BANK MORE, DHANBAD . MULTI BUILDERS PRIVATE LIMITED REPRESENTED HEREIN THROUGH ITS DIRECTOR PRAVIN KUMAR This Sale Deed was presented before the registering officer on date 18-Mar-2020 by MS SHREE BALAJEE AGARWAL, S/O, D/O, W/O JAGDISH PRASAD AGARWALLA resident of SHANTI BHAWAN BANK MORE, PS.

238 from Page No :- 425 to 526 at, office of SRO - Dhanbad This deed was registered as Document No:- 2020/DHAN/2207/BK1/2074 in Book No :- BK1, Volume No :-

Date: 18-Mar-2020

Registering Officer



INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH29757811835236S

08-Jul-2020 02:30 PM

CSCACC (GV)/ jhcsceg07/ JH-DBSUM0157/ JH-DB

SUBIN-JHJHCSCEG0744631618166359S

MS DHIRAJ TRAFIN PVT LTD

Article 23 Conveyance

LAND

6,32,000

(Six Lakh Thirty Two Thousand only)

MS SHREE BALAJEE MULTI BUILDERS PVT LTD

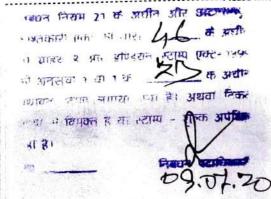
MS DHIRAJ TRAFIN PVT LTD

MS DHIRAJ TRAFIN PVT LTD

25,300 (Twenty Five Thousand Three Hundred only)



-----Please write or type below this line-----



RS 0000349798



- The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
 The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.

Rapti sop y 62000/ thouband

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FFI TAID OF PS 1804 WILL STATE OF 20

अपूर्णाल वर्णीत अमीन का मुख्य मांग बाँग्का अनुसार निधारित न्युनतम् मुख्य सं कम श्रा

अनुसार निर्धारित प्रिल्प सूची DQ के तहा खाहा नंव

निषद खाते से बाहर है सुनी बद्ध है। है।

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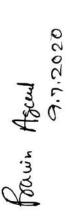
18964-

THIS DEED OF ABSOLUTE SALE is made on this the

day

day

Two Thousand Twenty, by and between M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. A Private Limited Company duly incorporated under the Indian Companies Act. having its Regd. Office at 5th Floor, 40 Model House, Strand Road, Kolkata - 700001 & Branch office at 3rd floor, Shree Ram Plaza, Bank More, Dist. Dhanbad, represented herein through its Director SRI PRAVIN KUMAR AGARWAL Son of Shi Jagdish Prasad Agrawal, by faith Hindu, by caste Vaishya, by occupation business, resident of 404A, 4th Floor, Balajee Enclave, Near ICICI Bank, Shastri Nagar, District - Dhanbad, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.



= 2 =

AND IN FAVOUR OF

M/S DHIRAJ TRAFIN PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act. having its Regd. Office at Room No. 25, Fifth Floor, 40 Model House, Strand Road, Kolkata – 700001, represented herein through its Director SRI MURLIDHAR PODDAR Son of Late Sheo Dutt Rai Poddar, by faith Hindu, by caste Vaishya, by occupation business resident of Shanstri Nagar, Bank More, P.S. Bank More, District – Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, by virtue of a registered deed of sale No. 16874 dated 23.12.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 523, page Nos. 317 to 348 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour the vendor hereto M/s Shree Balajee Multi Builders (P) Ltd., who purchased their entire right, title, interest and possession to in and over 29.73 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 2963(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1263 at register II of Dhanbad Circle office; And

= 3 =

WHEREAS, by virtue of a registered deed of sale No. 16873 dated 23.12.2010, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No.523, page Nos. 279 to 316 for the year 2010, sold by Sri Ajay Kumar Singh and Sri Arun Kumar Singh Sons of Late Sant Vilas Singh in favour of the vendor hereto M/s Shree Balajee Multi Builders (P) Ltd., who purchased their entire right, title, interest and possession to in and over 30.60 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto M/s Shree Balajee Multi Builders (P) Ltd., has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 3165(II)2010-11 and paying ground rent to the State regularly under volume No. 1, page No. 1313 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4722 dated 16.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 335, page Nos. 63 to 98 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of Sri Prakash Kumar Agarwal, purchased their entire right, title, interest and possession to in and over 11.50 Decimals of land out of Survey settlement Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the said Sri Prakash Kumar Agarwal, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 1593(II)2016-17 and





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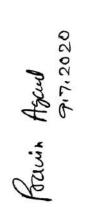
paying ground rent to the State regularly under volume No. 3, page No. 264 at register II of Dhanbad Circle office; And

WHEREAS, by virtue of a registered deed of sale No. 4529 dated 09.08.2016, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 320, page Nos. 103 to 138 for the year 2016, sold by M/s Shree Balajee Multi Construction Private Limited, in favour of Smt. Meena Agarwal, who purchased their entire right, title, interest and possession to in and over 05 Decimals of land out of Survey settlement Plot No. 220, appertaining to Khata No. 01, of Mouza Kolakusma, Mouza No. 12, under P.S. Saraidhela, Chowki Sadar Sub-Registry office and dist. Dhanbad, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the said Smt. Meena Agarwal, has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 1423(II)2016-17 and paying ground rent to the State regularly under volume No. 2, page No. 144 at register II of Dhanbad Circle office; And

WHEREAS the Land of Schedule A , no specific Area mention /indicate of each Plot in Sale Deed of Sri Prakash Kumar Agarwal, Smt. Meena Agarwal, and M/s Shree Balajee Multi Builders (P) Ltd., while for the purpose of R.S.Panji-II it is essential to show individual shares of each vendors plot wise. As such all the abovenamed three purchasers of the aforesaid sale deeds jointly demarcated their respective share of land as per plot wise of thire Purchase Sale Deed. Accordingly under Revised survey settlement exact share of plot mentioned in Jamabandi (Panji-II) is shown , the details whereof have been specifically shown in Schedule-B.

WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land



= 5 =

measuring an area 1.08 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.6,32,000/- (Rupees Six Lac Thirty Two thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land for a consideration of the sum of Rs.6,32,000/- (Rupees Six Lac Thirty Two thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

- That in consideration of the total sum of Rs.6,32,000/- (Rupees Six Lac Thirty Two 1. thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendors doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per their choice.
- That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same is in no manner



= 6 =

defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

- 3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 2 now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
- 4. That, the Vendors further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or morefully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
- 5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not comes under the reserve classes of C.N.T Act.
- 6. The Vendor is selling whatever areas of plot , the details shown in Schedule-C

= 7 =

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THIER HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Schedule - A

<u>Land belonged to the vendor M/s Shree Balajee Multi Builders (P) Ltd through its</u> <u>Director Sri Pravin Kumar Agarwal Vide Sale Deed no. 16873 dated 23.12.2010</u>

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area
216	16
217	02
218	06
219	04
220	27.2
222 & 223	15.63
224	06
Total Area of Land	76.83

Total area 76.83 out of which measuring area 30.63 Decimals Total purchase of land vendor no. 1 above Deeds

Land belonged to vendor M/s Shree Balajee Multi Builders (P) Ltd through its Director Sri Pravin Kumar Agarwal Vide Sale Deed no.16874 dated 23.12.2010

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Page 7 of 13

Old Plot No.	Area	
216	16	
217	02	
218	06	
219	04	
220	27.2	
222 & 223	15.63	
224	06	
Total Area of Land	76.83	

Total area 76.83 out of which measuring area 29.73 Decimals Total purchase of land vendor no. 1 above Deeds

Land belonged to Land owner Sri Prakash Kumar Agarwal Vide Sale Deed no. 4722 dated 16.08.2016

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad, chowki, sadar sub registry office Dhanbad., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area	
216	16	
217	02	
218	06	
219	04	
220	27.2	
222	16	
223	08	
224	06	
Total Area of Land	76.83	

Total area 76.83 out of which measuring area 11.50 Decimals land of vendor no. 2



= 9 =

Land belonged to Land owner Smt. Meena Agarwal Vide Sale Deed no. 4529 dated 08.08.2016

All that piece and parcel of Raiyati land situated in Dhanbad Police Station Post Office Dhanbad , Dist : Dhanbad , chowki, sadar sub registry office Dhanbad ., Mouza Kolakusma Mouza No.12 New Khata No. 708 (old Khata No. 01)

Old Plot No.	Area	
220	05	
	0.5	

Total area 05 Decimals land of vendor no. 3

Schedule B

Vendor M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. (as per Purchased sale deed no. 16873) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 1 पृष्ठ संख्या 1313 में खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान 1 पृष्ठ संख्या 1313

खाता संख्या	प्लोट संख्या	T
24	213	रकवा
24	214	3.16
708		2.57
708	224	3.31
708	225	2.6
	226	0.4
708	227	0.4
708	228	0.8
708	229	
708	230	1.6
708	231	3.36
	The state of the s	12.4
	कुल परिमाण	30.60 डिसमिल

= 10 =

Vendor M/S SHREE BALAJEE MULTI BUILDERS (P) LTD. (as per Purchased sale deed no. 16874) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 1 पृष्ठ संख्या 1263 में खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान 1 पृष्ठ संख्या 1263

	प्लोट संख्या	रकवा
खाता संख्या		
24	213	3
24	214	2
708	224	3
708	225	2.53
	226	0.53
708	227	2.32
708	228	0.77
708		1.56
708	229	1.24
708	230	12.78
708	231	29.73 डिसमिल
10.75	कुल परिमाण	29.73 194140

Vendor **SRI PRAKASH KUMAR AGARWAL**(as per Purchased sale deed no. 4722) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 3 पृष्ठ संख्या 264 खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान ३ पृष्ठ संख्या २६४

	कुल परिमाण	11.50 डिसमिल
24	213	0.84
708	231	1.74
708	230	1.68
	229	0.84
708	228	0.43
708	227	1.28
708		1.07
708	226	
708	225	1.50
708	224	1.69
24	214	0.43
खाता संख्या	प्लोट संख्या	रकवा

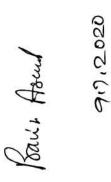
Land Lord Smt. Meena Agarwal (as per Purchased sale deed no. 4529) झारखण्ड सरकार राजस्व एवं भुमि सुधार विभाग के पंजी 2 की प्रति में अंकित भाग बर्तमान 2 पृष्ठ संख्या 144 खाता, प्लोट एवं रकवा निम्नलिखित हैं

भाग बर्तमान २ पृष्ठ संख्या 144

खाता संख्या	प्लोट संख्या	रकवा
708	231	5.00
	कुल परिमाण	5.00 डिसमिल

SCHEDULE - C

All that piece and parcel of Raiyati land situated at Mouza Kolakusma, under P.S. Dhanbad, Chowki sadar Sub-Registry office and Dist. Dhanbad,



= 12 =

Mouza Kolakusma, Mouza No. 12, appertaining to C. S. Khata no. 01 (R. S. Khata No. 708),

C. S. Plot No. 219 (R. S. Plot No.230), Total area 3.36 Decimals out of which measuring an area 1.08 Decimals (One Point Zero Eight Decimals) of land is hereby sold by this sale deed, (which is commercial land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded by :-

North - Plot No.231,

South - Plot No.225.

East - Plot No.231 & 224,

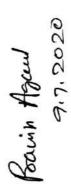
West - Plot No. 229,

[Purchased vide Deed No. 16873 dated 23.12.2010, ground rent is being paid under Vol. No. 1, Page No. 1313) as per Schedule "B".

Memo of Consideration

Rs.6,32,000/- (Rupees Six Lac Thirty Two thousand) only as per below details :-

		P.	AYMENT SCH	EDULE	
S No	Payment Details	Bank Name (Purchaser Account)	Date	Beneficiary	Amount
1	Ch. No. 037774	ОВС	08.07.20	M/S SHREE BALAJEE MULTI BUILDERS (P) LTD.	Rs.6,32,000/



= 13 =

WITNESSES:-

1. Utam Kumaz Singh. Late - Parma Hand Singh. Add. - Chandwari Dhanson Dhanbad.

2. Pridyot Roy, Slo, Cate P. U. Roy, Vilensk Wagar, Barole More Dlambad 919,2020



MulithRobe 9.7.2020









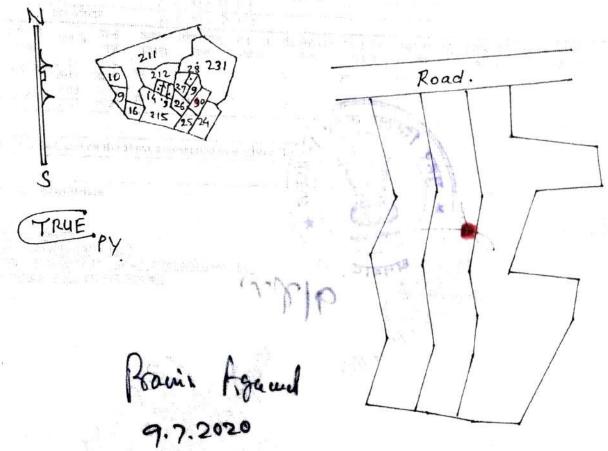


Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Jeahnin Chally

Page 13 of 13

Seller: - MIS Shree Balajee Multi Builders (B) Ltd. Rep through its Director Sri Pravin Kumar Agarwal Slo Jagdish Prasad Agrawal RIO 404 A, 4th Floor, Balajee Enclave, Near Ictci Bank, Shastri Nagar . Dist. Dhanbad. Purchaser: - MIS Dhiraj Trafin Private Ltd. Rep through its Director Sri Murlidhar Poddar slo Late Sheo Rai Poddar R10 Shastri Nagar, Bank More. P.S Bank More Dist Dhanbad. Schedule:-Mouza. Kolakusma No. 12. P.S. Saraidhela. C.S. Khata No. C.S. Khata No. C.S. Plot No. R.S. Plot No. Area. 219 230 1.08 -Deci Shown in red colour.



झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

पंजी ॥ प्रति

July 8, 2020

भाग वर्तमान	1			q.	र संख	11	1313		- VEALUE -						
हिला का नाम भीजा का नाम	को	बाव शाकुशमा	लो	नुमंडल न लिंग संर	ווע	धनव 131:	200	वेल का नाम जी संख्या	धनुबाद 0	हलका का धाना नम्बर		02 इस्टेट का खाता का		झार 	खंड
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06-29- 2019 016	63388566	2019- 2020	2019- 2020	0	20		0	5	0	10	0	10	0	4	

List Of Mutation Cases on the above transaction in Register-II

Mutation Case: Not Found."

List Of Case Status Details

जवभारको 🗽

EXERS

यह एक कम्पपुटर ज<u>ित प्रति</u> यह प्रपत्र केवल प्रापी की जानकारी के लिए हैं किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

> कर्ण के सिलान क्रिया वर्षाया सम्बन्धित स्ताता क्लीट सर्ज नहीं वर्षाया

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भारत सरकार Unique Identification Authority of India Government of India

नामांकन क्रम / Enrollment No.: 1119/20168/30568

To प्रवीन कुमार अयवाल Pravin Kumar Agarwal S/O: Jagdish Prasad Agarwal Flat No 404, Balajoo Enclave Jhana Road Near I.C.I.C I Bank Shastri Nagar East Rajasbera Dhansar Dhanbud cum-konduadih cum-jagla Dhanbad

Jharkhand 828106 9431124640

MN791408771FT



आपका आधार क्रमांक / Your Aadhaar No. :

7360 2754 6622

आधार - आम आदमी का अधिकार



भारत, सरकार

Government of India

प्रयोज कुमार अग्रवाल Pravin Kumar Agarwal जन्म तिथि / DOB : 04/10/1966 पुरुष / Male





7360 2754 6622

आधार - आम आदमी का अधिकार

Roavis Agand



मुरली धर पोद्वार Murli Dhar Poddar जन्म तिथि/ DOB: 27/11/1944 पुरुष / MALE

6909 7309 3631

आधार-आम आदमी का अधिकार



प्रतीय विशिष्ट पहचान प्राधिकरण

पताः

S/O: शिव दत्त राय पोद्दार,

238., शास्त्री नगर ईस्ट,,

धनबाद, धनबाद,

झारखण्ड - 826001

Address:

S/O: Shiv Dut Rei Poddar, 238, SHASTRI NAGAR EAST., Dhenb

Dhanbad,

6909 7309 3631

Aadhaar-Aam Admi ka Adhikar

Alt- Mongaer Chand.

9431122492



onal Generic Boundary Regionation System

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 2020000050955

Deed Type	Sale Deed				
Number of Pages	56				
Fee Details Stamp Duty :- Rs. 25280, PR :- Rs. 1, SP :- Rs. 840, A1 :- Rs. 18960, LL					
Property No.	1				
Valuation Details	Value :- Rs.631386/- ,Transaction Amount :- Rs.632000/-				
Property Details	District: - Dhanbad, Tehsil: - Dhanbad, Village Name: - Kolakushma Location: - Other Road, Kolakushma Word No 23 Property Boundaries: - East: Plot No.231 & 224., West: Plot No. 229., South: Plot No.225., North: Plot No.231. Volume Number - 1Page Number - 1313Khata Number - 708Plot Number - 230 Area Of Land: - 1.08 Decimal				

Sh./Smt.MS SHREE BALAJEE MULTI BUILDERS PVT LTD
Represented Herein Through Its Director PRAVIN KUMAR
AGARWAL s/o/d/o/w/o Jagdish Prasad Agrawal has presented the
document for registration in this office

today dated :- 09-Jul-2020 Day :- Thursday Time :- 13:33:35 PM



MS SHREE BALAJEE MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN KUMAR AGARWAL(Individual)

Party Name	Document Type	Document Number
MS SHREE BALAJEE MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN KUMAR AGARWAL	PAN/UID	736027546622

Party Name	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
MS SHREE BALAJEE MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN	Yes	Pravin Kumar Agarwal Address:- Flat No 404, Balajee Enclave, Near		SELLER Age:53			
KUMAR AGARWAL Address1 - 404A, 4 th Floor, Balajee Enclave, Near ICICI Bank, Shaste Nagar, District - Dhanbad., Address2 - Jharkhand PAN No.: ,Permissio	•	I.C.I.C.I Bank, Jharia Road, Shastri Nagar East, Rajasbera , Dhanbad 828106, Jharkhand India	,				Bawn Abum

TRAFIN Poddar PRIVATE Address:- LIMITED 238,,,, Represented SHASTRI Herein NAGAR Through Its EAST,, Director Dhanbad,, MURLIDHAR Dhanbad, PODDAR 826001,, Address1 - Jharkhand, Shanstri India Nagar, Bank More, P.S. Bank More, District - Dhanbad., Address2 -	sr.NO	Party Name and Address	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature	
PAN No.: ,Permission Case No	2	PRIVATE LIMITED Represented Herein Through Its Director MURLIDHAR PODDAR Address1 - Shanstri Nagar, Bank More, P.S. Bank More, District - Dhanbad., Address2 - Jharkhand PAN No.: ,Permission	Poddar Address:- 238,,,, SHASTRI NAGAR EAST,, Dhanbad,, Dhanbad, 826001,, Jharkhand,		PURCHASER			Medel bods	

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	UTTAM KUMAR SINGH S/o-D/o Late Parmanand Singh Address1 - Chandmari , Dhansar , Dhanbad., Address2	6		Hr Singh
	, , , Jharkhand PAN No.:			Udam

Witness:

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

S-NO				
Sr.NO	Party Name and Address	Photo	Thumb	Signature

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Address1 - Chandmari , Dhansar , Dhanbad., Address2 -	0		
Signatur	e of Operator Seal and Si	gnature o	f Registe	ring Office

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (MS SHREE BALAJEE MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN KUMAR AGARWAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (UTTAM KUMAR SINGH) Son/Daughter/Wife of (Late Parmanand Singh) resident of (Chandmari, Dhansar, Dhanbad.) and by occupation (Service).

Signature of Registering Officer

Date: - 09-Jul-2020

Seal and Signature of Registering Officer





Document Registration Summary 1

• Government/Market Value: ₹631400/-

• Transaction Amount: ₹632000 /-

. Paid Stamp Duty: ₹25300 /-

Receipt: 333860

Receipt Date: 09-07-2020

Presenter Name: -

On Date 09-07-2020 Presented at SRO - Dhanbad PR

Signature of Presenter

PR SP ₹1 ₹840

Ravin Agawal

₹3

SRO - Dhanbad

LL A1

₹18960

Stamp Duty

₹25300

Total

₹45104

ayment Head	Amount To Be paid		Balance Amount	Payment Mode	Payer Name		Payment Amount
Stamp	25280	25300	-20	E-STAMP	MS DHIRAJ TRAFIN PVT LTD	• Certificate Number : IN-JH297578118352365	25300
PR	1	1	0	GRAS		• GRN Number : 2001374408 • DEPT Transaction Id : 2b1c7ba5a4184470be46 • Transaction Type :	1
SP	840	840	0	GRAS	Ms Dhiraj Trafin Private Limited Represented Herein Through Its Director Murlidhar Poddar Anna Market Mar	• GRN Number : 2001374408 • DEPT Transaction Id : 2b1c7ba5a4184470be46 • Transaction Type :	840
A1	18960	18960	0	GRAS	MsDhirajTrafinPrivateLimitedRepresentedHereinThroughItsDirectorMurlidharPodda	• GRN Number : 2001374408 • DEPT Transaction Id : 2b1c7ba5a4184470be4 • Transaction Type :	18960
ш	3	3	0	GRAS	Ms Dhiraj Trafin Private Limited Represented Herein Through its Director Murlidhar Podda and the properties of the pro	• GRN Number : 2001374408 • DEPT Transaction Id : 2b1c7ba5a4184470be4 • Transaction Type :	3
Sub Tota	45084	45104	-20				

Article: Sale Deed Number of Pages: 56

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

ransaction Success!

Name

Ms Dhiraj Trafin Private Limited Represented Herein Through Its Director Murlidhar Poddar and Market Mark

Token No

20200000050955

Amount

19804

Transaction ID

2b1c7ba5a4184470be46

GRN

2001374408

CIN

IGAIXYIHS7

Time

2020-07-09 10:44:31



Transaction Amount	632000
· ·	
ELLER	-Mr. MS SHREE BALAJEE MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN KUMAR AGARWAL, Address - 404A, 4 th Floor, Balajee Enclave, Near ICICI Bank, Shastri Nagar, District - Dhanbad, Father/Husband Name Jagdish Prasad Agrawal, PAN No, Permission Case No, Aadhaar No. ********6622

-Mr. MS DHIRAJ TRAFIN PRIVATE LIMITED Represented Herein Through Its Director MURLIDHAR PODDAR, Address - Shanstri

,Father/Husband Name Late Sheo Dutt Rai Poddar , PAN No.-

Nagar, Bank More, P.S. Bank More, District - Dhanbad.-

Permission Case No.- , Aadhaar No. *******3631

Witness Information	Mr. UTTAM KUMAR SINGH , Address - Chandmari , Dhansar , Dhanbad, Father/Husband Name-Late Parmanand Singh

PURCHASER

Identifier Details	Mr. UTTAM KUMAR SINGH , Address - Chandmari , Dhansar , Dhanbad, Father/Husband Name-Late Parmanand Singh
	7.000 0.000

Property Id:352	562	
Fee Rule:Sale	Deed	25.200
1	Stamp Duty	25,280

•	SP	840
1	Total	840
Property Id:352562		
Fee Rule:Sale Dee	d	1
1	PR	1
2	LL	3
3	Al	18,960
	Total	18,964

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.

Muled Bodd Frawin Again Vender / Executant



Pre Registration Docket

Date :- 08-07-2020 06:46 pm

Office Name :- SRO - Dhanbad

Token No:- 20200000050955

Appoinment :- 09-Jul-2020 Time:- 11:0

Article	Sale Deed	
Pre Registration Date	07-Jul-2020	
No. Of Pages	28	
Stamp Duty	25280	
Paid Stamp Duty	0	
Total Fees	₹ 19,804.	

Property Id: 352562

Valuation No. : 464292 / 2020		:- 2020-2021	User Id: 3743	Date: 08-July-2020 18:02:PM	
State : Jharkhand Dist		strict : Dhanbad		Tahsil : Dhanbad	
Land Type : Urban Corpor		poration : Kolakushma		Village/City: Kolakushma	
Kolakushma Word No 23 - Other Road			-		
Volume Number - 1					
Page Number - 1313					
Khata Number - 708					
Plot Number - 230					

Property Details	
1 Land area	1.08 Decimal

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.08 x 584617=631386.36	₹6,31,386/-
A	Total		₹6,31,386/-

Total Valuation (A) ₹6,31,400/-Total Amount in Words: Six Lakh Thirty One Thousands Four Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No.231 & 224., West: Plot No. 229., South: Plot No.225., North: Plot No.231.
Area	Land area : 1.08 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	631386.36

Token No.: 202000000050955

CERTIFICATE

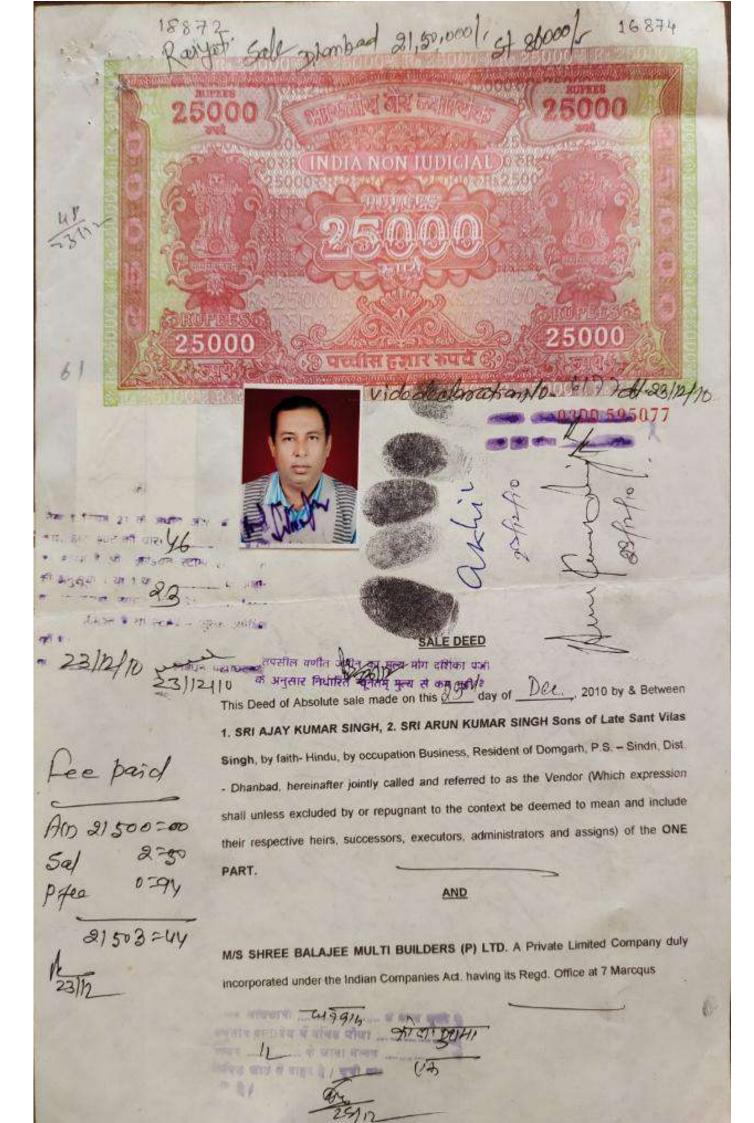
Office of the SRO - Dhanbad

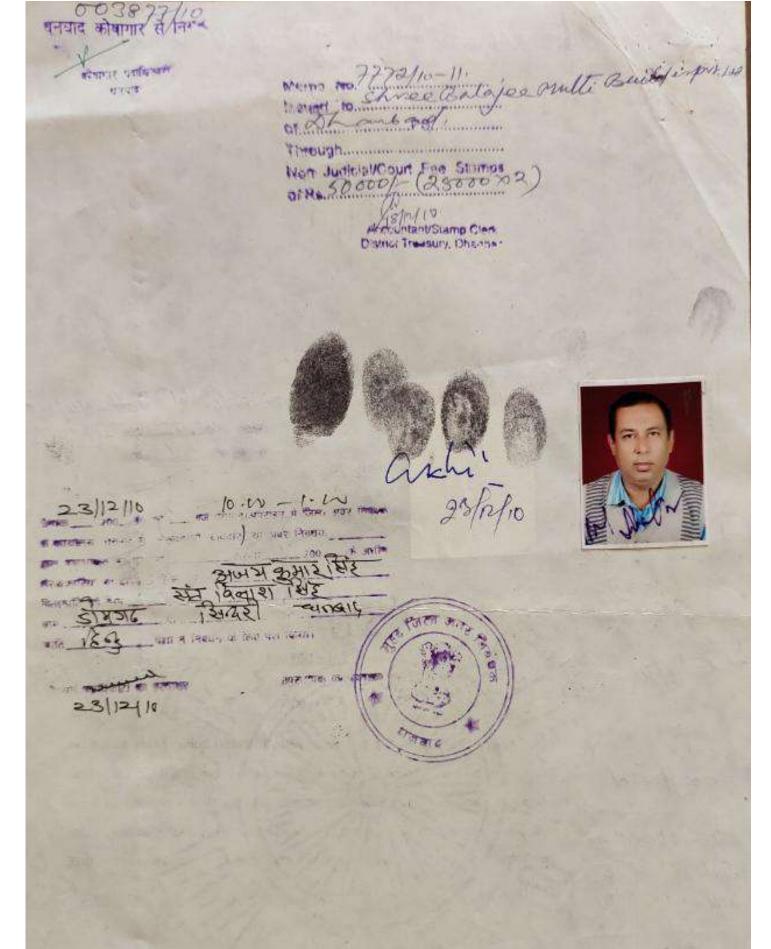
Shastri Nagar, District - Dhanbad. , . S/O, D/O, W/O Jagdish Prasad Agrawal resident of 404A, 4 th Floor, Balajee Enclave, Near ICICI Bank, MULTI BUILDERS PVT LTD Represented Herein Through Its Director PRAVIN KUMAR AGARWAL, This Sale Deed was presented before the registering officer on date 09-Jul-2020 by MS SHREE BALAJEE

303 from Page No :- 183 to 238 at, office of SRO - Dhanbad This deed was registered as Document No:- 2020/DHAN/2902/BK1/2700 in Book No :- BK1,Volume No :-

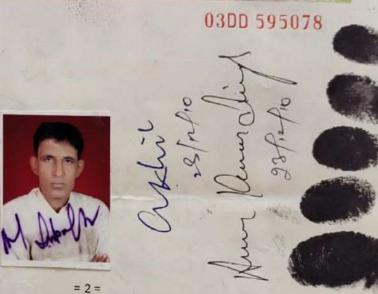
Date:- 09-Jul-2020

Registering Officer







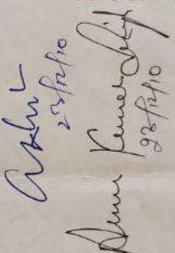


Square, Kolkata - 700007 & Branch office at 3rd floor, Shree Ram Plaza, Bank More, Dist. Dhanbad, represented herein through its Director SRI PRAVIN KUMAR AGARWAL Son of Shi Jagdish Prasad Agrawal, by faith Hindu by occupation business resident of Shanti Bhawan, Bank More, P.S. bank More., District – Dhanbad hereinafter called and referred to as the Purchaser (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators and assigns) of the OTHER PART.

WHEREAS the lands with Mouza – Kolkusma , Mouza No. 12, under khata No.1, Plot No. 216, 217, 218, 219, 220, 222, 223, 224 measuring an area of 108 decimals within PS Saraidhela, Dist.- Dhanbad was originally recorded in the name of Jaswant Singh and his



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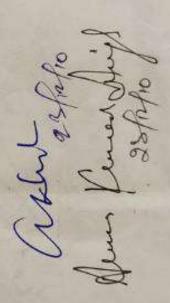
other co-sharers in the last survey settlement record of right.

AND WHEREAS Sri Kunj Singh, Amrit Singh, Rajeev Singh, legal heirs of Banmali Singh all co-sharers of Jaswant Singh of Khata No. 1, Mouza – Kolakusma sold their plot No. 220, 217, 218, 223 area 60 Dec. by registered Sale Deed No. 3895 dated 07.03.61 for valuable consideration mentioned therein registered at Dhanbad Sub Registry Office and entered in Book No.1, Volume 34, Page 426, to 428 for the year 1961 to Sri Dhananjay Singh son of Jaswant Singh.

AND WHEREAS Dhananjay Singh son of Late Jaswant got share of his father in the aforementioned plot numbers along with his self purchased land in Plot no. 220, 217,



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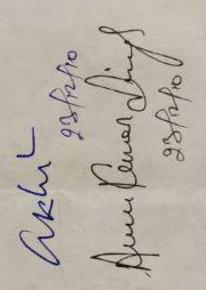
218, 223, of 60 Dec. as such he came in possession of total 105 Dec. with absolute right, title interest and possession over the same.

AND WHEREAS said Dhananjay Singh since came in exclusive peaceful possession over the land mentioned above exercised his right, title by all diverse acts of possession like cultivating and growing crops etc and got his named mutated in the Serista of Govt. of Bihar and paying rent to the State regularly under Thoka No. 189.

AND WHEREAS, said Dhananjay Singh while thus in actual physical possession in order to meet legal necessity sold and transferred his lands under Khata No.1, Plot No. 216,



270075



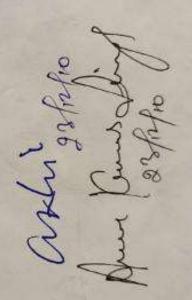
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217, 218, 219, 220, 222, 223, 224 measuring an area of 42 Dec. out of which 105 Dec. to Sri Shiv Kumar Kanoria by registered Sale Deed No. 7698 dated 16.07.86 for valuable consideration mentioned therein registered at Dhanbad Sub registry office and entered in Book No.1 volume 63, page 557 to 561 for the year 1986.

AND WHEREAS, said Dhananjay Singh while thus in actual physical possession in order to meet legal necessity sold and transferred his lands under Khata No. No.1, Plot No. 216, 217, 218, 219, 220, 222, 223, 224 measuring an area of 42 Dec. out of which 105



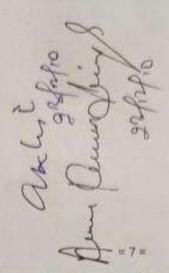
268900



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Dec. to Smt. Sulochana Kanoria by registered Sale Deed No. 7943 dated 21.07.86 for valuable consideration mentioned therein registered at Dhanbad Sub registry office and entered in Book No. 1 volume 64, page 592 to 597 for the year 1986.

AND WHEREAS, said Dhananjay Singh while thus in actual physical possession in order to meet legal necessity sold and transferred his lands under Khata No.1, Plot No. Plot No. 216, 217, 218, 219, 220, 222, 223, 224 measuring an area of 21 Dec. out of which 105 Dec. to Sri Pramod Kumar by registered Sale Deed No. 7817 dated 18.07.86 for



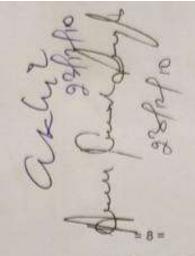
valuable consideration mentioned therein registered at Dhanbad Sub registry office and entered in Book No. 1 volume 65, page 538 to 542 for the year 1986.

AND WHEREAS, said Shiv Kumar Kanoria, while thus in possession of his land measuring and area of 42 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the vendor by sale deed No. 7344 dated 13.06.1988 in favour of Ajay Kumar Singh for valuable consideration mentioned therein registered at Dhanbad Sub Registry office and entered in Book No.1, volume 24, page 202 to 206 for the year 1989.

AND WHEREAS, said Smt. Sulochana Kanoria while thus in possession of his land measuring an area of 42 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the father of the vendor by sale Deed No. 7931 dated 16.06.1988 in favour of Late Sant Bilas Singh for valuable consideration mentioned therein registered at Dhanbad sub Registry office and entered in Book No. 1, volume 24 page 230 to 234 for the year 1989.

AND WHEREAS, said Pramod Kumar while thus in possession of his land measuring an area of 7 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the father of the vendor by sale Deed No. 12489 dated 27.12.88 in favour of Late Sant Bilas Singh for valuable consideration mentioned therein registered at Dhanbad Sub Registry office and entered in Book No.1, volume no. 58, page 69 to 72 for the year 1989.

AND WHEREAS, said Pramod Kumar while thus in possession of his land measuring an area of 7 Dec. out of 105 Dec, belonging to the schedule land sold, conveyed and transferred the said land to the father of the vendor by sale Deed No. 12488 dated



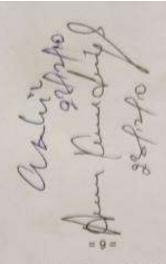
27.12.88 in favour of Arun Kumar Singh for valuable consideration mentioned therein registered at Dhanbad Sub Registry office and entered in Book No.1, volume no. 48, page 386 to 390 for the year 1989.

AND WHEREAS, said Pramod Kumar Singh while thus in possession of his land measuring an area of 7 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the father of the vendor by sale Deed No. 12490 dated 27.12.88 in favour of Arun Kumar Singh for valuable consideration mentioned therein registered at Dhanbad Sub Registry office and entered in Book No.1, volume no. 58, page 73 to 77 for the year 1989.

AND WHEREAS, Sant Bilas Singh died leaving behind his two sons namely Ajay Kumar Singh and Arun Kumar Singh as his legal heirs and successors.

AND WHEREAS the above named Ajay Kumar Singh and Arun Kumar Singh, while in possession sold their entire right, title, interest and possession to in and over 19.8 Decimals of land out of Plot No.220, to Smt. Bandana Wife of Rajesh Thakur and Rajesh Thakur Son of Arvind Kumar Thakur, by a Registered Deed of Sale, being No. 2363 dated 19.03.2005, Registered at Dhanbad Sub-Registry office;

AND WHEREAS the above named Ajay Kumar Singh and Arun Kumar Singh, also sold their entire right, title, interest and possession to in and over 8.37 Decimals of land out of Plot Nos.222 and 223, to Smt. Urmila Devi Wife of Mahendra Pd. Singh, by a Registered Deed of Sale, being No. 1106 dated 15.02.2006, Registered at Dhanbad Sub-Registry office;



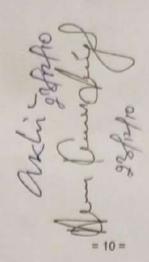
AND WHEREAS the above named Ajay Kumar Singh and Arun Kumar Singh, also sold their entire right, title, interest and possession to in and over 16.5 Decimals of land out of Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, to Sri Pramod Kumar Agarwal Son of Sri Jagdish Prasad Agarwal, by a Registered Deed of Sale, being No. 7115 dated 17.06.2008, Registered at Dhanbad Sub-Registry office, for valuable consideration therein mentioned;

AND WHEREAS, the above named vendor hereto Ajay Kumar Singh and Arun Kumar Singh both sons of Late Sant Bilash Singh, after selling the aforesaid land, are in peaceful possession over the remaining 60.33 Decimals of land;

AND WHEREAS the Vendor hereto to meet their financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over a portion of land measuring an area 18 Kathas or to say 29.7 Decimals, of land together with construction standing thereon, more fully described in the Schedule hereto for a total Consideration of Rs. 21,50,000/- (Rupees Twenty one Lac Fifty thousand only).

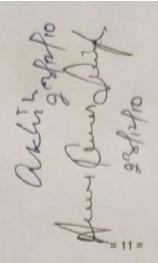
NOW, THEREOF, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs. 21,50,000/- (Rupees Twenty one Lac Fifty thousand only) paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land more fully described in the Schedule hereto, together with all claims, demands,



easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable therefore as from this day onwards, and the purchaser has full right to sell, let out, transfer the scheduled property conveyed by this deed.

- 2. That, the Vendor and the confirming party do hereby covenant with the Purchaser that he is the sole and absolute owner of the land in question and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
- That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 5%- now or in future becoming payable uptodate and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which become payable as from this day onwards.
- at the cost of the Purchaser as it may reasonably require the Vendor to do or
 execute for better or morefully assuring to the Purchaser the land



hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

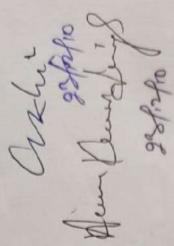
SCHEDULE

All that piece and parcel of Raiyati land situated at Mouza Kalakushma, under P.S. Dhanbad, Chouki sadar Sub-Registry office and Dist. Dhanbad,

Mouza kalakushma, Mouza No. 12, appertaining to Khata no. 01 (One),

- Plot No.216, measuring an area 16 Decimals,
- 2. Plot No.217, measuring an area 02 Decimals,
- 3. Plot No.218, measuring an area 06 Decimals,
- 4. Plot No.219, measuring an area 04 Decimals,
- 5. Plot No.220 measuring an area 47 Decimals, out of which 27.2 Decimals.
- 6. Plot No.222 and Plot No. 223, out of which 15.63 Decimals,
- 7. Plot No.224, measuring an area 09 Decimals, out of which 06 Decimals,

Total area 76.83 Decimals, out of which 60.33 decimals of land remaining with the vendor and out of which measuring an area 18 Kathas or to say 29.7 Decimals (Eighteen Kathas or to say Twenty nine point seven decimals) of land together with one kutcha room



standing thereon, of plinth area 100 Sq.ft is hereby sold by this sale deed, as delineated in Colour Red in the map annexed hereto, situated at subsidiary road.

Value of Land: -

Rs. 21,00,000/-

Value of Construction: - Rs. 50,000/-

Memo of Consideration:

Rs. 22,00,000/- (Rupees Twenty Two only), paid by the purchaser to the vendor in the manner as follows:-

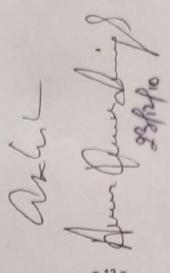
D/D No.	date	Amount	Name	Bank
174805	20.12.10	Rs.2,25,000/-	Ajay Kr. Singh	Vijaya Bank.
174803	20.12.10	Rs.4,00,000/-	Ajay Kr. Singh	Vijaya Bank.
174798	20.12.10	Rs.4,00,000/-	Ajay Kr. Singh	Vijaya Bank.
174797	20.12.10	Rs.4,00,000/-	Ajay Kr. Singh	Vijaya Bank.
174804	20.12.10	Rs.4,00,000/-	Arun Kr. Singh	Vijaya Bank.
174818	20.12.10	Rs.3,25,000/-	Arun Kr. Singh	Vijaya Bank.



WITNESSES:

1. Satish KR Roy S/O DRS HURCIDIAN DOY MACGARIN BARTAND DIANBAG

2. Cappu Kr. Singly 5/0 Swell lined Kenelus

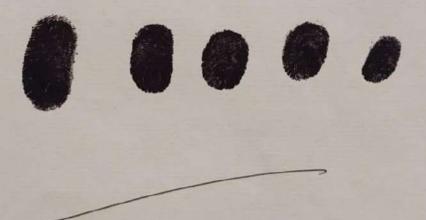


= 13 =



SHREE BALAJEE MULTI BUILDERS (P) LIMITED

Bauin Aganual
29. 11.1. DIRECTOR



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

Seller

: Sri Ajay Kumar Singh & Sri Arun Kumar Singh sons of Late Sant Vilash Singh of Domgarh, p.s.- Sindri, dist.- Dhanbad.

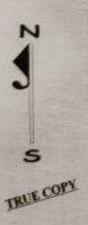
Purchaser: Shree Balajee Multi Builders (P) Ltd., Reg. office at 3rd Floor, 7, Marcqus Square, Kolkata & its Administrative office at Third Floor, Shri Ram Plaza, Bankmore, Dhanbad Rep. by its Director Sri Pravin Kumar Agarwal s/o. Sri Jagdish Prasad Agarwal of Shanti Bhawan, Bankmore, Dhanbad.

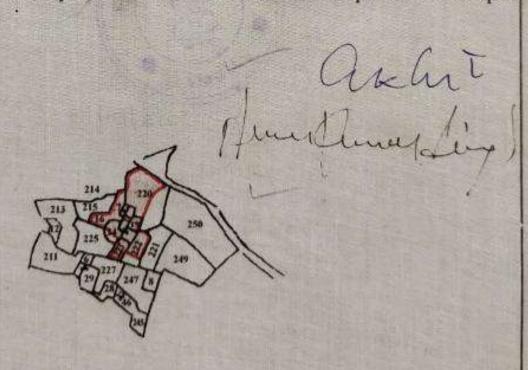
Schedule

Mouza - Kalakusma, No.-12, Khata No.-01,

TATAL PROPERTY.	
Plot No.	Area
216	16 Decimals
217	02 Decimals
218	06 Decimals
219	04 Decimals
220	47 Decimals out of which 27.2 Decimals
222	16 Decimals out of which 7.63 Decimals
223	08 Decimals
224	09 Decimals out of which 06 Decimals.

Total area 76.83 Decimals shown in red out of which 60.33 Dec. remaining the vendor in which sold by this deed an area 18 Kathas or to say 29.7 Decimals with one kutcha room plinth area 100 sq.ft.





TRACED BY:-

SCALE:- 1"=330'-0"



निबंधन विभाग, झारखंड . धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (तियम 114)

Token No. 48 Document Type

Sale Deed

Ajay Kumar Singh

Date of Entry

23/12/2010

Presenter Name & Address Stampable Doc. Value

Remarks / Other Details

Domgarh Sindri, Dhanbad 2150000

DOE

Total Pages

32

Token Date/Time: 23/12/2010 14:46:36

Document Value

2150000 Special Type

Serial No.

Stamp Value 86000

Book

CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	12	0	KOLAKUSHMA	1	220,222			OR_RES	Decimal	
DHANBAD	12	0	KOLAKUSHMA	1	223,224		9	OR_RES	29.7 Decimal	2079000
DHANBAD	12	0	KOLAKUSHMA	1	216,217			OR_RES	Decimal	2079000
DHANBAD	12	0	KOLAKUSHMA	1	218,219			OR_RES	Decimal	2079000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR KACCHA	12		KOLAKUSHMA	Kolakusma, Dhanbad	100	500 Sq. Ft.	50000

SN	Р Туре	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Ajay Kumar Singh	Late Sant Vilas Singh	Business	Other	Aadfm 4305m	Domgarh Sindri, Dhanbad
2	VENDOR	Arun Kumar Singh	Late Sant Vilas Singh	Business	Other	Lbhps 6549c	Domgarh Sindri, Dhanbad
3	VENDEE	Pravin Agarwal For M/S Balajee Multi Builders Pvt Ltd	Jagdish Pd Agarwal	Business	Other	Aancs 7040j	Shanti Bhawan Bankmore, Dhanbad
4	Identifier	Satish Kumar Roy	Murlidhar Roy	Pvt.Service	Other		Nawadih, Bartand, Dhanbad
5	Witness1	Satish Kumar Roy	Murlidhar Roy	Pvt.Service	Other		Nawadih, Bartand, Dhanbad
6	Witness2	Pappu Kumar Singh	Suresh Singh	Pvt Service	Other	1	Kendua, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	21,500.00
4	SP	480.00
Total		21,983.44

उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है |

निवधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्रि की गई है |

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑपेटर का हस्ताक्षर

उपरयुक्त 0 अजय कुमार सिंह स्वीकार किया अहर कुमार सिंह

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

सतीय कुमा राज विता मुलीधा राज नवारीर वेशा निजी सेवा ने का।

निबंधन पदाधिकरी का हस्ताक्षर

Token No. 48 Token Date: 23/12/2010 14:46:36 Serial/Dec-i No./Year :18872/16874/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ajay Kumar Singh Father/Husband Name:Late Sant Vilas Singh (VENDOR) Domgarh Sindri, Dhanbad		
2	Arun Kumar Singh Father/Husband Name:Late Sant Vilas Singh (VENDOR) Domgarh Sindri, Dhanbad		
3	Pravin Agarwal For M/S Balajee Multi Builders Pvt Ltd Father/Husband Name:Jagdish Pd Agarwal (VENDEE) Shanti Bhawan Bankmore, Dhanbad	2	
4	Satish Kumar Roy Father/Husband Name:Murlidhar Roy (Identifier) Nawadih, Bartand, Dhanbad		
5	Satish Kumar Roy Father/Husband Name:Murlidhar Roy (Witness1) Nawadih, Bartand, Dhanbad	×	×
6	Pappu Kumar Singh Father/Husband Name:Suresh Singh (Witness2) Kendua, Dhanbad	×	×

Book No. Volume 523 Page 317 To 348 18872/16874 Deed No Year 2010 23/12/2010 15:41:15 Date

District Sub Registrar

Signature of Operator

झारखण्ड सरकार राजस्व एवं भूमि सुधार विभाग विभाग लगान रसीद



% जिला का नाम अनुमण्डल का नाम अंचल का नाम मांजा धाना वो धाना नम्बर

वार्षिक

रसीद क्रमांक JH A 099266 रियत का नाम M/s नाजानी किल्डिंग जिल्डिंग जिल्डिंग

खाता संख्या खेसरा संख्या रकवा (एकड़ में)
-0] - 216,217,218,217,224,222,223

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

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1. कुल योग शब्दों में

2. नाम अदाकर्ता 🕬 उ

3. कुल बकाया

मांग

MJ-72

हस्ताक्षर एवं दिनाक

^{*} खास महाल का बकाया जातगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। SPL/2013



कारण

दान

धेकार

नामा

信用

आधेयन की लिखि— 10-09-11-03-11 अधिसुचना लिखि— 11-03-11 निर्गत लिखि— 12-03-11 (दाखिल-i

अधिकारी का कार्यालय, धनबाद

दाखित खारिज मु॰ संख्या <u>१९६५ (</u> 🎹) /2010-11

आदेश फलक

	7.7		6.
दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अधिपुष्टित	3 1
	आवेदका आवेदिका श्री।श्रीमती और ति रिवर्डिया श्री पूर्वी प्रतिकार प्रतिकार स्थापनी स्थापनी साक्रिय श्री स्थापनी स्थापनी साक्रिय श्री स्थापनी स		1/20
02/21/1	बाना राजिट जिला-धनबाद ने नामांतरण के लिये आवेदन किया है। आवेदन के अनुसार आवेदक/आवेदिका ने मीजा	-000	1190
	मीजा में <u>। वि जाता नं जिल्ला नं विकास कि </u>		350
	दलील सं० 168 77 दिनाम 23-12-12 के इस ब्री/बीमती अस्त्रण १५००ट मिट ८१ अन्य		1700) 66.30
	से प्राप्त किया है।		1
	मूल आवेदन पत्र हरका कर्मचारी को औब हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अधिलेख दिनांक 1912-111 को उपस्थापित करें।		1
	U S		- Land
	Winds (THE & TRAINE PLAN	15 0
10/2/11	अभिलेख उपस्थापित किया गया। आम इस्तेहार का तामिला प्राप्त है।	THE OF	सर्किल पदाधिक
	किसी व्यक्ति ने आपति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच	artico	सर्किल / अंचल.
	प्रतिवेदन प्राप्त है जिसके अनुसार -	Q,	साकला/ अनुसा
	चूचि रैयती खाते की है। चूचि रैयती खाते की है। जमाबदी सेंग्डिंग १३२३, में विक्रमा के क्लिक्स के किए हैं। चूचि रूप सेंग्डिंग के नाम लगान से रसीद कट रहा है।	<i>चारा</i>	1
	 आखेदक निर्वाधित दलील हारा भूमि प्राप्त कर प्रश्नगत अमीन पर दखल कब्ना में है। 		
	 निबंधन धनबादा मासकला निबंधन कार्यालय से किया गया है, सथा अल्ला मुद्रांक की राशि को कोवागार में जमा कर दलील को कैथ करा लिया गया है। 		
	 प्रश्नगत भूमि गैर आबाद, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है। 	177.79	
13	अतः हान्सा कर्मचारी/अंचल निरीक्षक कं जॉच प्रतिवेदन एवं अनुशंसा	0	- 017
	के आधार पर आवेदित धूमि का दाखिल-चारिज आवेदन को	The year	14
	किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें ऐव	259	11 1
	हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगे।	10m 30	- 1
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किया गया ।

प्रतिनिपिक / टंकक

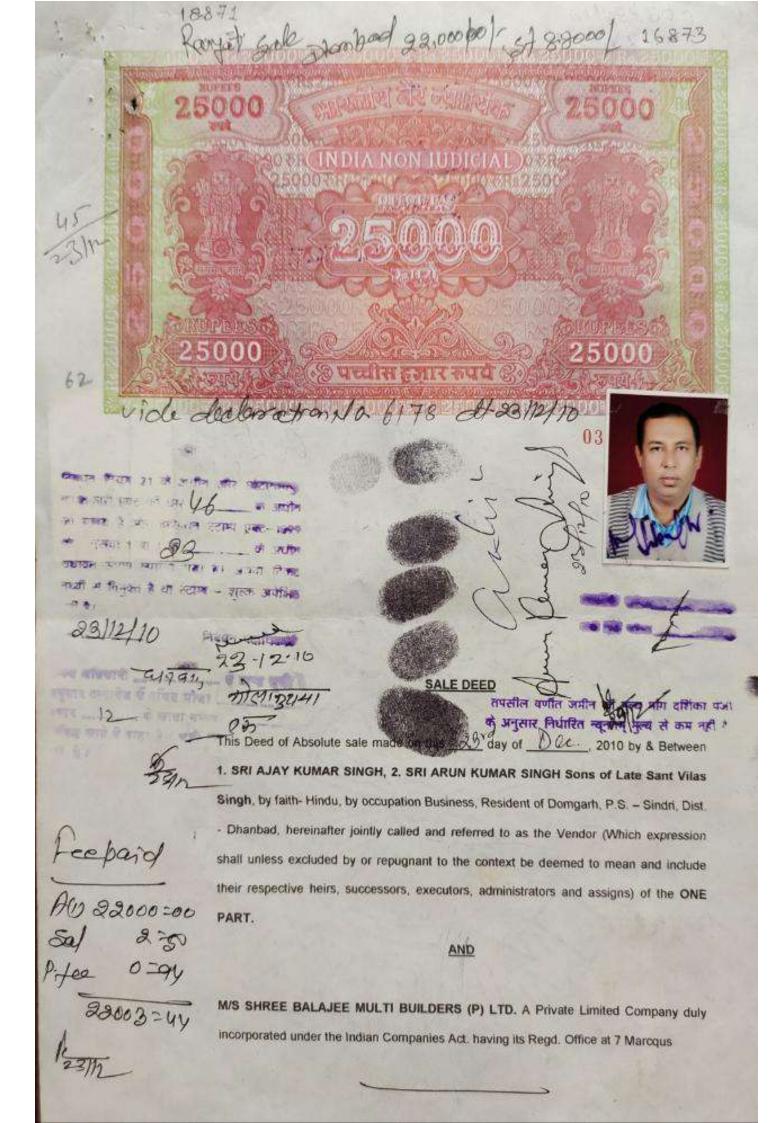
अंचल अधिकारी मेन मिलान किया ।

अंचल अधिकारी

प्रजान सहायक

अघल कार्यालय

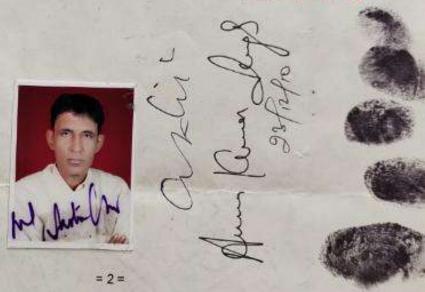
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विके के उ	सरकार में निहित इस्टेटों के विका प्रशास निहित इस्टेटों के
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12 (8/2) - 1 - 218, 219, 220, 222, 223 B. 207 18 981 224 - 25 B. 207 18, 50 Feb 210, 200.	यः धनवादि अभिधारियों (रे राज्यादाण और सम्बद्ध असुवित कर
की जानकारी और आवश्यक कार्याह के लिए मेजी आती	यता) का
इंटील हंटमा <u>- 1677</u> हिनांक - 23-12-10	आवेदन की लिख- /०-० अविसुचना तिहा- //-०३ । निर्मत तिहा- //-०३ । निर्मत तिहा- //-०३ । निर्मत तिहा- //-०३ । विभानतरण दिल्ला वालानरण के होना है बिकी दान विनिधन।
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प्रतिलिपिक टिकक	प्रधान सहायक. अधन कार्यालय धनवाद।



0 03880/10 क्रोंबागार से निर्म & alojos multi Builder क्षेत्रस्थार प्राधिकारी. धार्यः Through..... Non Judicial/Court Foo Stamps of Rs. 50 000 Assountant/Stamp Clan The set appet as the Property 1822 Les 181 481 191 191 -12-10 VA SOME PHOSE PRINCE NOW A



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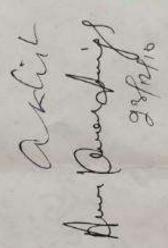


Square, Kolkata - 700007 & Branch office at 3rd floor, Shree Ram Plaza, Bank More, Dist. Dhanbad, represented herein through its Director SRI PRAVIN KUMAR AGARWAL Son of Shi Jagdish Prasad Agrawal, by faith Hindu by occupation business resident of Shanti Bhawan, Bank More, P.S. bank More, District – Dhanbad hereinafter called and referred to as the Purchaser (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators and assigns) of the OTHER PART.

WHEREAS the lands with Mouza - Kolkusma, Mouza No. 12, under khata No.1, Plot No. 216, 217, 218, 219, 220, 222, 223, 224 measuring an area of 108 decimals within PS Saraidhela, Dist.- Dhanbad was originally recorded in the name of Jaswant Singh and his



03DD 595073



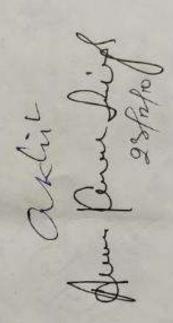
other co-sharers in the last survey settlement record of right.

AND WHEREAS Sri Kunj Singh, Amrit Singh, Rajeev Singh, legal heirs of Banmali Singh all co-sharers of Jaswant Singh of Khata No. 1, Mouza – Kolakusma sold their plot No. 220, 217, 218, 223 area 60 Dec. by registered Sale Deed No. 3895 dated 07.03.61 for valuable consideration mentioned therein registered at Dhanbad Sub Registry Office and entered in Book No.1, Volume 34, Page 426, to 428 for the year 1961 to Sri Dhananjay Singh son of Jaswant Singh.

AND WHEREAS Dhananjay Singh son of Late Jaswant got share of his father in the aforementioned plot numbers along with his self purchased land in Ptot no. 220, 217,



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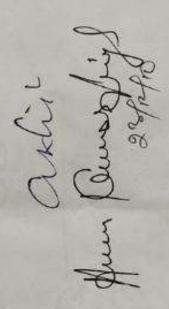
218, 223, of 60 Dec. as such he came in possession of total 105 Dec. with absolute right, title interest and possession over the same.

AND WHEREAS said Dhananjay Singh since came in exclusive peaceful possession over the land mentioned above exercised his right, title by all diverse acts of possession like cultivating and growing crops etc and got his named mutated in the Serista of Govt. of Bihar and paying rent to the State regularly under Thoka No.189.

AND WHEREAS, said Dhananjay Singh while thus in actual physical possession in order to meet legal necessity sold and transferred his lands under Khata No.1, Plot No. 216,



270074



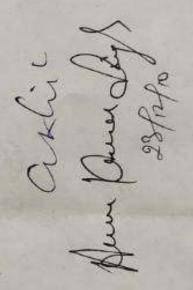
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217, 218, 219, 220, 222, 223, 224 measuring an area of 42 Dec. out of which 105 Dec. to Sri Shiv Kumar Kanoria by registered Sale Deed No. 7698 dated 16.07.86 for valuable consideration mentioned therein registered at Dhanbad Sub registry office and entered in Book No.1 volume 63, page 557 to 561 for the year 1986.

AND WHEREAS, said Dhananjay Singh while thus in actual physical possession in order to meet legal necessity sold and transferred his lands under Khata No. No.1, Plot No. 216, 217, 218, 219, 220, 222, 223, 224 measuring an area of 42 Dec. out of which 105



270073



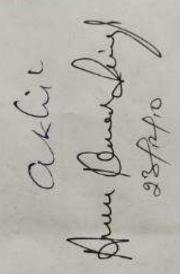
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Dec. to Smt. Sulochana Kanoria by registered Sale Deed No. 7943 dated 21.07.86 for valuable consideration mentioned therein registered at Dhanbad Sub registry office and entered in Book No. 1 volume 64, page 592 to 597 for the year 1986.

AND WHEREAS, said Dhananjay Singh while thus in actual physical possession in order to meet legal necessity sold and transferred his lands under Khata No.1, Plot No. Plot No. 216, 217, 218, 219, 220, 222, 223, 224 measuring an area of 21 Dec. out of which 105 Dec. to Sri Pramod Kurnar by registered Sale Deed No. 7817 dated 18.07.86 for



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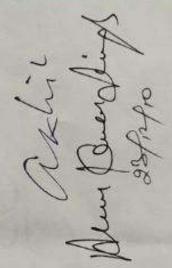
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valuable consideration mentioned therein registered at Dhanbad Sub registry office and entered in Book No. 1 volume 65, page 538 to 542 for the year 1986.

AND WHEREAS, said Shiv Kumar Kanoria, while thus in possession of his land measuring and area of 42 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the vendor by sale deed No. 7344 dated 13.06.1988 in favour of Ajay Kumar Singh for valuable consideration mentioned therein registered at Dhanbad Sub Registry office and entered in Book No.1, volume 24, page 202 to 206 for the year 1989.



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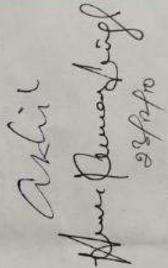
AND WHEREAS, said Smt. Sulochana Kanoria while thus in possession of his land measuring an area of 42 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the father of the vendor by sale Deed No. 7931 dated 16.06.1988 in favour of Late Sant Bilas Singh for valuable consideration mentioned therein registered at Dhanbad sub Registry office and entered in Book No. 1, volume 24 page 230 to 234 for the year 1989.

AND WHEREAS, said Pramod Kumar while thus in possession of his land measuring an area of 7 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and



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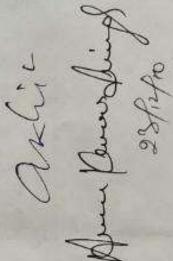
transferred the said land to the father of the vendor by sale Deed No. 12489 dated 27.12.88 in favour of Late Sant Bilas Singh for valuable consideration mentioned therein registered at Dhanbad Sub Registry office and entered in Book No.1, volume no. 58, page 69 to 72 for the year 1989.

AND WHEREAS, said Pramod Kumar while thus in possession of his land measuring an area of 7 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the father of the vendor by sale Deed No. 12488 dated 27.12.88 in favour of Arun Kumar Singh for valuable consideration mentioned therein



झारखण्ड JHARKHAND

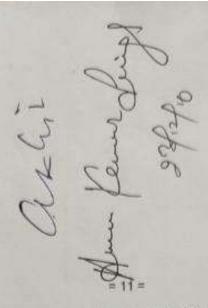
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registered at Dhanbad Sub Registry office and entered in Book No.1, volume no. 48, page 386 to 390 for the year 1989.

AND WHEREAS, said Pramod Kumar Singh while thus in possession of his land measuring an area of 7 Dec. out of 105 Dec. belonging to the schedule land sold, conveyed and transferred the said land to the father of the vendor by sale Deed No. 12490 dated 27.12.88 in favour of Arun Kumar Singh for valuable consideration mentioned therein registered at Dhanbad Sub Registry office and entered in Book No.1, volume no. 58, page 73 to 77 for the year 1989.



AND WHEREAS, Sant Bilas Singh died leaving behind his two sons namely Ajay Kumar Singh and Arun Kumar Singh as his legal heirs and successors.

AND WHEREAS the above named Ajay Kumar Singh and Arun Kumar Singh, while in possession sold their entire right, title, interest and possession to in and over 19.8 Decimals of land out of Plot No.220, to Smt. Bandana Wife of Rajesh Thakur and Rajesh Thakur Son of Arvind Kumar Thakur, by a Registered Deed of Sale, being No. 2363 dated 19.03.2005, Registered at Dhanbad Sub-Registry office;

AND WHEREAS the above named Ajay Kumar Singh and Arun Kumar Singh, also sold their entire right, title, interest and possession to in and over 8.37 Decimals of land out of Plot Nos.222 and 223, to Smt. Urmila Devi Wife of Mahendra Pd. Singh, by a Registered Deed of Sale, being No. 1106 dated 15.02.2006, Registered at Dhanbad Sub-Registry office;

AND WHEREAS the above named Ajay Kumar Singh and Arun Kumar Singh, also sold their entire right, title, interest and possession to in and over 16.5 Decimals of land out of Plot Nos. 216, 217, 218, 219, 220, 222, 223 and 224, to Sri Pramod Kumar Agarwal Son of Sri Jagdish Prasad Agarwal, by a Registered Deed of Sale, being No. 7115 dated 17.06.2008. Registered at Dhanbad Sub-Registry office, for valuable consideration therein mentioned;

AND WHEREAS, the above named vendor hereto Ajay Kumar Singh and Arun Kumar Singh both sons of Late Sant Bilash Singh, after selling the aforesaid land, are in peaceful possession over the remaining 60.33 Decimals of land;

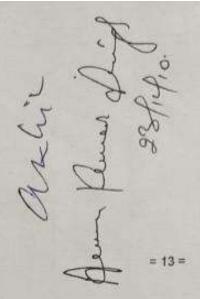


AND WHEREAS the Vendor hereto to meet their financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over a portion of land measuring an area 18.56 Kathas or to say 30.63 Decimals, of land together with construction standing thereon, more fully described in the Schedule hereto for a total Consideration of Rs. 22,00,000/- (Rupees Twenty Two Lac only).

NOW, THEREOF, THIS DEED OF SALE WITNESSETH: -

1.

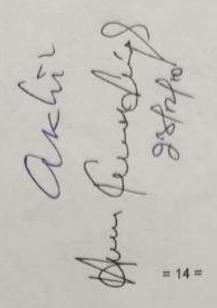
- That in consideration of the total sum of Rs. 22,00,000/- (Rupees Twenty Two Lac only) paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land more fully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable therefore as from this day onwards, and the purchaser has full right to sell, let out, transfer the scheduled property conveyed by this deed.
- 2. That, the Vendor and the confirming party do hereby covenant with the Purchaser that he is the sole and absolute owner of the land in question and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc.



Should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

- 3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 581- now or in future becoming payable uptodate and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which become payable as from this day onwards.
- 4. at the cost of the Purchaser as it may reasonably require the Vendor to do or execute for better or morefully assuring to the Purchaser the landhereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



SCHEDULE

All that piece and parcel of Raiyati land situated at Mouza Kalakushma, under P.S. Dhanbad, Chouki sadar Sub-Registry office and Dist. Dhanbad, Mouza kalakushma, Mouza No. 12, appertaining to Khata no. 01 (One),

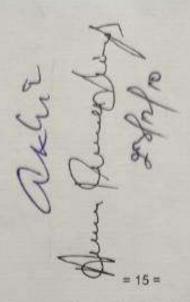
- Plot No.216, measuring an area 16 Decimals,
- Plot No.217, measuring an area 02 Decimals,
- Plot No.218, measuring an area 06 Decimals,
- Plot No.219, measuring an area 04 Decimals,
- Plot No.220 measuring an area 47 Decimals, out of which 27.2 Decimals,
- Plot No.222 and Plot No. 223, out of which 15.63 Decimals,
- Plot No.224, measuring an area 09 Decimals, out of which 06 Decimals,

Total area 76.83 Decimals, out of which 60.33 decimals of land remaining with the vendor and out of which measuring an area 18.56 Kathas or to say 30.63 Decimals (Eighteen point five six Kathas or to say Thirty point six two decimals) of land together with one kutcha room standing thereon, of plinth area 100 Sq.ft is hereby sold by this sale deed, as delineated in Colour Red in the map annexed hereto, situated at subsidiary road.

Value of Land: -

Rs. 21,50,000/-

Value of Construction: - Rs. 50,000/-



Memo of Consideration:

Rs. 22,00,000/- (Rupees Twenty Two only), paid by the purchaser to the vendor in the manner as follows:-

D/D No.	date	Amount	Name	Bank
174802	20.12.10	Rs.2,25,000/-	Ajay Kr. Singh	Vijaya Bank.
174794	20.12.10	Rs.4,00,000/-	Ajay Kr. Singh	Vijaya Bank.
174795	20.12.10	Rs.4,00,000/-	Ajay Kr. Singh	Vijaya Bank.
174796	20.12.10	Rs.4,00,000/-	Ajay Kr. Singh	Vijaya Bank.
Cash	20.12.10	Rs.25,000/-	Ajay Kr. Singh.	
174801	20.12.10	Rs.4,00,000/-	Arun Kr. Singh	Vijaya Bank.
174819	20.12.10	Rs.3,25,000/-	Arun Kr. Singh	Vijaya Bank.
Cash	20.12.10	Rs.25,000/-	Arun Kr. Singh	



WITNESSES:

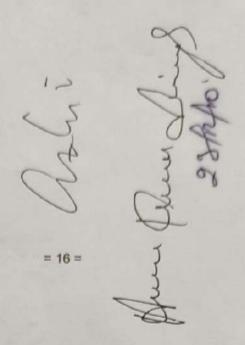
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ANGLESHIT BRETANS

GHANBAR

2. Pappu Mr. Sningh. 310- Sweeth Shingh. Kendus





SHREE BALAJEE MULTI BUILDERS (P) LIMITED

Bauin Agawal 23.1 10. DIRECTOR







Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have by me as per draft deed prepared by the parties. Leabnin UMY. photographs is affixed in the document have been duly obtained before me, and printed

Seller

Sri Ajay Kumar Singh & Sri Arun Kumar Singh sons of Late Sant Vilash Singh of Domgarh, p.s.- Sindri, dist.- Dhanbad.

Purchaser:

Shree Balajee Multi Builders (P) Ltd., Reg. office at 3rd Floor, 7, Marcqus Square, Kolkata & its Administrative office at Third Floor, Shri Ram Plaza, Bankmore, Dhanbad Rep. by its Director Sri Pravin Kumar Agarwal s/o. Sri Jagdish Prasad Agarwal of Shanti Bhawan, Bankmore, Dhanbad.

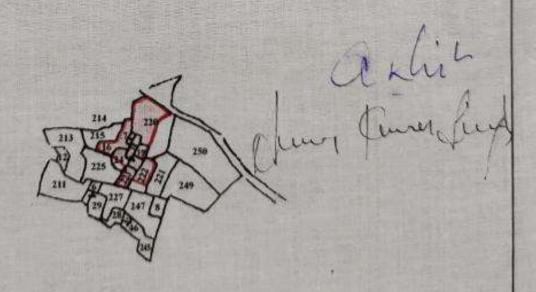
Schedule

: Mouza - Kalakusma, No.-12, Khata No.-01,

Plot No.	Area
216	16 Decimals
217	02 Decimals
218	06 Decimals
219	04 Decimals
220	43 Decimals out of which 27.2 Decimals
222	16 Decimals out of which 7.63 Decimals
2235	08 Decimals
224	09 Decimals out of which 06 Decimals.

Total area 76.83 Decimals shown in red out of which 60.33 Dec. remaining the vendor in which sold by this deed an area 18.56 Kathas or to say 30.63 Decimals with one kutcha room plinth area 100 sq.ft.





TRACED BY:-

SCALE:- 1"=330"-0"



निबंधन विभाग, झारखंड धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 45

Sale Deed

Presenter Ajay Kumar Singh

88000

Token Date/Time: 23/12/2010 14:39:31

38

Document Type

Presensor' Name & Address

Domgarh Sindri, Dhanbad

Date of Entry

23/12/2010

निबंधन पदाधिकरी का हस्ताक्षर

Stampable Doc Value Document Value

2200000 2200000

DOE Stamp Value Serial No.

Book

CNO/PNO

Total Pages

Special Type

Remarks / Other Details

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	12	0	KOLAKUSHMA	1	216,217			OR_RES	Decimal	
DHANBAD	12	0	KOLAKUSHMA	1	218,219			OR_RES	Decimal	
DHANBAD	12	0	KOLAKUSHMA	1	220,222			OR_RES	Decimal	
DHANBAD	12	0	KOLAKUSHMA	1	223,224			OR_RES	30.63 Decimal	2144100

Other Property Detail	Ha.			-		
Property Type	Th. No. Wrd	Mauza	Location	Area	Rate	Amount
	10	KOLAKUSHMA	Kolakusma, Dhanbad	1100	500 Sq. Ft.	50000
OR KACCHA	132	INOLANUSHIMA	Invianualità, Dilaticas	1100	1000.04	00000

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Ajay Kumar Singh	Late Sant Vilas Singh	Business	Other	Aadfm 4305 M	Domgarh Sindri, Dhanbad
2	VENDOR	Arun Kumar Singh	Late Sant Vilas Singh	Business	Other	Cbhps 6549 C	Domgarh Sindri, Dhanbad
3	VENDEE	Pravin Kumar Agarwal For M/S Balajee Multi Builders Pvt Ltd	Jagdish Prasad Agarwal	Business	Other	Aancs 7040 J	Shanti Bhawan Bankmore, Dhanbad
4	Identifier	Satish Kumar Roy	Muralidhar Roy	Pvt.Service	Other		Nawadih, Bartand, Dhanbad
5	Witness1	Satish Kumar Roy	Muralidhar Roy	Pvt.Service	Other		Nawadih, Bartand, Dhanbad
6	Witness2	Pappu Kumar Singh	Suresh Singh	Pvt.Service	Other		Kendua, Dhanbad

Fee Details:

SN	Description	Amount
1	ILL	2.50
2	P	0.94
3	A1	22,000.00
4	SP	570.00
Total		22,573.44

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्रि अप्रिटर का हस्ताक्षर
मुरमीधा राज
पेशा निजी स्पविष्ठ ने की।

Token No.45 Token Date: 23/12/2010 14:39:31 Serial/Dec/t No./Year:18871/16873/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ajay Kumar Singh Father/Husband Name:Late Sant Vilas Singh (VENDOR) Domgarh Sindri, Dhanbad	9	
2	Arun Kumar Singh Father/Husband Name:Late Sant Vilas Singh (VENDOR) Domgarh Sindri, Dhanbad		
3	Pravin Kumar Agarwal For M/S Balajee Multi Builders Pvt.Ltd Father/Husband Name:Jagdish Prasad Agarwal (VENDEE) Shanti Bhawan Bankmore, Dhanbad	2	
4	Satish Kumar Roy Father/Husband Name:Muralidhar Roy (Identifier) Nawadih, Bartand, Dhanbad	1	
5	Satish Kumar Roy Father/Husband Name: Muralidhar Roy (Witness1) Nawadih, Bartand, Dhanbad	×	×
6	Pappu Kumar Singh Father/Husband Name:Suresh Singh (Witness2) Kendua, Dhanbad	*	×

Book No.	1
Volume	523
Page	279 To 316
Deed No	18871/16873
Year	2010
Date	23/12/2010 15:39:22

District Sub Registrar

Signature of Operator

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% जिला का नाम अनुमण्डल का नाम द्वारा नाम अनुमण्डल का नाम द्वारा नाम स्थापन नाम स्यापन नाम स्थापन न

अ थाना वो थाना नम्बर खाता संख्या 216, 217, 218, 219, 220, 222, 223, 18.56 कर्डा

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1. कुल योग शब्दों में देनेती जीवन देश भाषाक भ

2. नाम अदाकता

संस *ब्याज विविध

(हल्का कर्मचार))

चल आधकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या 15/65 (14) / 2010-11

आदेश फलक

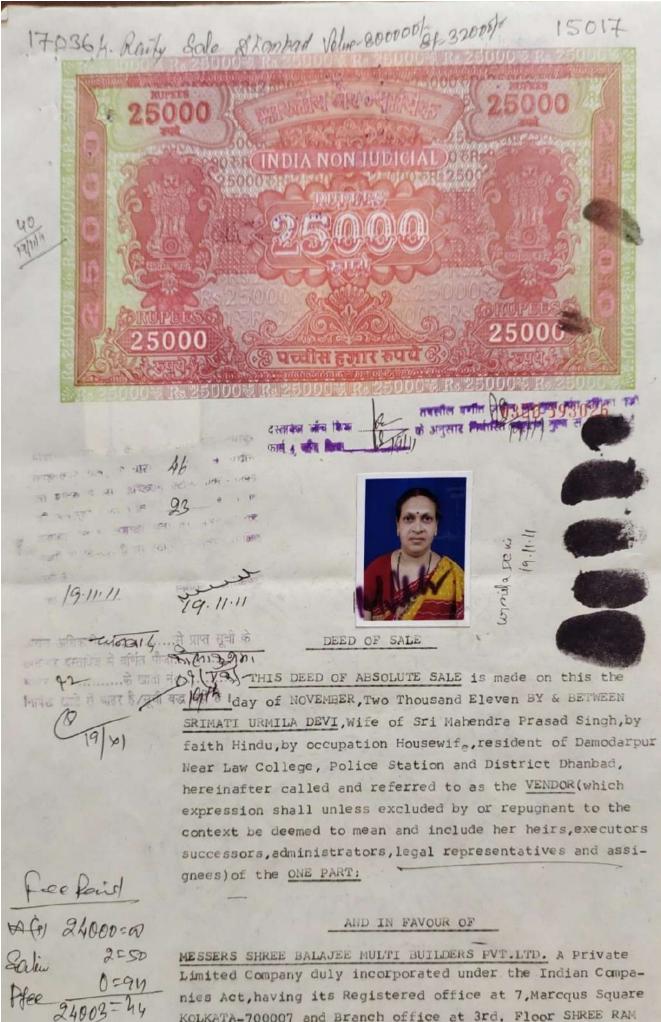
2	दिनांक	पदाधिकारी का आदेश तथा हरताक्षर	अभियुक्ति ।	NO
3.		भावेदका आवेदिका श्री/श्रीमती अस्ति ।	1. Saul 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	1881
	man	थाना . च राजिया जिला-धनबाद ने नामांतरण के लिये आवदन किया है। आवेदन के अनुसार आवेदका आवेदिका ने मोजा . व्याप्तिका के	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1)
5		मीना ने । वि खाता न । प्लाट न 216, 217 218, 219, 200, 202, 223, 224 सकता । 18 56 95/	1/	
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		से प्राप्त किया है।		
		मूल आवेदन पत्र हल्का कर्मधारी को जीच हेतु दें, इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक	16	- 1
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		किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जांच प्रतिवेदन प्राप्त है जिसके अनुसार -	1 X	
		भूमि रैयती खाते की है। १२२२ १२२८ अस्टर उठ हिंदू सन्दर्भित जपाबदी सं ० १८६ , १४२ में विकेता के व		111
		3. आवेदक निर्बोधत दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है।		-
		4. निर्वधन धनबाद/ कलकला निर्वधन कार्यालय से किया गया है, क्या अन्तर पुटांक की राशि को कोषागार में जारा कर दलील को क्षेत्र करा लिया गया है।		7
		 प्रश्नगत भूमि गैर आबाद, आदिवासी खाता, भूदान, यन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है। 		
		अतः हरूका कर्मचारी/अंचल निरीक्षक के गाँच प्रतिवंदन एवं अनुशंसा के आधार पर आवेदित भूमि का दाखिल-खारिज आवंदन को	The feet of	
द्वारा फो	<u>लेकॉपी</u>	हल्का कर्मधारी से एक सप्ताह में अनुपालन प्रतिबंदन गांगे। लेखापित एवं संशोधित	(A 92)	
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A	1081 - 10873 - 10873 - 1070 - 10873	7	नामान्तर्ण (दा राज्याद हल्का नामान्तरण क्रिस कारण से होना है किकी दान प्रीनियम, उत्तराधिकार या बटवारा हुआ है ?	
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मेरे द्वारा फोटोकॉंपी किया गवा ।	प्राचित्र अवश्रीत द्वार अस्ति। प्राच्या अस्ति अस्ति अस्ति। स्मा - अस्ति। अस्ति अस्ति। प्राचीति। प्रमाणिति।	सच	नेवाला शुद्धि-प क्रमेबारी द्वारा दुन्य को गुद्धि को रहे हैं	
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MESSERS SHREE BALAJEE MULTI BUILDERS PVT.LTD. A Private Limited Company duly incorporated under the Indian Companies Act, having its Registered office at 7, Marcqus Square KOLKATA-700007 and Branch office at 3rd. Floor SHREE RAM PLAZA, Bankmore, District Dhanbad, represented herein through its Director SRI PRAVIN KUMAR AGARWAL, son of Shri Jagdish Prasad Agarwal, by faith Hindu, by occupation Business resident of Shanti Bhawan, Bankmore, P.S.Bankmore, District

memo No. 6960/11-12 Would to Mark Balgu Mall Barlay भागाद कोषगार से निगत ं वापार पदाणिकारी **FIRST** Threugh.... Man Justing Duen Fee Stamps (1000) 19-11-11 10-1 ्रकार्यातः जनमा । अस्ति। त अस्ति। त अस्ति। तस्ति। प्रतासकात का शवदान के म एक प्रतिमाती रामादर पुर Windle Devi 19.11.11. · वित्राध्यासूत इ जिला प्रवर निकर 1911 4 19-49 4 104 40 16709 1 ्रात्रिक का समास्त्र

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-: 2 :-

Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its administrators representatives and assigns) of the OTHER PART: .

WHEREAS By a Registered Deed of Sale being No.1106 dt. 15.02.2006 Registered at Dhanbad Sub Registry office executed by Sri Ajay Kumar Singh, son of Late Sant Bilash Singh in favour of the vendor hereto Smt.Urmila Devi, the Vendor hereto Smt. Urmila Devi purchased his entire right title, interest and possession to in and over 8.37 dec. of land out of survey settlement Plot No.222 and 223 appertaining to Khata no.1 of Mouza: Kalakusma, Mouza No.12 for valuable consideration therein mentioned.

AND WHEREAS ever since the date of purchase as aforesaid the vendor hereto Smt.Urmila Devi has been in peaceful possession over the said land by exercising diverse acts of ownership and possession and also by getting her name mutated in the sherists of the Landlord the State of



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-: 3 :-

AND WHEREAS the vendor hereto to meet her financial requirement considered it advisable to sell her entire right title, interest and possession to in and over the said land measuring an area 8.37 dec.morefully described in the schedule hereto for a total consideration of Rs.8,00,000/-(Rupees eight lacs)only.

AND WHEREAS in course and as a result of negotiation between the parties hereto the vendor has agreed to sell and the purchaser hereto has agreed to purchase the said land for a consideration of the sum of Rs.8,00,000/-(Rupees eight lacs) only, which is the highest consideration thereof.

NOW THEREFORE THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.8,00,000/
(Rupees eight lacs)only, paid by the purchaser to the Vendor
(the receipt whereof the vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign her



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entire right, title, interest and possession to in and over the said land which is morefully described in the schedule hereto together with all claims, demands, easements and other incidental rights belonging or appertaining thereto to the purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject however to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or by letting out the same to any person or persons or otherwise as per its choice.

2. That the Vendor do hereby covenant with the purchaser that the vendor is the sole and absolute owner of the land described in the schedule below and that her right, title, interest and possession to in and over the same is in no manner defective and is in no manner encumberred by way of Mortgage etc. Should it therefore in future transpires

that her right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumberred and if for any one or more reasons the purchaser is dispossessed or put to any other loss or obstruction, the vendor shall be liable to make good such loss as the purchaser may suffer by reasons thereof.

- 3. That the vendor hereby further covenant with the purchaser that the vendor shall pay the annual ground rent Rs.5/- now or in future becoming payable upto date and shall keep the purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
- 4. That the vendor further covenant with the purchaser to do and execute all such acts, deeds and things at the cost of the purchaser as it may reasonably require the vendor to do or execute for better or morefully assuring to the purchaser the land hereby sold and also to render all assistance and co-operation to the purchaser at its request and cost to get purchaser's name mutated in place of that of the vendor in the office of the Zamindary Department of the State of Jharkhand.

IN WITNESS WHEREOF the vendor hereto out of her own freewill while in her sound health and perfect mind having fully understood the contents hereof has set and subscribed her hands on this the day, month and year first above written.

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: KALAKUSMA, P.S.Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: KALAKUSMA, Mouza No.12, KHATA NO.01 (ONE)

PLOT NO.222 and 223 out of which measuring an area 5 kathas 53 sqft.or to say 8.37 dec.of land is hereby sold by this Sale Deed.

As per plan attached berevith.

As per plan attached herewith and shown in colour Red which is butted and bounded as follows:-

-1 6 1-

NORTH: Shree Balajee Multi Builders(p)Ltd.

SOUTH: Sub Road EAST: Sub Road.

WEST: Shree Balahee Munti Builders(P)Ltd.

Memo of Consideration

Payment of Rs.8,00,000/-paid by the purchaser to the vendor vide Pay order No.726312 dt. 17,11,2011 of Vijaya Bank, Dhanbad.

WITNESSES:

1. Mahandea first pale such sin such solper wreper

2. Sissan Kr. Heliwal 8 to Sri Dusarika Pd. Helival Raglimara Bazar 8.0- Nawagarh, Dhanbad.



Pravio Again 19-11-11





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 draft supplied by the parties.

Signature Skatown OM/ Licence No. 02/1890.

Seller

: Smt. Urmila Devi w/o. Sri Mahendra Prasad Singh of Law Collage, Damodarpur Road, Dhanbad.

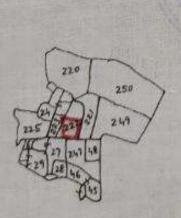
Purchaser: Shree Balajee Multi Builders (P) Ltd., Reg. office at 3rd Floor, Shri Ram Plaza, Bankmore, Dhanbad. Rep. by its Director Sri Pravin Kumar Agarwal s/o. Sri Jagdish Prasad Agarwal of Shanti Bhawan, Bankmore, Dhanbad.

Schedule: Mouza - Kalakusma No.-12, Khata No.-1, Plot Nos.-222 & 223, Area -05 Katha 53 sq.ft.

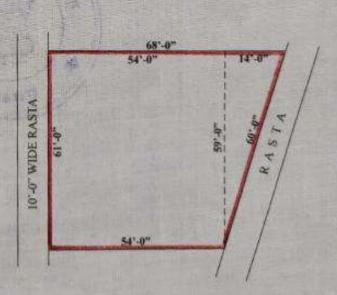
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ugmely Devi



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NOT TO SCALE



निबंधन विभाग, झारखंड धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No 40

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Presenter

Token Date/Time: 19/11/2011 13:31:12

Document Type

Presenter' Name & Address

12

Stampable Doc Value

Document Value Special Type

DHANBAD

Remarks / Other Details

Sale Deed

Damodarpur, Near Law Collage, Dhanbad

Urmila Devi

Date of Entry

19/11/2011

DOE

Stamp Value 32000

Total Pages Book

18

Serial No.

CNO/PNO

Property Details: Anchal Th.No. W

Vrd/Hlk Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
KOLAKUSHMA	AND DESCRIPTIONS OF THE PERSONS NAMED IN	222,223	and the same of the same of			8.37 Decimal	711450

Other Property Details: Location Area Rate Amount Th. No. Wrd Property Type Mauza

ante Dataile

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Urmila Devi	Mahendra Pd. Singh	House Wife	Other	LAIDONNE ZZST	Damodarpur, Near Law Collage, Ohanbad
2	VENDEE	Pravin Kumar Agarwal For M/S Shree Balajee Multi Builders Pvt. Ltd	Jagdish Pd Agarwal	Buisness	Other	Aancs7040j	Shanti Bhawan, Bank More, Dhanbad
3	Identifier	Mahendra Prasad Singh	Late B. Singh	Buisness	Other		Damodarpur, Near Law Collage, Dhanbad
4	Witness1	Mahendra Prasad Singh	Late B. Singh	Buisness	Other		Damodarpur, Near Law Collage, Dhanbad
5	Witness2	Sajjan Kumar Heliwal	Dwarika Pd. Heliwal	Buisness	Other		Baghmara Bazar, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	24,000.00
4	SP	270.00
Total		24,273.44

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उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है |

निबंधन पूर्व सारांश में इंपूट फार्म के अनुरूप डाटा इंट्रि की गई है |

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑप्रेटर का हस्लाक्षर

उपरयुक्त

उर्शिया देवी

स्वीकार किया

जिसकी

- प्रधाद सिंह । पता स्त बी सिंह

पेशा अप्रसाल ने की ।

निर्वधन पदाधिकरी का हस्ताक्षर

Token No.40 Token Date: 19/11/2011 13:31:12 Serial/Deed No./Year:17036/15017/2011

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Urmila Devi Father/Husband Name:Mahendra Pd. Singh (VENDOR) Damodarpur, Near Law Collage, Dhanbad	2	
2	Pravin Kumar Agarwal For M/S Shree Balajee Multi Builders Pvt. Ltd Father/Husband Name: Jagdish Pd. Agarwal (VENDEE) Shanti Bhawan, Bank More, Dhanbad	×	×
3	Mahendra Prasad Singh Father/Husband Name:Late B. Singh (Identifier) Damodarpur, Near Law Collage, Dhanbad		
4	Mahendra Prasad Singh Father/Husband Name:Late B. Singh (Witness1) Damodarpur, Near Law Collage, Dhanbad	×	×
5	Sajjan Kumar Heliwal Father/Husband Name:Dwarika Pd. Heliwal (Witness2) Baghmara Bazar, Dhanbad	×	×

Book No.	200000000000000000000000000000000000000	I	
Volume	***************************************	496	
Page	243	То	260
Deed No	170	036/150	17
Year	***************************************	2011	
Date	19/11/	2011 14	:27:48

District Sub Registrar

Signature of Operator

झारखण्ड सरकार राजस्व एवं भूमि सुधार विभाग

लगान रसीद



जिला का नाम अनुमण्डल का नाम अंचल का नाम मौजा थाना वो थाना नम्बर

रसीद क्रमांक JH A 099257 रयत का नाम Ms जालारी को जी जिन्डक पिता का नाम जमाबन्दी नम्बर जिलारा उपाय

खाता संख्या विसरा संख्या रकवा (एकड़ में)

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2. नाम अदाकर्ता

3. कुल बकाया

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हम्ताक्षर पेन दिनकि

ै खास महाल का बकाया प्रारंगुजारी पर (सिवाय ऐसे वकायाँ जिस पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL/2013



आवेदन की तिथि- (3\03\)। अधिसुचना तिथि- (५) ०३\)। निर्गत तिथि- (5) ०३\)

ज्ञा अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या.....

3206 (II) /2010-11-12

आदेश फलक

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दिनांक	पदाधिकारी का आदेश तथा हस्ताकर	अधियुक्ति •
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	दलील सं॰15017	
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	मूल आवेदन पत्र हरूका कर्मचारी को जांच हेतु दें, इस बीच आम इस्तेहार निर्म	a l
	करें। अधिलेख दिनांक भिन्न भिन्न को उपस्थापित केर्र	
	अंचल अधिकारी धनवाद।	1 2
		to Start as
田村	अभित्तेख उपस्थापित किया गया। आम इस्तेहार का तामिला प्राप्त	81 32 m
	क्रिसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का ज प्रतिवेदन प्राप्त है जिसके अनुसार	8x
	1. भूमि रेयती खाते की है।	100
	मं विक्रेस के विक्रेस के विक्रेस के	
	🛕 🐧 🐧 🐧 के नाम लगान से रसीद कट रहा हैं।	100
	अ। अविदक निर्बोधित दलील हारा भूमि प्राप्त कर प्रश्नगत जमीन पर द कथ्या में है।	 and 21854
	A जिल्लान धनवाद। कालकता निवधन कार्यालय से किया गया है, तथा न	म्नर े
	मुद्रांक को प्रांश को योगागार में जमा कर दलील को वैश्व कस लिया गर	महा 📜
	 प्रश्नगत पूर्णि गैर आबाद, आदिवासी खाता, भूदान, वन भूमि 	तथा
	बी०सी०प्रल० के क्षेत्र से बाहर है। अतः हलका कर्मचारी/अंचल निरीक्षक के जॉच प्रतिवेदन एवं अ	नशंसा
	के आधार पुर आवेदित चूमि का दाखिल-खारिज आवेदन को	
	ि विश्व किया जाता है। तदनुसार शुद्धिपत्र निर्गत क	तरें एंच
	हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिखंदन मांगे।	
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टोकॉपी	I TOWN PIMEN IN DE	The last

ेरे द्वारा फोटोकॉपी किया गया ।

अंचल अधिकारी धनबाद।

अथल अधिकारी धनबाद।

राष्ट्रत सच्ची पतिलिपि

प्रधान सहायक अपल कार्यालय धनवाद '

ज्ञायक संख्यात	Cuspa super 31, 6: 2509 (a) 11-15	2	पंक्षे संख्या 27 में नामनार केस संख्या	प्रकार में नि
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