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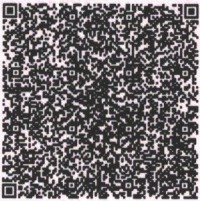


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH18845622715186R
 Certificate Issued Date : 12-Jul-2019 10:29 AM
 Account Reference : CSCACC (GV)/ jhcsceg07/ JH-DBSUM0157/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHCSCEG0725264656247400R
 Purchased by : MANISHA SHARMA
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 9,00,000
 (Nine Lakh only)
 First Party : PAWAN KUMAR AGARWAL POWER HOLDER
 Second Party : MANISHA SHARMA
 Stamp Duty Paid By : MANISHA SHARMA
 Stamp Duty Amount(Rs.) : 20
 (Twenty only)



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

निबंधन क्रियान्वित है।
 साक्षरकारी के द्वारा 24/7/19 को अर्धी
 को माहकत है को अर्धी के द्वारा 23 को अर्धी
 को अर्धी के द्वारा 23 को अर्धी
 गथावत को अर्धी के द्वारा अर्धी तिलक
 अर्धी के द्वारा अर्धी के द्वारा अर्धी
 अर्धी है।
 24/7/19

अर्धी के द्वारा
 अर्धी के द्वारा

Manisha
 14/07/19

24/7/19

SR 0002897529

Statutory Alert:
 1. 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.
 2. The onus of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

Mr. Raiyati Gavitpur R. 9,00,000/- Stamp. 20/-

Notification No. 499 & 500 dt. 18.6.17.

Under Act + N-07 dt. 24.7.19 भूमि संबंधी कागजातों को जांचा.

online fees paid R. 6234/- dt. 24.7.19

GRH No. 190/17/0012.

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24/7

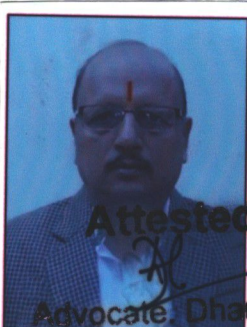
अपसील वर्गीत जमीन का मुल्य माग बंद
क अनुसार निश्चित न्यूनतम मुल्य त कम करे

24/7/19

14/07/19

अंचल अधिकारी, ^{Chalaitpur} Dhanbad से प्राप्त सूची
अनुसार दस्तावेज में वर्णित मौजा Jealgaon
खत नं. 128 के नया खाता नं. 165 (one hundred)
निषेद्ध खाते से बाहर है/सूची बंद नहीं Stary Dine

Rat



Attested

Advocate, Dhanbad

Dhanbad

Red Paid

10000.00
5000.00
M 150.00
Sale 3.00
P.A. 1.00
5154.00

24/7/19

Dhanbad

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE made this the 14th day of July Two Thousand Nineteen 1. MD. YUNUS (Aadhaar No.2511 3805 2689)(PAN-ACDPA 0747R) alias Md. Yunus Siddique 2. MANSOOR ALAM (Aadhaar No.4855 8486 0972)(PAN-ACCPA 5643B) alias Md. Mansoor Alam Siddique 3. MAKSUD ALAM (Aadhaar No.4777 2177 4634) (PAN-AEJPA 4579F) alias Maksud Alam Siddique all sons of Late Md. Isha by faith Muslim, by caste Momin, by occupation business, No.1 resident of Near Telkal, Bhuli Road, Dhanbad, P.S. Bank More, No.2 resident of Jabbar Compound, Wasseypur, Dhanbad, P.S. Bank More, No.3 resident of Near Millat Masjid, Noor Manjil, Millat Colony, Wasseypur, Dhanbad, P.S. Bank More, Sub Division and District Sub-Registry office and District Dhanbad (Jharkhand) here-in-after 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, executors, successors, administrators, legal representatives and assigns of the ONE PART.

24/7/19 10/4

के कार्यालय चम्बल रो. जयपुर जिला, राजस्थान का जयपुर विभाग
द्वारा प्रमाणित मूलतः 200 25 अक्षर
नेरव्यकारियों वा दावदारों के लिए

पिता/पति का नाम श. गोपी रण केशव
ग्राम मडुवा रोड केशव
जिला जयपुर
राज्य राजस्थान
अधिकारी का हस्ताक्षर



Dharbad

24/07/19



forward off.
14/09/19

- 2 -

[Above vendors are represented by their constituted Attorney **SRI PAWAN KUMAR AGARWAL** [Aadhaar No.4129 4005 1525] son of Late Gopi Ram Agarwal by faith Hindu, by caste Vaishya (Agarwal), by occupation Business, resident of Katras Road, Matkuria, P.S. Bank More, Sub-Division and District Sub-Registry office and District Dhanbad (Jharkhand) by virtue of registered General Power of Attorney No.IV-341 dated 11/07/2019 registered at District Sub Registry Office Dhanbad]. The vendors are still alive and the power is not revoked till today.

AND: IN FAVOUR OF

SMT. MANISHA SHARMA [Aadhaar No.9995 4853 8466][PAN-LLMPS 5115C] wife of Sri Raj Kiran Sharma by faith Hindu, by caste Brahmin, by occupation Housewife, resident of Jharia Block, Near Ambedkar Bhawan Gadiwanpatti, P.S. Jorapokhar, P.O. Bhaga Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **PURCHASER** which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns of the **OTHER PART**. [Indian-Citizen]

WHEREAS, the vendors purchased the lands morefully described in the schedule below along with other lands by virtue of registered Sale Deed No.7060 dated 25/09/2003 from Md. Gulam Hussain Ansari and others registered at Dhanbad District Registry Office.

AND WHEREAS while in peaceful possession over the said lands vendors mutated their names in the landlord Sheresta the State of Jharkhand vide Mutation Case

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11/10/19

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No.888 (vi) 2006-2007 and have been paying the rents under Thoka No.875 thereto regularly. (**Online Register-II Bhag/Volume No.1 Page No.647**).

AND WHEREAS thus the vendors became the sole exclusive and only owners of the lands morefully described in the schedule below and have been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendors being in urgent need of money expressed their desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.9,00,000/- only which the vendors have accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.9,00,000/- only paid by the purchaser to the vendors the receipt whereof the vendors doth hereby admit and acknowledge in full and final settlement.

The vendors doth hereby grant, convey, transfer, assign, absolutely and forever all that property morefully described in the schedule below together with all right, title and interest therein.

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchasers absolutely and forever.

That the vendors now have good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to

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be in the manner aforesaid and the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendors or any person or persons claiming right through them and the vendors shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendors have not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendors have in any way or manner transferred or encumbered the said land or any part thereof or due to the defect of title of the vendors the purchaser suffer any loss of whatsoever nature the vendors along with all their heirs and successors shall at all times be liable to compensate the purchaser and indemnify him/her in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.50 paisas to the present landlord the state of Jharkhand and shall get his/her name mutated with the landlord Sheresta the state of Jharkhand. The vendors shall remain bound to give their full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand.

The vendors have delivered possession of the said lands to the purchaser this day.

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12/10/19

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SCHEDULE

All that piece and parcel of Rayati right of land in Mouza - JEALGORA P.S. Govindpur Sub Registry Office Govindpur, Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.129 New Survey Khata No.165 (Old Survey Khata No.17) New Survey Plot No.424/1591 (Old Survey Plot No.387) Area 2100 sft. i.e. 4.82 Decimals (Four Point Eight Two Decimals) of lands sold herewith. Lot No.136. [As per plan attached herewith and shown in colour Red].

Butted & Bounded By:-

North :- Part of Plot No.424/1591.

South :- Proposed Colony Road.

East :- Proposed Colony Road.

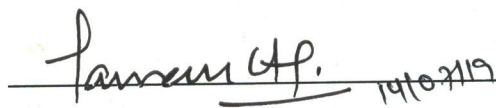
West :- Part of Plot No.424/1591.

IN WITNESSES WHEREOF the vendors doth hereby set and subscribe their respective hands out of their own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Gair Abad, Tribal land, Bhoodan land, Forest land & B.C.C.L land. The lands hereby sold is outside the limit of Dhanbad Municipal Corporation, Municipal Area and Chirkunda Nagar Panchayat.


(Signature of the vendor)

Panwar Eff. 14/10/19

WITNESSES

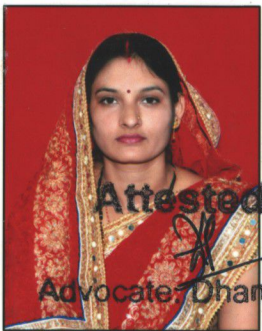





1. Shivam Kumar
S/o Ramakant Pandey
Shastri Nagar West
Dhanbad 14/10/19
2. Rajeev Sharma
S/o Sri Kailash Sharma
Gariwan Patti, Bhagy
Dhanbad, Jharkhand
14/10/19

Memo of Consideration:-

Total Rs.9,00,000/- only paid by the purchaser to the vendor vide Cheque/RTGS.

Panwar Eff.
14/10/19
(Signature of the vendor)

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

Photograph of the Purchaser 	Manisha Sharma 14/10/19 Signature				
	Small finger	Ring finger	Middle finger	Index finger	Thumb finger
					

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

Dhanwar
14/10/19
Advocate, Dhanbad.
En. No. 4894/2006.

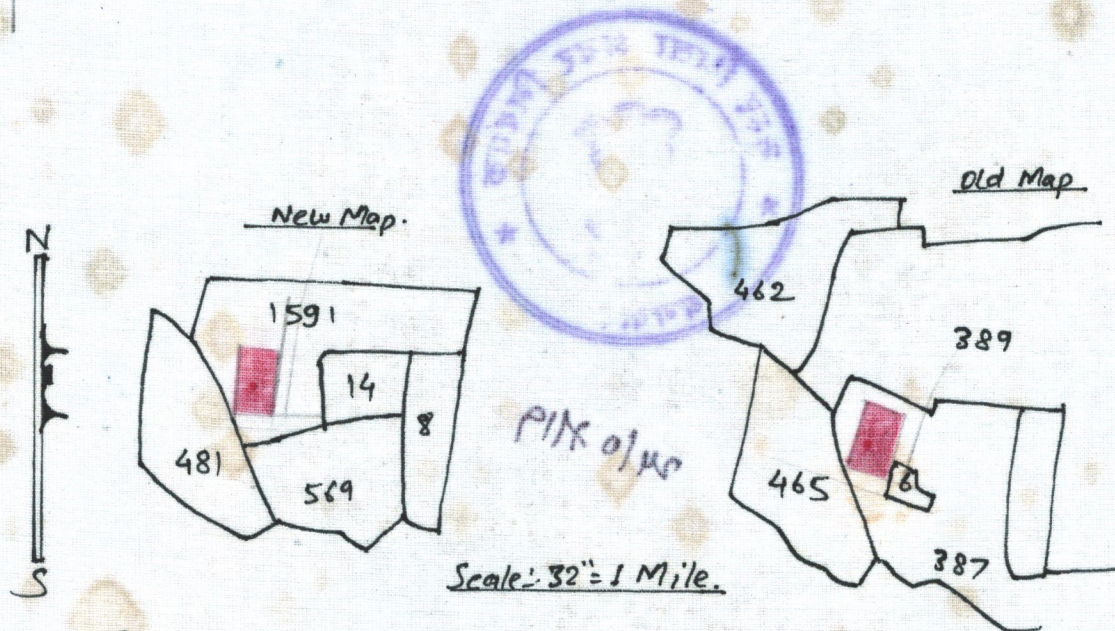
Seller: - (1) Md. Yunus, (2) Mansoor Alam, (3) Maksud Alam s/o Md Isha. R/O No 1, H.No. 57. Near telkal Bhuli Road Dhanbad, NO. 2, H.No. Raza Mangil Jabbar Compound, Near Lords sports Club Wasseypur Dhanbad & NO. 3, Near Millat Masjid Noor Mangil Millat Colony, Wasseypur. Dhanbad.

Attorney: - Sri Pawan Kumar Agarwal s/o Late Gopiram Agarwal R/O Katras Road, Matkuria. P.S. Bank More, Dist. Dhanbad.

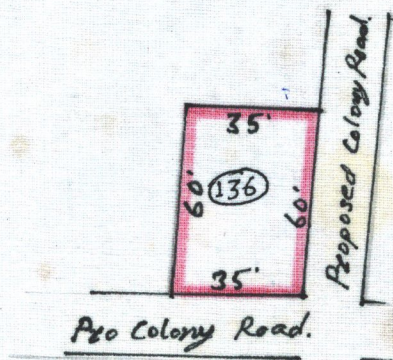
Purchaser: - Smt. Manisha Sharma w/o Raj Kiran Sharma, R/O Tharia Block Near ^{Ambedkar} Bhawan, Gadawanpatti Dhanbad. P.S. Jorapokhar. P.O. Bhaga. Dist. Dhanbad. (Jharkhand).

Schedule: - Mouza. Jealgora No. 129. P.S. Gobindpur New Khata No. 165 Old Khata No. 17. New Plot No. 424/159, Old Plot No. 387 Area 2100-Sqft.

Shown in red colour.



TRUE PY.



Pawan K.

Manisha Sharma

14/07/19