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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH12686979426608Q
 Certificate Issued Date : 12-Nov-2018 10:51 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0116880811246619Q
 Purchased by : ANITA SINGH
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 6,80,000
 (Six Lakh Eighty Thousand only)
 First Party : PAWAN KUMAR AGARWAL AND OTHERS
 Second Party : ANITA SINGH
 Stamp Duty Paid By : ANITA SINGH
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)



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

अनुच्छेद 23 के अर्धीन अर्पित दस्तावेज़
 पंजीकृत नहीं है।
 न. नं. 12-11-18
 के अर्धीन
 अर्पित किया गया है। अथवा टिकित
 नहीं है।

व्यक्ति का नाम Pawan Kumar Agarwal
 पत्नी का नाम Anita Singh

Pawan Kumar Agarwal
Anita Singh

12/11/18

12-11-18

12-11-18

TQ 0008116171

Statutory Alert:

- 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 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.

et 50/
 Property Sale 2685 000/2 Bankmore
 Make Note Division Memo No-49925W
 dt. 19.06.17

अंशाल अविभागीय प्लॉट नं. 02 से प्राप्त सुनी
 अनुसार 2685.000 में अंशित भोज गवासी
 नंबर 02 के लता नं. 333333
 निविद जावे से बाहर है/ सुनी बंद नहीं है।

मूमि संबंधी कागजातों को जॉंचा
 तपस्वील वर्गीत जमीन का मूल्य पाग दरिअल
 क अनुसार निर्धारित अनुमान मूल्य 12.11.18
 12.11.18
 12.11.18
 12.11.18

9/11/18
 12/11/18



Pawan Kumar Agarwal
 Jay Prakash Gangesaria

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this 12th.

Attors 06 dt 12/11/18
 Jee Prasad

day of NOVEMBER, Two Thousand Eighteen BY & BETWEEN (1) SRI PAWAN KUMAR AGARWAL, son of Late Satya Narayan Agarwal resident of Qtr.No.A/226 Bhuli Nagar 'A' Block, P.S. Bankmore District Dhanbad (2) SRI JAY PRAKASH GANGESARIA, son of Late Babulal Gangesaria, resident of Gandhi Road Dhanbad, P.S. & District Dhanbad, both by faith Hindu, by caste Agrahari Vaishya, by occupation Business, hereinafter jointly called and referred to as the V E N D O R S (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;

Buy x
 Spl. 2.50
 Free only
 BUY

12.11.18

AND IN FAVOUR OF

SMT. ANITA SINGH, wife of Sri Madan Mohan, by faith Hindu, by caste Rajput, by occupation Business, resident of Qtr.No.A/335, Bhuli 'A' Block, Police Station Bankmore District Dhanbad, hereinafter called and referred to

12.573.44 on the Pawan kumar
 dt. 12.11.18

cont..2

12.11.18



Ajay Kumar Singh
12/11/18

12/11/18

-: 2 :-

as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART: AADHAR NO. 8506 2725 4312.

WHEREAS the vendors have purchased the below mentioned schedule land by virtue of Regd. Deed of Sale being No. 2623 dt 17.6.2017 from Ram Bahadur Singh and others, regd. at Dhanbad registry office and recorded in Book No. 1, Volume No. 170, pages 345 to 384 for the year 2017 and since the date of purchase the vendors have been in peaceful and undisturbed possession thereof by mutating their name in the sherista of the Landlord the State of Jharkhand vide ONLINE Mutation Case No. 185 R 27/2017-18 and also enrolled their name in Register-II, Volume No. 2 at page no. 6 obtained ONLINE.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desirous of selling the land which is more fully described in the schedule below unto a willing purchaser to meet their financial requirements.

AND WHEREAS the purchaser knowing the intention of the vendors has agreed to purchase the said land offered to pay a sum of Rs. 6,67,000/- (Rupees six lacs sixty seven thousand) only, as the highest consideration thereof.

As per mutual negotiation the purchaser is paying stamp duty and registration fees for Rs. 6,80,000/- (Rupees six lacs eighty thousand) only.

Sawan Kumar Singh

Jay Prakash Singh

12/11/18

-: 3 :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sum of Rs. 6,80,000/- (Rupees six lacs eighty thousand only, has been paid by the purchaser to the vendors (the receipt whereof the vendors do hereby admit and acknowledge) for the sale of the said land which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendors do hereby grant, sell, convey, transfer and assigns unto the purchaser by way of ABSOLUTE SALE all of their entire right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent to the Landlord the State of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making houses etc. thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

2. That the vendors hereby covenant with the purchaser that they are the true and lawful owners of the land and are in sole and exclusive possession over the said land and they have not in any way or manner transferred or encumbered the said land or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owner of the land or have other or co-sharer or that the vendors have no right and

cont..4

Sanjay Kumar Singh

Doc/12/18/118

12/11/18

-: 4 :-

and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendors hereby undertake to compensate the purchaser's loss for which the purchaser may be put to.

3. That the purchaser shall hereafter pay the proportionate annual rent and cess Rs.2/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this sale deed.

4. That the vendors hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendors land and the vendors shall render all possible aid and assistance to the purchaser in the matter of mutation etc.

5. That the land hereby conveyed by this deed do not come under Govt. land, Govt. settled land, Bhudan land, Adivasi Land, forest land nor come under Govt. Acquisition and the vendors and purchaser satisfied with the contents of this deed.

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

SCHEDULE

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

Ramesh Kumar Agarwal
Rajesh Kumar Agarwal

12/11/18

-: 5 :-

MOUZA: NAWADIH, Mouza No.02

KHATA NO.78 (NEW KHATA NO.170)

PLOT NO.1137 (NEW PLOT NO.1129) out of which purchased Area 5.40 dec. and out of which a portion of land measuring an area 02 kathas or to say 3.30 dec. of residential land in other road is hereby sold by this sale deed.

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

NORTH: Part of this plot Smt. Manisha Devi

SOUTH: Rasta

EAST: Part of this Plot

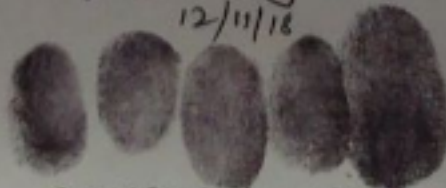
WEST: 20 feet wide proposed road.

Rs.6,80,000/- paid by two Cheques each of Rs.3,40,000/- by Cheque No.127931 & 127932 dt.12.11.18 of SBI Baseria Br.

WITNESSES:



Amila Singh
12/11/18



1. Biharu Kr Gora
40 Tara Chand Gope
Babudin Po. B. Polytechnic
Dunbad
12/11/2018

2. Rajesh Kumar Agarwal
80 Sitaram Agarwal
Adarsh Near Itarbar
Dunbad

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

Signature 12/11/18

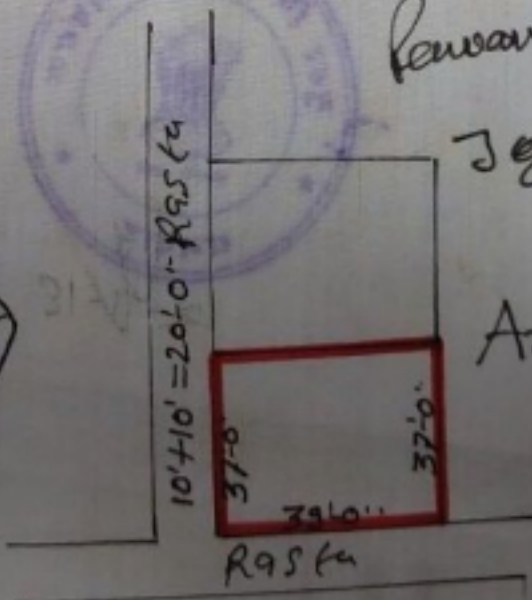
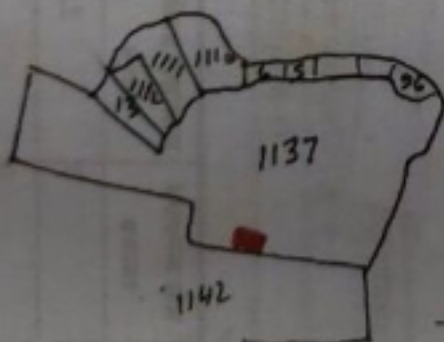
8189
Licence No.

Seller - (1) Sri Pawan Kumar Agarwal s/o Late
 Satya Narayan Agarwal of plot no: A/226
 Bhuli, Block A, PS: Bankmore, Dist Dhanbad
 (2) Sri Jay Prakash Mangesaria s/o Late
 Babu Lal Mangesaria, of Gandhi Road,
 Dhanbad.

Purchaser - Smt. Anita Singh w/o Sri Madan Mohan of
 plot no: A/335, Bhuli 'A' Block, PS: Bankmore,
 Dist Dhanbad

Schedule - mouza: Nawadih No: 2, Khata No: 78, New
 Khata No: 170, Plot No: 1137, New Plot No: 1129.
 Area: 2 Katha, or to say 3.30 Dec.

Boundary - North : Part of this Plot, Smt. Manisha Devi.
 South : Rasta
 East : Part of this Plot
 West : 20'0" wide Road



Shown in red

Pawan Kumar Agarwal
 Jeffrey Mangesaria
 12/11/18

Anita Singh
 12/11/18

TG



झारखण्ड सरकार

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

November 10, 2018

भाग दर्ताभान	2	पृष्ठ संख्या	6
जिला का नाम	धनबाद	अनुसूचल नाम	धनबाद
मौजा का नाम	नवाडीह	सूचिका संख्या	170
		धनबाद	अंचल का नाम
			टीसी संख्या
		धनबाद	हलका का नाम
			हलका-01
			इस्टेट का नाम
			जाता का प्रकार
			JHARKHAND

पवन कुमार अगरवाल, पिता-स्व सत्य नारायण अगरवाल,
जाति- वैश्य बनीया एवं अन्य प्रकारा गंगोसरिया, पिता-स्व बाबु
लाल गंगोसरिया, जाति- वैश्य शशि बाला देवी, पति-सुनील
कुमार झा, जाति- ब्रह्मण पवन कुमार अगरवाल, पिता-स्व
सत्य नारायण अगरवाल, जाति- वैश्य बनीया एवं अन्य प्रकारा
गंगोसरिया, पिता-स्व बाबु लाल गंगोसरिया, जाति- वैश्य
शशि बाला देवी, पति-सुनील कुमार झा, जाति- ब्रह्मण

खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार																	
			नामान्तरण मुकदमा संख्या 185/2017 - 2018	दाखिल शारीज केस न 1217(I)18-17	परिवर्तन के लिए प्राधिकार	लगात	सेस													
170	1129	0 हे 5.4 डि 0 हे																		
222	996	0 हे 2.55 कठो हे																		
			कुल परिमाण	0 हे 5.4 डि 0 हे																
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत धारण बकाया	सागत धारण सेस	रोड सेस बकाया	रोड सेस साल	शिक्षा सेस बकाया	शिक्षा सेस साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस साल	कृषि सेस बकाया	कृषि सेस साल							
05-21-2016	0033398841	2018-	2018-	0	3	0	0.75	0	0	1.5	0	1.5	0							
09-04-2017	504556778	2017-	2017-	0	2	0	0.5	0	0	1	0	1	0							
		2018	2018										0.4							

Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!