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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-JH04643137593318P

03-Feb-2017 11:55 AM

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

SUBIN-JHJHSHCIL0106524546599860P

BABLU KUMAR SAW

Article 23 Conveyance

LAND

3,00,000

(Three Lakh only)

OLIVA TRACOM PVT LTD

BABLU KUMAR SAW

BABLU KUMAR SAW

12,000

(Twelve Thousand only)



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

निबंधन निराम 21 के अधीन और फारानामपुर कास्तकारी एक्ट की घारा 1 कि क्रुंके अधीन जो पास्य है और हिएंड क उपन्य एक्ट 1899 की अनुस्था । या । क _____ रें क अधीत रागावत स्टाम्ब लगाया १ ॥ है। अन्य स्टब्स्ट नश्थी से विमुत्ता है था दर. नहीं है। पदाधिकारी

दस्तावेज जाँच किया फार्म 4 जाँच किया

0004270608

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SHIL!





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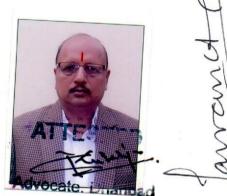
"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

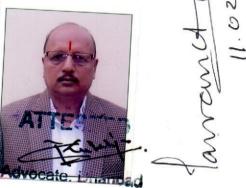
"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



A.K. Sde GOVINDAN Value 3,00,000/-Q-13,000/-

ाधकारी असे पुन्द पूर से प्राप्त बूबी क वर्णित मीजा रिल्टिस्प्रियोल वर्णित जमीन कर्नित्य मार्ग दर्शिका पी 169 के खाता ने दस हुन के अनुसार न्यूनतम मूल्य से कम











THIS DEED OF ABSOLUTE SALE made this the 11th day of February Two Thousand Seventeen M/S OLIVA TRACOM (P) LTD., a private limited company having its registered office at Kolkata (W.B.) and local/administrative office at Katras Road, Matkuria P.S. Bank More District Dhanbad represented by its director SRI PAWAN KUMAR AGARWAL son of Late Gopi Ram Agarwal by faith Hindu, by caste Agarwal (Vaishya), by occupation Business, resident of Katras Road, Matkuria, P.S. Bank More, Sub Registry Office Govindpur, Sub-Division and District Dhanbad (Jharkhand) here-in-after called the VENDOR which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors. successors. administrators. representatives and assigns of the ONE PART. [PAN-AABCO 0635P]

ABSOLUTE SALE DEED

AND: IN FAVOUR OF

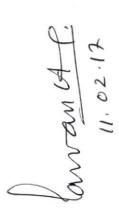
SRI BABLU KUMAR SAW son of Late Sahdev Prasad Saw by faith Hindu, by caste Teli, by occupation business etc., resident of Chandani Chowk, Village Rajdhanwar, P.O. & P.S. Rajdhanwar, District Giridih (Jharkhand) here-in-after called and referred to as the PURCHASER which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns of the OTHER PART. [Indian-Citizen]

किन्न स्टार के

ार्च गार्थित विम्न तालु के काले का विभाग का ताला का ताला के ताला क

मानिक्य मानिक्य में लेख्याकारी वावेदार था अवर निकात अवर निकात का वावावावाय मानिक्य में लेख्याकारी वावेदार था अवर निकात का वावावाय मानिक्य मुख्यात्मा स्थ्या स्या स्थ्या स्या स्थ्या स्य





-2-

WHEREAS the vendor purchased the lands morefully described in the schedule below along with other lands by virtue of registered Sale Deed No.9760 dated 27/12/2014 from Sangeeta Rattan (entered in Book No.1 Vol. No.473 pages 585 to 604 being Deed No.9760 for the year 2014) registered at Dhanbad District Sub Registry Office.

AND WHEREAS after such purchase the vendor mutated its name in the landlord Sheresta the State of Jharkhand vide mutation Case No.555 (vi) 2015-2016 and has been paying the rents under Thoka No.871 thereto regularly.

AND WHEREAS thus the vendor became the sole exclusive and only owner of the lands morefully described in the schedule below and has 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 vendor being in urgent need of money expressed its 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.3,00,000/- only which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.3,00,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor 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 purchaser absolutely and forever.

- 3 -

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses 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 vendor or any person or persons claiming right through it and the vendor 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 vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said land or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all its heirs and successors shall at all times be liable to compensate the purchaser and indemnify him 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 name mutated with the landlord Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand.



The vendor has delivered possession of the said lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza – *TILAKRAIDIH* P.S. Govindpur Sub Registry Office Govindpur, Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.169 Khatian No.10 (Ten) Plot No.55 Area 50sft. & Khatian No.15 (Fifteen) Plot No.57 Area 1400sft. Grand Total Area 1450sft. i.e. 3.33 *Decimals* (Three point Three Three Decimals) of lands sold herewith. Dwarika City Phase-II, Lot No.16. [As per plan attached herewith and shown in colour Red].

Butted & Bounded By:-

North :- Part of Plot No.57.

South :- Part of Plot Nos.55 & 57.

East :- Part of Plot No.57.

West: - 20 feet wide road.

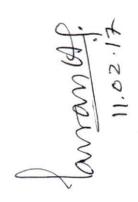
IN WITNESSES WHEREOF the vendor doth hereby set and subscribe its hands out of its own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

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.

(Signature of the vendor) "\02 17



- 5 -

WITNESSES

Memo fo Consideration:-

Rs.3,00,000/- paid vide Cheque No.029303 dated 01/02/2017 in the BOI, Rajdhanwar Branch, Giridih.

1. Pradup kuman Slo saymandam pathak

Thakur kully Dhiya Dheimbael

2. Pankaj Kr Singh. S/o Kadha Krishna Pras Kusum Ninan Saraidhela

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER!



(SIGNATURE) 11.02.17







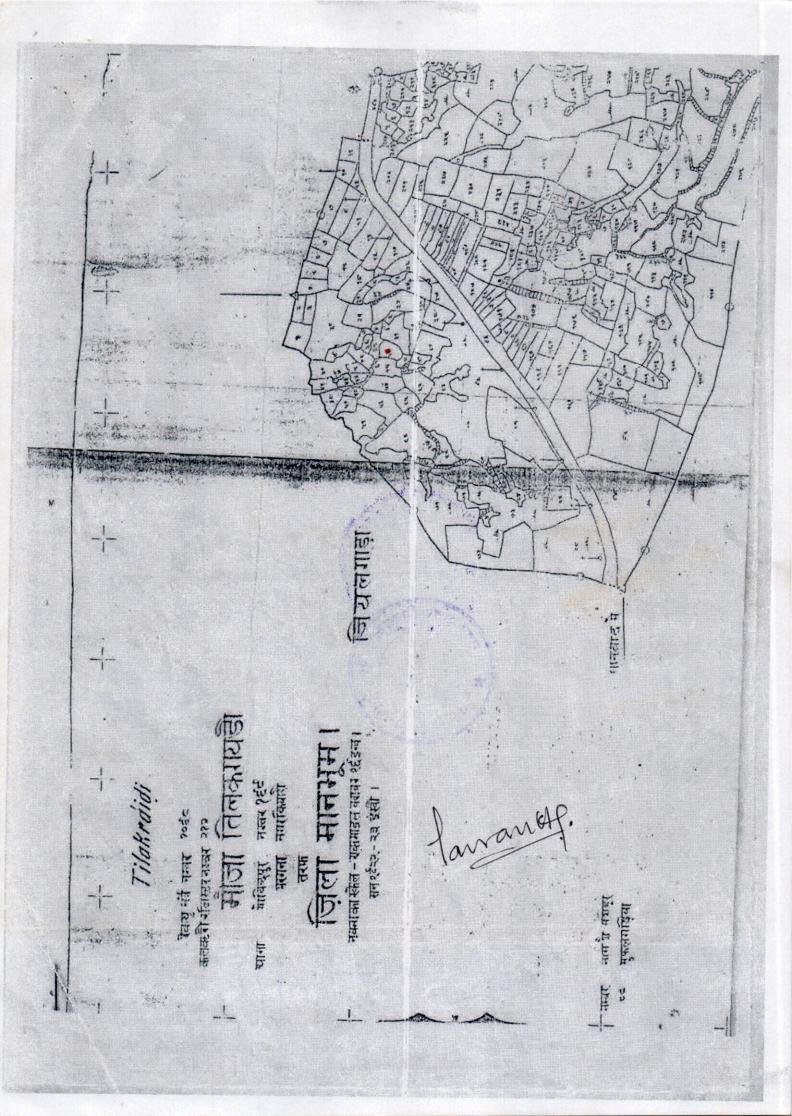


Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties :-

Eug - 511/09

Seller: - M/s Oliva Tracom(P) Ltd., Rep by its. Director Sri Pawan Kumar Agarwal slo Late Gopi Ram Agarwal of Katras Road Matkuria P.S. Bank More . Dist . Dhanback N Purchaser: - Sri Bablu Kumar Saw 3/0 Late Sander Prasad Saw of Chandani Chowk , village Rajdhanwar . P. of P.S. Rajahanwar Dist Girldih. Schedule of fand Dist Dhanhad Thana Gobindpur Boundary Mouza Tilakraidih Mouza No. N. - Part of P. NO. 57 S. - Part of P. NO. 55 & 57 Khata No. Plot No. Area L. Part of P.No. 57 55 -- 050 S9feets W. - 200 Wide Rasta 57 -- 1400 safeets 1450 Sqfeets As Shown in Red Colour [famanot f. 11.02-17 वावल कुसार माव Treed by Scale 32'= 1 Mile Ameroide (Amin)

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AUD GOVERNMENT REVENUET AWARDS PREMINITION RESIDENCE FOR THE VIEW TO THE PARTY OF TH ल लागाहाणहाँ राज्य प्रवे प्रतिभूषार विभाग आरोप SPL/2013

त्रिक्ष पूर्व भूमि अपार विश्वस्त पूर्व भूमि सुभाव विभाग अस्ति। हिल्लामाराह ८ राजस्य पूर्व सुमिर लगान स्मिति अस्तिमा अस्ति।

धानस्य प्रदेशाना प्राप्ताः विद्यानाः भारति

Janan of.

सिंवा अपना संख्या विकार प्रवाह का स्था के सामान्तर (दाविक्ट खारीज) दिखानेवार स्था के सामान्तर (दाविक्ट खारीज) दिखानेवार स्था के सामान्तर संख्या का संख्या का सामान्तर के सामा
अनुमण्डल प्रमुबाद सर्विक्त अस्थारियो (रेयतो) के ना अनुमण्डल प्रमुबाद सर्विक्त जीवन्तुप अंचल : गोविन्तुप प्राना नामान्तरण से नामान्तरण से नामान्तरण से नामान्तरण से नामान्तरण से का संख्या
भारयो (रेयतो) के ना जनलः गोबिन्द्या संख्या जैस्त्रीते नामन्त्रण मंजूर संख्या जीवन्द्या करनेवाले प्राधिका जीवन्द्या ह
भारयो (रेयतो) के ना जनलः गोबिन्द्या अभिप्रातिः जनत्वाले प्राधिकाः करलेवाले प्राधिकाः जीर आदिशास्त्र करलेवाले प्राधिकाः जारीख ह
श्री की से
श की भू या
दिनांक - 27.12.20 14 हिल्का: मान्तरण किस कारण क
पुराना रेयत
नयारेयत अग्री प्राप्त भागानीय के श्री भागानीय
न्यारेयतः अवत्य अवत्य अग्रिक्त अग्रिक्त विभाग्य व्यापाः अग्रिक्त अग्रिक्त अग्रिक्त विभाग्य व्यापाः अग्रिक्त अग्रिक्त अग्रिक्त विभाग्य व्यापाः विभाग्य अग्रिक्त विभाग्य

अंचल अधिकारी का कार्यालय ,गोबिन्दपुर (धनबाद)

दाखित खारील पुर संख्या क्रि.इ.ड.....(४३) 2015–16 अदिश फलक आवेदन की तिथि. आदेश की तिथि. निर्गत की तिथि.

ं नां क

पदाधिकारी का अवेश तथा हस्तांक्षर

अपवेदक / आवेदिका / श्री / श्रीसती हो। किया है किया है। अवेदन के अनुसार आवेदक / आवेदिका ने मौजा कि किया है। अवेदन के अनुसार आवेदक / आवेदिका ने मौजा कि किया है। अवेदन के अनुसार अवेदक / आवेदिका ने मौजा कि किया है। अवेदन के अनुसार अवेदक / आवेदिका ने मौजा कि किया है। अवेदन के अनुसार अवेदक / आवेदिका ने मौजा कि किया है। कि किया है। अवेदन के अनुसार अवेदक / आवेदिका ने मौजा कि किया है। कि किया है। के द्वारा श्री / श्रीनती है। के द्वारा श्री / श्रीनती है। के द्वारा श्री / श्रीनती

मूल आधेदन पत्र हल्का कर्मचारी को जाँच हेतू दें तथा इस बीच आम इस्तेहार निर्गत करें। अभिलेख दिनांक— 27.6.15 को उपस्थापित करें।

> अंचल अधिकारी गोविन्दपुर

अभिलेख उपस्थापित किया गया। आम इस्तेहार का तामिला प्राप्त है, किसी व्यक्ति ने आपित टाखिल नहीं किया हैं। संबंधित इत्का कर्मचारी, अंचल निरीक्षक द्वारा जाँच प्रतिवेदन समर्पित किया गया है, जिसके अनुसार :--

भूमि रैयती खाते की है।

पंजी || में राष्ट्रा हम प्रेप्ता की जनाबंदी संख्या 15 में विकेता/पूर्वज के नाम से कायम हर सरकारी लगान रसीद निर्गत होती है।

विकेता जभावंदी रेंग्त स्वयं/वारिशान हैं तथा अपना नील अंश की भूमि को ब्रिकी किया है। आवेदक निबंधित दलील द्वारा भूमि प्राप्त कर प्रश्नगत जगोन पर शांतिपूर्वक दखलकार है। निबंधन, धनबाद कार्यालय से किया गया है।

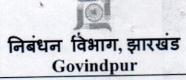
प्रश्नरत भूमि गेर आवाट आम/खास/आदिवासी/भूदान/वनभूमि/बी०सी०सी०रल० अर्जित भूमि से बाहर है सी०एन०टी० की धारा--46(l),(2) से संबंधित नहीं है।

अतः हल्काः कर्मचारी/अंचल (निरीक्षक व जाँच प्रतिवेदन एंट अनुशंसा के आधार पर आंवेदित भूमि का वल खारीज आवेटन को निर्मा के किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का धारी से दो दिना में अनुपालन् प्रतिवेदन मांगे।

लेखापित एंट संशोधितः

Jamanut.

अंचल याधकोरे द्वारा/प्रायाप्रति, कराया ग्रमच्ची अभिप्रमाणित प्रतिलिपिक्षेत्र अध्यक्ष



Token No.20 Token Date: 11/02/2017 12:28:34

Party Name: Bablu Kumar Saw

Father/Husband Name:Late Sahdev Prasad Saw

(VENDEE)

Chandani Chowk, Rajdhanwar Ps- Rajdhanwar, Dist- Giridih

Deed Type: Sale Deed

Party Details	
Name:	Bablu Kumar Saw
Gender:	M
DOB:	01-01-1983
C/o :	S/O: Late Sahdev Prasad Saw
District:	Giridih
House/Building No.:	
Locality:	vill rajdhanwar po rajdhanwar ps rajdhanwar
Pincode:	825412
Post Office:	Rajdhanwarf
State:	Jharkhand
Village/Town/City:	Dhanwar
Aadhaar No :	680025546747
Photo:	

Registering Office

विवलु जुमार साव Party Signature

Operator's Signature



Token No.20 Token Date: 11/02/2017 12:28:34

Party Name: Pawan Kumar Agarwal Director Of M/S Oliva Tracom Pvt.Ltd

Father/Husband Name:Late Gopi Ram Agarwal

(VENDOR)

Katras Road Matkuria, Ps- Bank More, Dhanbad

Deed Type: Sale Deed

Party Details	
Name:	Pawan Kumar Agarwal
Gender:	M
DOB:	28-12-1956
C/o:	S/O: Gopi Ram Agarwal
District:	Dhanbad
House/Building No.:	Radha Krishna Apartment, 6th Floor
Locality:	
Pincode:	826001
Post Office:	Dhanbad
State:	Jharkhand
Village/Town/City:	Dhanbad
Aadhaar No:	412940051525
Photo:	

Registering Officer

Party Signature

Operator's Signature



Token No.18 Token Date: 11/02/2017 12:16:14

Party Name: Pradip Kumar

Father/Husband Name:Jaynandan Pathak

(Identifier)

Thakurkulhi Dhaiya, Dhanbad

Deed Type: Sale Deed

Party Details	
Name:	Pradip Kumar
Gender:	M
DOB:	10-02-1978
C/o:	S/O: Jaynandan Pathak
District:	Dhanbad
House/Building No.:	
Locality:	THAKUR KULHI DHAIYA
Pincode:	826004
Post Office:	Indian School Of Mines
State:	Jharkhand
Village/Town/City:	Kalyanpur
Aadhaar No:	648150835940
Photo:	

Registering Officer

Pada' p kymar Party Signature

Operator's Signature

Issue Token 12:31:55 PM

Presenter/Executant's Name	Pawan Kumar Agarwal
Token For	Registry
Counter No.	1
Online Application ID (If Any)	Verify On-line Payment
e-Stamp Certificate No. (If Any)	IN-JH04643137593318P Verify
,	T-1

Issue Token

IN-JH04643137593318P:

Stamp Details For Verification. Please click issue after verification

CertificateNo:

IN-JH04643137593318P 03-Feb-2017 11:55 AM

CertificateIssuedDate: AccountReference:

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB SUBIN-JHJHSHCIL0106524546599860P

UniqueDocReference: Purchasedby:

BABLU KUMAR SAW

DescriptionofDocument: Article 23 Conveyance

PropertyDescription:

LAND

ConsiderationPriceRs: 3,00,000

FirstParty:

OLIVA TRACOM PVT LTD

SecondParty:

BABLU KUMAR SAW

StampDutyPaidBy:

BABLU KUMAR SAW

StampDutyAmountRs:

12,000

Maximum Token Issue Time: 2 PM



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

Token No: 20

Document Type Presenter' Name & Address

Stampable Doc. Value Document/Transaction Value

Special Type

Remarks / Other Details **Property Details:**

Sale Deed

Presenter

Pawan Kumar Agarwal

Date of Entry

11/02/2017

36

Katras Road Matkuria, Ps- Bank More, Dhanbad DOE

300000 300000

Stamp Value 12000 Book

Total Pages

Serial /Deed No. / Old Serial No.

App. ID

CNO/PNO

Not Req.

e-Stamp Cert. No. IN-

Token Date/Time: 11/02/2017 12:28:34

JH04643137593318P

Anchal	Th.No.	Wrd/Hlk						Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
GOVINDPUR	169	0	TILAKRAYDIH		55	7.	Plot No-57	Plot No- 55,57	Diat No.57	20 Feet Wide Road		RES	0.12 Decimal	4131.36
GOVINDPUR	169	0	TILAKRAYDIH	15	57		Plot No-57	Plot No- 55,57	Plot No-57	20 Feet Wide Road		ID DES	3.21 Decimal	110513.88

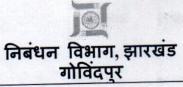
Other Property Details: Amount Area Rate Location Th. No. Wrd Mauza **Property Type**

	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR		Lata Cani Dom	Business	पिता	अग्रवाल	Male		412940051525	9204382302	Katras Road Matkuria, Ps- Bank More, Dhanbad	Katras Road Matkuria, Ps- Bank More, Dhanbad
2	VENDEE	Bablu	Late Sahdev Prasad Saw	Business	पिता	तेली	Male		680025546747	7765035764	Chandani Chowk, Rajdhanwar Ps- Rajdhanwar,Dist- Giridih	Chandani Chowk, Rajdhanwar Ps- Rajdhanwar,Dist - Giridih
3	Identifier	Pradip Kumar	Jaynandan Pathak	Business	पिता	ब्रहमण	Male		648150835940		Thakurkulhi Dhaiya, Dhanbad	Thakurkulhi Dhaiya, Dhanbad

ree D	-ee Details:						
SN	Description	Amount	CHC	Net Amount			
1	SP	540.00	0.00	540.00			
2	PR	1.88	0.00	1.88			
3	LL	5.00	0.00	5.00			
4	A1	9,000.00	90.00	9,090.00			
Total	1	9.546.88	90.00	9,636.88			

lawanGt.

Total			
		,	
उपरयुक्तटियाँ दस्तावेज में अंति	केत तथ्यों के अन्रूप है	दस्तावेज लेखक का हस्ताक्षर	प्रस्तुतकर्ता 률 हस्ताक्ष
निबंधन पूर्व सारांश में इंपुट प	कार्म के अनुरूप डाटा इंट्रि की गई है l	3	ाटा इंट्रि ऑप्रेटर का हस्ताक्ष
उपरयुक्त ५११	क्रा क्रीवात	ने इस दस्तावेज के निष्पादन	न को मेरे समक्ष
स्वीकार किया जिसकी	50m/	पिता	CB.
विवासी	3C 30E)	पेशा ज्यापा	ने की गुरु १००



Token No.20 Token Date: 11/02/2017 12:28:34

Serial/Deed No./Year :378/362/2017

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Pawan Kumar Agarwal Director Of M/S Oliva Tracom Pvt.Ltd Father/Husband Name:Late Gopi Ram Agarwal (VENDOR) Katras Road Matkuria, Ps- Bank More, Dhanbad		
2	Bablu Kumar Saw Father/Husband Name:Late Sahdev Prasad Saw (VENDEE) Chandani Chowk, Rajdhanwar Ps- Rajdhanwar,Dist- Giridih		
3	Pradip Kumar Father/Husband Name:Jaynandan Pathak (Identifier) Thakurkulhi Dhaiya, Dhanbad		

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 Deed No
 378/362

 Year
 2017

 Date
 11/02/2017 16:34:23

Registering Office

Signature of Operator