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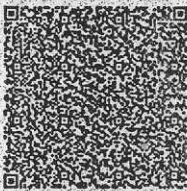


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH28387425652045S
Certificate Issued Date	: 04-Jun-2020 04:04 PM
Account Reference	: GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0742107668786508S
Purchased by	: BINODKUMAR AGARWAL
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 90,00,000 (Ninety Lakh only)
First Party	: NA
Second Party	: BINOD KUMAR AGARWAL AND OTHERS
Stamp Duty Paid By	: BINOD KUMAR AGARWAL AND OTHERS
Stamp Duty Amount(Rs.)	: 3,60,000 (Three Lakh Sixty Thousand only)



Please write or type below this line



*[Handwritten signatures]*

Rajesh Goyal  
11.06.2020

TQ 0003843116

## Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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**Warning**



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

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Isk Value 90,00,000/- Stamp 360,000/- (Chandi)

मुल्याकन 12/6/2020 किया

दस्तावेज जोच 12/6/2020 किया

तेल  
C.N.T. को धरा 461(B) के अन्तर्गत नहीं है।  
12/6/2020

दस्तावेज में दर्जित भूमि प्रतिबंधित सूची से  
12/6/2020  
जांचकर्ता



Rajesh Gorai



Attested By  
Ramdhan  
E. No- 134

Rajesh Gorai

(2)

**SALE DEED**

Sale Deed Value Rs. 90,00,000/- (Rupees Ninety Lakh Only)

निष्पत्ति-21 क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 का 1 (क) अर्थात् अधीन ग्राह्य या स्टाम्प अधिनियम के विपरीत स्टाम्प शुल्क अपेक्षित नहीं।

This Sale Deed is made on this the \_\_\_ day of June 2020, at Seraikella.

BY

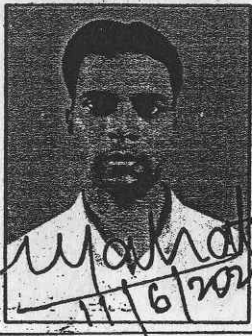
RAJESH GORAI, Son of Sri Jyotindra Nath Gorai @ Yatindra Nath Gorai, by Faith Hindu, by Caste-Teli, by Occupation Business, by Nationality Indian, resident of H. No. 01, Village- Bansgath, P.O.-Lachhipur, P.S.-Patamda, District-East Singhbhum, in the state of Jharkhand, hereinafter called the **VENDOR** (which expression unless repugnant to the context shall mean and include their legal heirs, successors, representatives and assigns) of the **ONE PART**; PAN-ATYPG8211C, AADHAAR NO.-7556 6158 6795.

Fee Paid

270000/-  
250  
0-74  
5150/-  
275153.44  
12/6/2020

Handwritten signature

Cont'd...P3..



Rajesh Gorai



Attested  
Ramsha  
E. No- 1

*Rajesh Gorai*  
11/6/2020

Rajesh Gorai  
11/6/2020  
12/6/2020

ना. १२/६/२०२०  
श्री राजेश गोरई  
पिता श्री ज्योतिन्द्र नाथ गोरई  
स्थान बांखगढ  
प्रेम  
इस्तावज पत्र

*Rajesh Gorai*

अपस्थानक का दस्तावेज निम्न कर्ताधिकारी का दस्तावेज



Rajesh Gorai,  
11/6/2020

(3)

IN FAVOUR OF

- 1) **BINOD KUMAR AGARWAL**, Son of Late Ramawtar Agarwal, by Faith Hindu, by Caste-Baniya, by Occupation Business, by Nationality Indian, resident of H. No.-136, B-Block, Sonari Basti Area, Opposite Dr. Patro House, Sonari, P.O.-Sonari, P.S.-Sonari, District- East Singhbhum, in the state of Jharkhand. **PAN-ABLPA6193N, AADHAAR No.-4771 1318 6542.**
- 2) **SANJAY KUMAR AGARWAL**, Son of Late Bhagwati Prasad Agarwal, by Faith Hindu, by Caste-Baniya, by Occupation Business, by Nationality Indian, resident of A/05, Bungalow, Ashiana Garden, Sonari, Jamshedpur, P.O.-Sonari, P.S.-Sonari, District- East Singhbhum, in the state of Jharkhand. **PAN-AAWPA4990K, AADHAAR No.-8735 7787 0031.**
- 3) **ASHOK KUMAR AGARWAL**, Son of Late Ramawtar Agarwal, by Faith Hindu, by Caste- Baniya, by Occupation Business, by Nationality Indian, resident of Main Road Uliyan, Kadma, P.O.-Kadma, P.S.-Kadma, District-East Singhbhum, in the state of Jharkhand. **PAN-ACDPA1298D, AADHAAR No.-2817 0621 6429.**

Cont'd...P/4..

Rajesh Goraw,  
11/6/2020

(4)

4) **BINAY KUMAR AGARWAL**, Son of Late Bhagwati Prasad Agarwal, by Faith Hindu, by Caste-Baniya, by Occupation Business, by Nationality Indian, resident of A/05 Bungalow, Ashiana Garden, Sonari, Near Adrash Nagar, P.O.-Sonari, P.S.-Sonari, District-East Singhbhum, in the state of Jharkhand, hereinafter called the **PURCHASERS** (which expression unless repugnant to the context shall means and includes its successor-in-interest, legal, representatives, administrators and assigns) of the **OTHER PART** ; **PAN-ABBPA7811R**, **AADHAAR No.-8882 2396 4716**.

**NATURE OF DEED** : **SALE DEED**

**CONSIDERATION AMOUNT** : **Rs. 90,00,000/- (Rupees Ninety Lakh Only)**

**WITNESSETH AS FOLLOWS**

**WHEREAS**, the Vendor is the absolute owner in possession of vacant land total measuring area 76.74 decimal under Khata No.-200, Portion of Plot No.-989 & 990 in Mouza-Dobo, Thana No.-331, P.S.-Chandi, Halka No.-II, District-Seraikella, of Raiyati Land, more fully described in the schedule below and he is in physical possession over the same without any interruption from anybody.

*Cont'd..P/3..*

Rajesh Gorai  
11/16/2020

(5)

AND WHEREAS the present vendor has purchased total land measuring 118 Decimals (one hundred and eighteen decimals) within Plot No.-989 and 990 of Mauza-Dobo, by two registered sale deeds. The aforesaid land morefully described in the schedule below from SUMANTA DAN son of late Prasanta Dan @ Prasanta Kumar Dan.

ANDWHEREAS, the present vendor by means of a Registered Deed of Sale bearing Deed No.-2376/2249, dated 29.09.2016, Book No.-1, Volume No.-228, Page No.-85 to 156, registered at District Sub-Registration Office, Seraikella purchased land measuring 58 Decimals (Fifty Eight Decimals) consisting 39 decimals in portion of Plot No.-989 and 19 decimals in portion of Pot No.-990, which has been mutated in his name vide Mutation Case No.-140/2016-17, dated 19.11.2016, entered in register-II, Vol. No.-IV, Page No.-59 in the office of the C.O., Chandil.

AND WHEREAS by another registered Sale Deed No.-450/437, dated 29.09.2016, Book No.-1, Volume No.-44, Page No. 417 to 486, registered at District Sub-Registration Office, Chandil the present vendor purchased land measuring 35 decimals in Plot No.-989 and 25 decimals in Plot No.-990, the total area being 60 decimals (Sixty Decimals) which has been mutated in his name Mutation Case No.-138/2016-17, dated 19.11.2016, entered in register-II, Vol. No.-IV, Page No.-57 in the office of the C.O., Chandil.

Cont'd...P/6.-



Rajesh Gorai  
11/6/2020

(6)

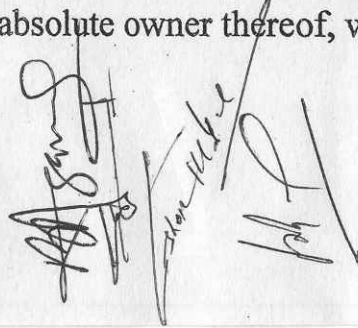
AND WHEREAS the schedule land described below consists of 16.74 decimals out of land purchased by the vendor by registered Sale Deed No.-2249 dated 29.09.2016 and entire area of 60 decimals of land purchased by the present vendor by registered Sale Deed No.-437 dated 29.09.2016.

AND WHEREAS being in urgent need of money to purchase some other property the vendor proposed to sell the land mentioned in the schedule below out of the aforesaid total purchased land measuring 118 Decimals within Plot No.-989 and 990 of Mauza-Dobo and the purchasers have agreed to purchase the same for a total consideration price of Rs. 90,00,000/- (Rupees Ninety Lakhs Only).

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

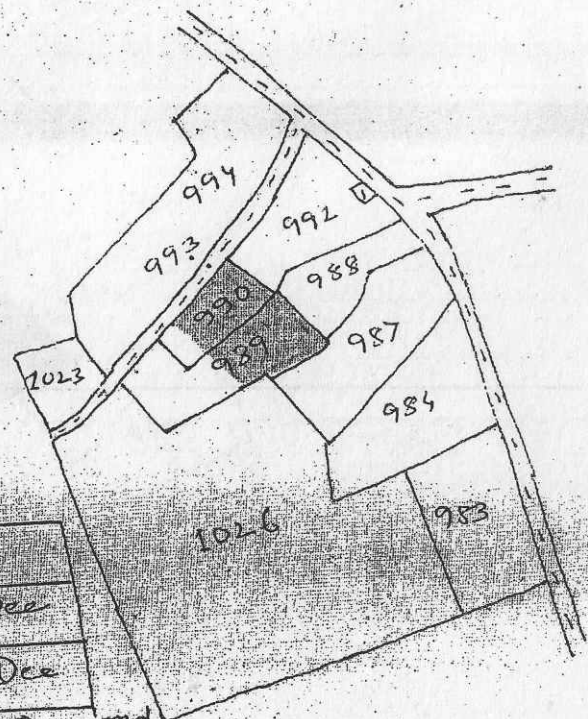
1. That, in consideration of a sum of Rs. 90,00,000/- (Rupees Ninety Lakh only) paid by the purchasers to the vendor, the receipt whereof the vendor hereby admits and acknowledges as full and final consideration amount, the vendor does hereby convey, assign and transfer by way of sale all the land total measuring area 76.74 decimal under Khata No.-200, Portion of Plot No.-989, Area-42.74 (35+7.74) decimals and portion of Plot No. 990, Area- 34 (25+9) decimals, in Mouza-Dobo, Thana No.-331, P.S.-Chandil, Halka No.- II, District- Seraikella, morefully described in schedule below, unto the purchasers with all his right, title, interest, easements and appurtenances thereof TO HAVE AND TO HOLD the same as absolute owner thereof, which the vendor had hereto before.

Cont'd... P7..





Mouza - DOBO  
 Sheet No - 3  
 Thana - Chandil  
 Thana No - 331  
 Year of - 1958-59  
 Scale of - 16" = 1 mile  
 Land mark on -



Khatana	Plot No	Area
200	989	42.74 Dec
200	990	34.00 Dec

Total Area - 76.74 Decimals

Bounded by :- North - Plot No - 992, 988 & 987  
 South - Shreya Puriya  
 East - Plot No - 987 & 1026  
 West - Govt Road.

- Purchasers -
- (1) BINOD KUMAR AGARWAL
  - (2) SANJAY KUMAR AGARWAL
  - (3) ASHOK KUMAR AGARWAL
  - (4) BINAY KUMAR AGARWAL

Rajesh Goral  
 11/06/2020

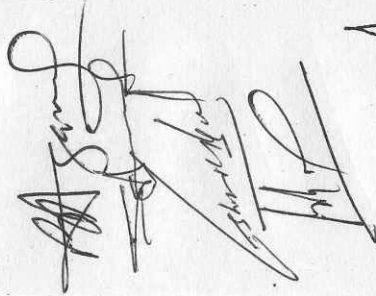
Singern  
 Wala  
 25/06/20

Rajesh Gorai  
11/6/2020

(7)

2. That, the vendor has delivered peaceful possession of the property, morefully described in the schedule below, to the purchasers and henceforth the purchasers shall have quite and peaceful possession over the same without any interference by the vendor or any other person or persons claiming through the vendor.
3. That, the property hereby transferred is free from encumbrances, liens and charges of any kind whatsoever.
4. That, the vendor hereby covenant:
  - a) That, the vendor is the lawful owner of the property morefully described in the schedule below hereby conveyed by the vendor to the purchaser.
  - b) That, the vendor hereby assures the purchasers that no other person has got any right of easement of any other right over the property morefully described in the schedule below.
  - c) That, the vendor hereby further assures the purchasers that he is the lawful owner of the aforesaid property morefully described in the schedule below and if the purchasers suffer any loss due to defect in the title of the vendor in the property hereby conveyed, the vendor hereby undertakes to compensate the purchaser for such loss.

Cont'd... P/8..



Rajesh Gorai,  
11/6/2020

(8)

5. That, the purchaser shall get his names mutated / transferred with respect to the aforesaid property in the records of concerned authority / state government of Jharkhand through C. O Chandil and also pay rents and all other charges to the concerned authorities in his name.
6. That the Vendor declares that the scheduled land is free from Anabad Jharkhand Sarkar, Anabad Sarba Sadharan , Puja Sthal, Sairat Ban Bhumi, Land Ceiling Act, Mandir, Masjid and the vendor is not belongs to SC, ST, BC-1 i.e. free from CNT Act and the vendor do not violate the Section 46(i) povijo Act 'a' & 'b' of CNT Act, 1908 and the section 22(A) of Indian Registration Act.
7. That the schedule below land is situated on Branch Road.

**SCHEDULE**  
**(DESCRIPTION OF THE LAND HEREBY SOLD)**

In. the District Seraikella- Kharswan, District Sub- Registry Office at Seraikella, within P.S- Chandil , in Mouza – Dobo, Thana No. 331 , Halka No.- II, recorded under Khata No. 200, bearing portion of Plot No. 989, Measuring area 42.74 (Forty Two point Seven Four) Decimal and portion of Plot No. 990, measuring area 34 (Thirty Four) Decimal, Total Area 76.74 (Seventy Six point Seven Four) Decimal of Raiyat Land. Which is shown by red Colour of the Attached sketch map and the same will be treated as a part of this sale Deed and the entire land is bounded as follows:-



Cont'd...Pg.

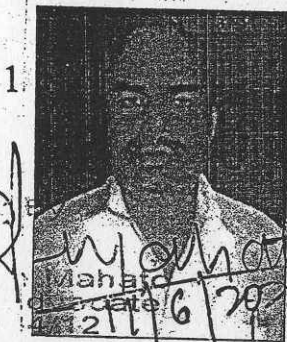
Rajesh Gora  
11/6/2020

(9)

NORTH : Plot No. 992, 988 and 987.  
SOUTH : Shreya Puria  
EAST : Plot No. 987 and 1026  
WEST : Govt. Road

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

WITNESSES



प्रमाणित  
11/6/2020

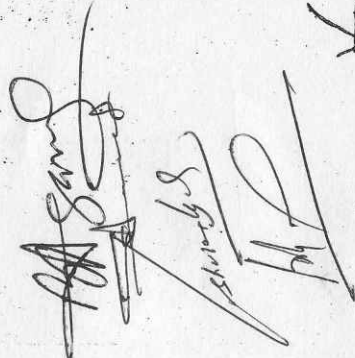
Manoj Choudhary  
S/o Late Vinodeshwar Choudhary  
At: 433, Kalimati Stat 2012 Road  
Garabasa, T.S.R.P.S. Got. Rozwa  
Dist. East Singhbhum Jharkhand

2. Jansel Dev Gope, S/o Saha Dev Gope  
At: H.N. 475, Mandir Lane, Uddih, T.S.R.

The contents of this Deed have been read over and explained to the Executants/Vendor who found and admitted the same to be true and correct.

Ramdhari Mahato  
11/6/2020


Cont'd...P/10..



Rajesh Gorai  
11/6/2020

(10)

Attested  
Ramsha  
E. No- 15442




*[Handwritten signature]*



1. BINOD KUMAR AGARWAL

Attested By  
Ramsha  
E. No-



*[Handwritten signature]*



2. SANJAY KUMAR AGARWAL

*[Handwritten signature]*

Cont'd...P/11..

Rajesh Goyal  
11/6/2020



(11)



3. **ASHOK KUMAR AGARWAL**



4. **BINAY KUMAR AGARWAL**

**NAME OF THE PURCHASERS**

**CERTIFICATE**

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me / before me.

Ram Dhan Mahat  
11/6/2020  
Advocate

Cont'd..P/12..

Rajesh Gnoi,  
11/6/2020

(12)

**MEMO OF CONSIDERATION**  
(Payment received by the Vendors)

RECEIVED with thanks from the within named purchaser sum of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) by the Purchaser to the Vendors paid being the full consideration money of the said schedule property and payment as per memo written herein below.

**MODE OF PAYMENT**

Sl. No.	Cheque No./ RTGS	Date	Amount (in Rs.)	Drawn on	From
1.	SBINR12 02006010 0139677	01.06.2020	5,00,000/-	SBI	Binod Kumar Agaral
2.	SBINR12 02006060 0025962	06.06.2020	5,00,000/-	SBI	Binod Kumar Agaral
3.	SBINR20 20060900 110506	09.06.2020	5,00,000/-	SBI	Binod Kumar Agaral
4.	SBINR52 02006100 0135646	10.06.2020	7,27,500/-	SBI	Binod Kumar Agaral
5.	094213	10.06.2020	22,27,500/-	Central Bank of India, Sonari, Jamshedpur.	Sanjay Kumar Agaral
6.	000031	10.06.2020	22,27,500/-	HDFC Bank, Kagal Nagar, Sonari, Jamshedpur.	Ashok Kumar Agarwal

Cont'd...P/13..

Rajesh Gorai  
11/6/2020

(13)

Sl. No.	Cheque No./ RTGS	Date	Amount (in Rs.)	Drawn on	From
7.	096175	10.06.2020	22,27,500/-	Central Bank of India, Sonari, Jamshedpur.	Binay Kumar Agarwal
8.	CASH	12.06.2020	22,500/-		All Purchaser
	RTGS/Cheque Amt. Rs.		89,10,000/-		
	TDS Amt. Rs.		67,500/-		
	Total Amt. Rs.		90,00,000/-		

IN WITNESS WHEREOF the vendor hereof put its signature through its representative on this the day month and year first above written at Jamshedpur.

WITNESSES

1. श्रीमती विमल देवी विन्देश्वर चौधरी  
433, Kalimati, station Road Garakasa 752  
P.S. Golmuri, Dist. East Singhbhum Jharkhand  
11/6/2020

2. Mr. Dev Gope s/o Sahadev Gope  
H.No. 475, Shiv Mandir Ute  
Ulidihi, P.S. Ulidihi  
Rajesh Gorai, 11/6/2020  
SIGNATURE OF THE VENDOR

11/6/2020  


Ram dhan Mahato  
Advocate 11/6/2020