

1236

1176



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH16098544329477R
Certificate Issued Date	: 16-Apr-2019 12:34 PM
Account Reference	: GOVACC (GV)/jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0720331565953301R
Purchased by	: SANJAY AGARWAL
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 37,50,000 (Thirty Seven Lakh Fifty Thousand only)
First Party	: NA
Second Party	: SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
Stamp Duty Paid By	: SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
Stamp Duty Amount(Rs.)	: 1,50,000 (One Lakh Fifty Thousand only)



CREATIVE HOMES
M.K. Agarwal
Partner

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



जा/६/१९

CREATIVE HOMES
M.K. Agarwal
Partner

0003849347

Sale value - 87,50,000 Stamp - 1,50,000 Standard

उपस्थापित दस्तावेज में लेख्यकारी की जाति अंकित है। यह जाति C.N.T.A. की धारा 481(घ) के अन्तर्गत नहीं है।

दस्तावेज में वर्णित मूनि प्रतिबंधित सूची से नहीं है।

मूल्यांकन सूची से जांच किया

जांचक 16/04/19

13
16/4
9

विध्व-21 के अधीन ग्राह्य म. स्टाम्प अधिनियम (श्रीमन् स्टाम्प एक्ट-1899) की अनुच्छेद-1 वा 1 (क) के अन्तर्गत रजिस्ट्रार के कार्यालय से विमुक्त या स्ट. य शुल्क अपेक्षित नहीं।

निबंधन पदाधिकारी



Handwritten signature and text.



SALE DEED

This DEED OF ABSOLUTE SALE executed at Seraikella on this the 16th day of April, 2019

By

ACJ - 112500 = 000
Salami - 2250
Procco - 0294
2 - 5000 = 00
4 - 150 = 0
177653 = 44

JANKI PRASAD @ JANKI, S/o Late Prem Narayan, by faith Hindu, by caste Kumhar, Indian National, by occupation Cultivation, Resident of 1107, Kumharpara, Sonari, P.O and P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter

referred the VENDOR / FIRST PARTY of the one part which expression shall include his executors, administrators, legal representatives, successors etc. of the One Part. PAN : BHIPJ6031N

14079115
16/11/19

TO AND IN FAVOUR OF

- 1) SANJAY KUMAR AGARWAL and
 - 2) BINAY KUMAR AGARWAL, both sons of Late Bhagwati Prasad Agarwal, By Faith Hindu, by caste Marwari, By Nationality Indian, By Occupation Business, R/o Bungalow no. A-05, Ashiana Gardens, Sonari, P.O and P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter called the **PURCHASER / SECOND PARTY** of the Other Part which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc. of the Other Part.
- PAN 1 : AAWPA4990K and 2 : ABBPA7811R

NATURE OF DEED

: SALE DEED

ACTUAL CONSIDERATION AMOUNT : Rs. 37,50,000.00

(Rupees Thirty Seven Lakhs Fifty Thousand only).

WHEREAS the **VENDOR** had purchased land measuring an area 33 Decimals, in Mouza Dobo, recorded under khata no. 145, being plot no. 957, P.S. Chandil, Thana no. 331, District Seraikella Kharsawan and morefully described in the **Schedule** hereunder written which the First Party had purchased by the virtue of a registered sale deed bearing deed no. 490 dated 12-02-1982, registered at the District Sub Registry office at Seraikella.

CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
H. Kumar Agarwal

122/84-85
16/5/19

AND WHEREAS upon purchasing the Schedule hereunder written land VENDOR also mutated his name in the government records vide mutation case no. 122/84-85 and also has been paying the required ground rent and the same has also been currently recorded in the Volume 2 page no. 78, of the register II of the Anchal Adhikari, Chandil.

AND WHEREAS the VENDOR after purchasing the Schedule hereunder written property came in possession of the all the Schedule hereunder written property and started enjoying all acts of ownership thereto without any disturbance from any corner.

AND WHEREAS the VENDOR is the exclusive owner of the aforesaid property and have absolute right to dispose of the same as in the manner he wishes;

AND WHEREAS the VENDOR is in need of funds in order to meet his personal commitments and family expenses and have decided the Schedule hereunder written for a sum of Rs. 37,50,000.00 (Rupees Thirty Seven Lakhs Fifty Thousand only) and the PURCHASER herein has also agreed to purchase the same for the said price.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum Rs. 37,50,000.00 (Rupees Thirty Seven Lakhs Fifty Thousand only) received by the VENDOR and the receipt of the said entire consideration of Rs. 37,50,000.00



16/11/19

(Rupees Thirty Seven Lakhs Fifty Thousand only), the **VENDOR** doth hereby admit, acknowledge, acquit, release and discharge the **PURCHASER** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the **Schedule** hereunder written shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.

2. That the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.



CREATIVE HOMES
M.K. Aggarwal
Partner

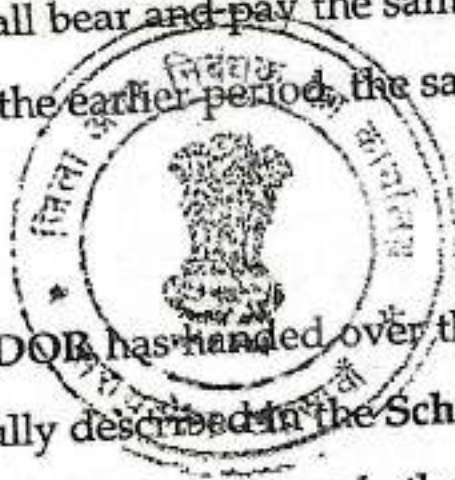
CREATIVE HOMES

Partner

16/4/19
116115

3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

4. That the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder written up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**



5. That the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder written to the **PURCHASER** and delivered the connected original title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.

6. That the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

5180115
16/4/19

The aforesaid land does not fall under the purview of the section 46 of C.N.T Act and does not violate the principles laid down U/S 22' A' of the registration Act.

In witness where of the VENDOR and the PURCHASER have set their signatures on the day month and year first above written.

Witnesses:



- Ranjit Kumar
- 1) Ranjit Kumar Prajapati, s/o Janki Prajapati, R/o, 1107, Kumbhara, Sonos, Jamshedpur.
 - 2) Kedar Kumar, s/o Ram Kumar, R/o, 14NO. 1138 Kumbhara, Sonos, Jamshedpur, Kedar Kumar

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.

Ranjit Kumar
16/4/19



Advocate
ADVOCATE 16/4/19

NAME OF THE PURCHASER
SANJAY KUMAR AGARWAL



16/4/19

[Handwritten signature]
16/4/19

BINAY KUMAR AGARWAL



[Handwritten signature]
16/4/19



[Handwritten mark]

Signature and finger print of left hand of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

[Handwritten signature]
ADVOCATE
E. no. 742/09 16/4/19

[Handwritten signature]
[Handwritten signature]

CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
[Handwritten signature]
Partner

मौजा - डोकी चादर नं- 3

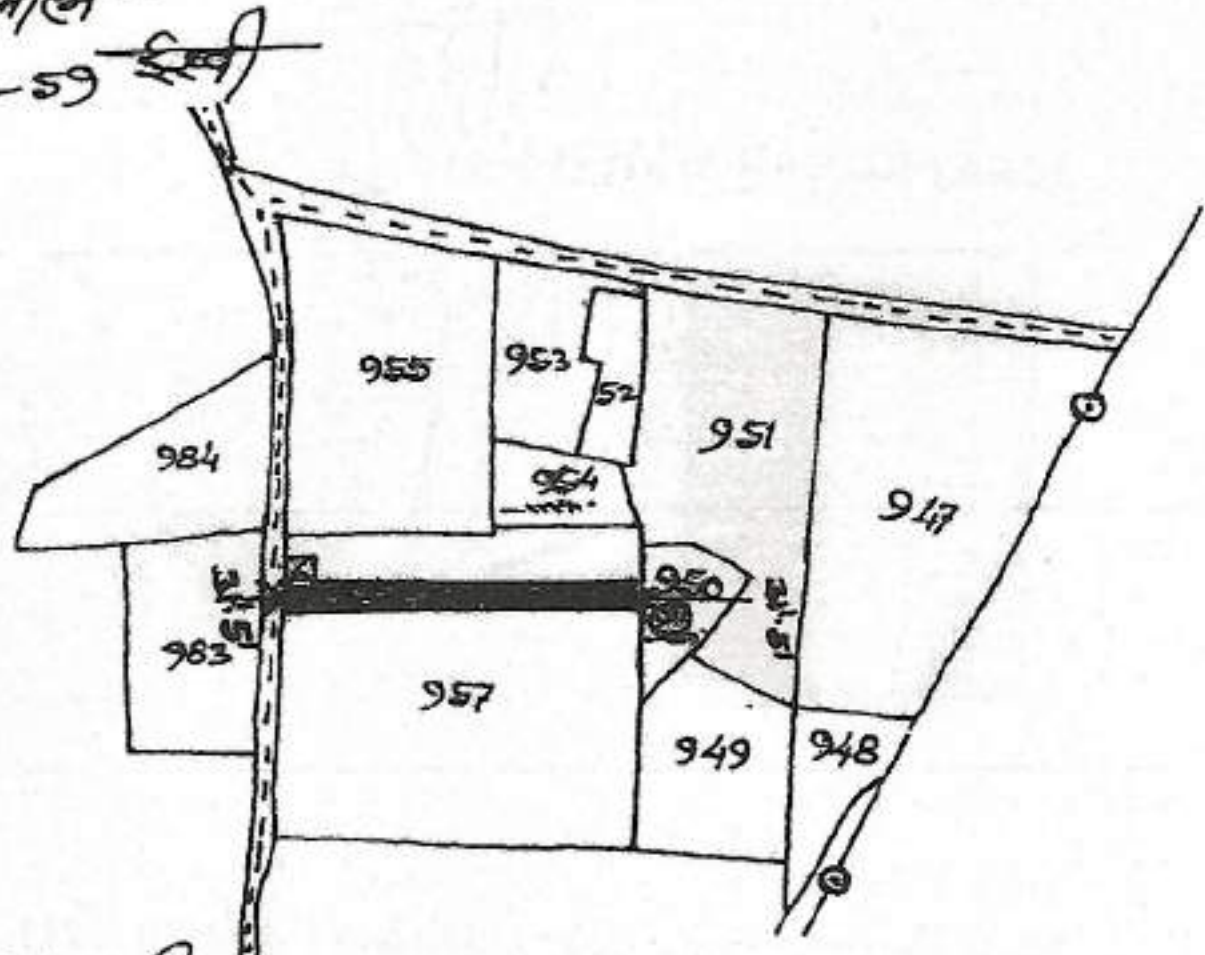
ग्रामा चाडिल

ग्रामा नं 331

जिला सिल्लूम (समथकेला-खरसावा)

पैमाना 16" = 1 मील

सन 1958-59 ईस्वी



सम्बन्धित ग्राम का विवरण :-

खता नं	प्लॉट नं	रकबा
145	957	0.33 एकड़

चौहदी

उत्तर - कैशरी देवी

दक्षिण - रमेश मसाद

पूरव - विक्रम मिश्र (अंध प्लॉट)

पश्चिम - रास्ता



जातकी

Traced by

R. K. Bhakat
A. Amin

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद



Sch XIV F. No. 180V

जिला का नाम खुशीदास
अनुमण्डल का नाम पंडिह
अंचल का नाम पंडिह
मौजा डीजा
थाना वी थाना नम्बर 331

V

रसीद क्रमांक JH 13 A 028448
रयत का नाम जगदी प्रसाद
पिता का नाम श्री श्री अश्व
जमावती नम्बर 3/78

खता संख्या	खसरा संख्या	रकबा (एकड़ में)
<u>1451</u>	<u>957</u>	<u>0.33</u>

मांग	वार्षिक	जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं अर्थ) चालू वर्ष का	
		3 वर्ष से ज्यादा	3 वर्ष
हाल			<u>13-14 & 14-15</u>
लगान	<u>0.44</u>		विगत वर्ष <u>0.48</u> 2015-16 <u>0.24</u>
सेस	<u>0.06</u>		<u>0.12</u> <u>0.06</u>
*ब्याज	<u>0.12</u>		<u>0.24</u> <u>0.12</u>
विविध	<u>0.12</u>		<u>0.24</u> <u>0.12</u>
योग	<u>0.74</u>		<u>0.40</u> <u>0.60</u>
		भुगतान का विवरण	<u>1.48</u> <u>0.74</u>

अदायगी	जमावती नम्बर <u>3/78</u>			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 वर्ष	विगत वर्ष		
लगान				<u>2015-16</u>	
सेस					
*ब्याज					
विविध					
योग			<u>1.48</u>	<u>0.74</u>	<u>2.22</u>

- कुल योग शब्दों में 71 (नवस्र बारह पंद्रह मात्र)
 - नाम अदाकर्ता श्री
 - कुल बकाया 0
- 04.08.15
(हल्का कर्मचारी)

SPL/2013

[Signature]

जगत जी

CREATIVE HOMES
M.K. Agrawal
Partne
CREATIVE HOMES
Partne

शुद्ध पत्र

नामावली क्रमांक १२२/२४-२५

6

१	२	३	४	५	६
शुद्ध	३३७१९	३३७१९	३३७१९	३३७१९	श्री जगदीश प्रसाद पित्तल प्रसाद कुम्हार गाम - अको
					लगात २४०४ १५४ ०.३३ बी
					पारितोषिक मात्र ०.९२६

परिमित आवेदक द्वारा कर्मचारी को प्रयत्न
किया।



जगदीश

1. अवधि 12 महीने
 2. विवरण 1000 रु. का प्रमाण
 3. दिनांक 12/11/1973



973
 12/11/1973

12/11/1973
 973

12/11/1973
 973

12/11/1973
 973

12/11/1973
 973

12/11/1973
 973



भारत सरकार
GOVERNMENT OF INDIA



जानकी
Janki
जन्म वर्ष / Year of Birth : 1946
पुरुष / Male



8306 2432 6149

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN AUTHORITY OF INDIA

पता: S/O प्रेम नारायण, ११०७,
कुम्हारपाड़ा, सोनारी, समीप ओल्ड नि. पी.
क्लब सोनारी, पो सोनारी, जमशेदपुर, पूर्वी
सिंहभूम, झारखण्ड, 831011

Address: S/O Prem Narayan,
1107, KUMHARPADA, SONARI,
NEAR OLD C. P. CLUB SONARI,
PO SONARI, JAMSHEDPUR,
Sonari, Purbi Singhbhum,
Jharkhand, 831011

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Handwritten signature

जानकी

CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
Handwritten signature
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BHIPJ6031N

नाम / Name
JANKI

पिता का नाम / Father's Name
PREM HARAYAN

वर्ष / Year
02/08/19

हस्ताक्षर / Signature



जानकी



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 1390/10008/22027

To
 संजय कुमार अग्रवाल
 Sanjay Kumar Agarwal
 S/O: Bhagwati Prasad Agarwal
 H.No-A/05 Banglow Ashiana Garden
 Sonari Jamshedpur
 Sonari
 Sonari
 Jamshedpur East Singhbhum
 Jharkhand 831011
 9430335625
 ML252556341FT

06/03/2014
 115255634



आपका आधार क्रमांक / Your Aadhaar No. :

8735 7787 0031

- आम आदमी का अधिकार



भारत सरकार
 Government of India
 संजय कुमार अग्रवाल
 Sanjay Kumar Agarwal
 जन्म तिथि / DOB : 01/01/1970
 पुरुष / Male



8735 7787 0031

आधार - आम आदमी का अधिकार

CREATIVE HOMES
 M.K. Agarwal
 Partner

CREATIVE HOMES
 M.K. Agarwal
 Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAWPA4990K



नाम /NAME

SANJAY KUMAR AGARWAL

पिता का नाम /FATHER'S NAME

BHAGWATI PRASAD AGARWAL

जन्म तिथि /DATE OF BIRTH

10-10-1967

Adhikari

हस्ताक्षर /SIGNATURE

Sanjay Kumar Agarwal

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME-TAX, RANCHI


[Handwritten signature]



STATE BANK OF INDIA
THE STATE BANK OF INDIA

BINAY KUMAR AGARWAL
BHGWATI PRASAD AGARWAL
05/11/1969
Permanent Account Number
ABBPA7811R

[Signature]
Signature



[Handwritten signature]

[Handwritten checkmark]

[Handwritten signature]

CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
Bh. Prasad Agarwal
Partner


भारत सरकार
Government of India

For any query
 Rapid Mail of India
 जनसंख्या विवरण संख्या 2-1976
 पृष्ठ 146, E





5103 6485 8756
 76 522 872 1412 3145
मेरी पहचान


Unique Identification Authority of India

पता:
 S/O जयंती प्रजापति, 1107, कुम्हार पारा सोनारी, नजदीक पुराने से. एन. क्लब, जमशेदपुर, पूर्वांचल
 झारखंड - 831011

Address:
 S/O Janaki Prajapati, 1107, KUMHAR PARA SONARI, PO-SONARI, NEAR OLD C P CLUB, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831011



5103 6485 8756
 VID 9132 0402 3637 5545

[Handwritten Signature]

CREATIVE HOMES
M.K. Agrawal
Partner

Ramsid. Kumar

CREATIVE HOMES
M.K. Agrawal
Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- Saraikela Kharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000015179

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 150000, A1 :- Rs. 112500, LL :- Rs. 3, PR :- Rs. 1, SP :- Rs. 780, I fee :- Rs. 5000, M(b) Fee :- Rs. 150,
Property No.	1
Valuation Details	Value :- Rs.3636600/- ,Transaction Amount :- Rs.3750000/-
Property Details	District :- Saraikela Kharsawan , Tehsil :- Chandil , Village Name :- Dobo Location :- Other Road, Dobo Gram Panchayat Halka No 2 Property Boundaries :- East: SELLER NIJ, West: RASTA, South: RAMESH PRASAD, North: KESARI DEVI Volume Number - 2Page Number - 78Khata Number - 145Plot Number - 957 Area Of Land :- 33.00 Decimal

Sh./Smt.JANKI PRASAD ALIAS JANKI s/o/d/o/w/o LATE PREM NARAYAN has presented the document for registration in this office

today dated :- 16-Apr-2019 Day :- Tuesday Time :- 14:44:50 PM



JANKI

PRASAD ALIAS JANKI(Individual)

Party Name	Document Type	Document Number
JANKI PRASAD ALIAS JANKI	PAN/UID	BHIPJ6031N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	JANKI PRASAD ALIAS JANKI Address1 - 1107, KUMHARPARA, SONARI, PO AND PS SONARI, JAMSHEDPUR, Address2 ... Jharkhand PAN No.: BHIPJ6031N, Permission Case No.-	Yes	Janki Address:- 1107, NEAR OLD C. P. CLUB SONARI, KUMHARPADA, SONARI, PO SONARI, JAMSHEDPUR, Purbi Singhbhum, 831011, Jharkhand, India		SELLER Age:72			
2	BINAY KUMAR AGARWAL Address1 - BUNGALOW NO A-05, ASHIANA GARDENS, SONARI, PO AND PS SONARI, JAMSHEDPUR, Address2 ... Jharkhand PAN No.: ABBPA7811R, Permission Case No.-	Yes	Binay Kumar Agarwal Address:- A/05 Bungalow, Ashina Garden, Near Adrash Nagar, Sonari, Po. Sonari, Jamshedpur, Purbi Singhbhum, 831011, Jharkhand, India		PURCHASER Age:44			 CREATIVE HOMES M.K. Agrawal Partner

16/04/19

CREATIVE HOMES
M.K. Agrawal
Partner



Document Registration Summary 1

Date :-16-Apr-2019

- Government/Market Value: ₹3636600/-
- Transaction Amount: ₹3750000 /-
- Paid Stamp Duty: ₹150000 /-

Receipt : 117162

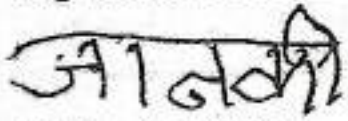
Receipt Date : 16-04-2019

Presenter Name: -

Stamp Duty	₹150000
A1	₹112500
LL	₹3
PR	₹1
SP	₹780
l fee	₹5000
M(b) Fee	₹150

On Date 16-04-2019 Presented at SRO - Saraikela

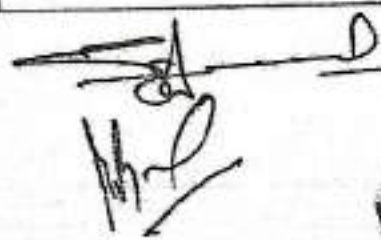
Signature of Presenter

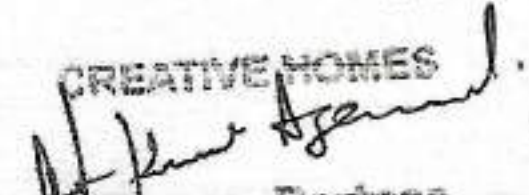

SRO - Saraikela

Total ₹268434

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	150000	150000	0	E-STAMP	SANJAY AGARWAL	Certificate Number : IN-JH16098544329477R	150000
A1	112500	112500	0	GRAS	JankiPrasad	GRN Number : 1900959683 DEPT Transaction Id : 1bd1e3874efbc9ec4cf1 Transaction Type :	112500

CREATIVE HOMES
M.K. Agrawal
Partner



CREATIVE HOMES


SELLER	-Mr. JANKI PRASAD ALIAS JANKI, Address - 1107, KUMHARPARA, SONARI, PO AND PS SONARI, JAMSHEDPUR- ,Father/Husband Name LATE PREM NARAYAN , PAN No.- *****031N,Permission Case No.- , Aadhaar No. *****6149
PURCHASER	-Mr. SANJAY KUMAR AGARWAL, Address - BUNGALOW NO A -05, ASHIANA GARDENS, SONARI, PO AND PS SONARI, JAMSHEDPUR- ,Father/Husband Name LATE BHAGWATI PRASAD AGARWAL , PAN No.- *****990K,Permission Case No.- , Aadhaar No. *****0031
	-Mr. BINAY KUMAR AGARWAL, Address - BUNGALOW NO A-05, ASHIANA GARDENS, SONARI, PO AND PS SONARI, JAMSHEDPUR- ,Father/Husband Name LATE BHAGWATI PRASAD AGARWAL , PAN No.- *****811R,Permission Case No.- , Aadhaar No. *****4716

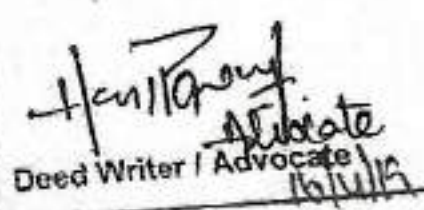
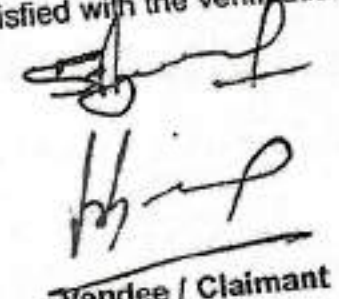
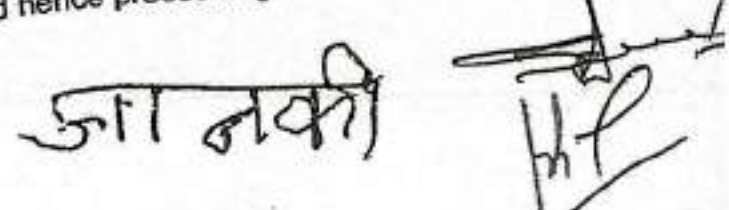
Witness Information: Mr. KEDAR KUMAR , Address - HNO 1138, KUMHARPARA, SONARI, JAMSHEDPUR-, Father/Husband Name-RAM KUMAR

Identifier Details: Mr. RANJIT KUMAR PRAJAPATI , Address - 1107, KUMHARPARA, SONARI, JAMSHEDPUR-, Father/Husband Name-JANKI PRAJAPATI

Property Id:69877		1,50,000
Fee Rule:Sale Deed		
1	Stamp Duty	

Property Id:69877		1,12,500
Fee Rule:Sale Deed		
1	A1	3
2	LL	1
3	PR	780
4	SP	5,000
5	I fee	15
6	M(b) Fee	1,18,43
Total		

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
 Vendee / Claimant
 Vendor / Executant
CREATIVE HOMES
 M.K. Agrawal
 Partner

Token No.: 20190000015179

CERTIFICATE

Office of the SRO - Saraikela

This Sale Deed was presented before the registering officer on date 16-Apr-2019 by JANKI PRASAD ALIAS JANKI, S/O, D/O, W/O LATE PREM NARAYAN resident of 1107, KUMHARPADA, SONARI, PO AND PS SONARI, JAMSHEDPUR .

This deed was registered as Document No:- 2019/SAR/1236/BK1/1176 in Book No :- BK1, Volume No :- 144

from Page No :- 1 to 52 at, office of SRO - Saraikela

Date:- 16-Apr-2019

N. Prasad
16/4/19

Registering Officer

[Signature]

CREATIVE HOMES
M. K. Agrawal
Partner

CREATIVE HOMES
[Signature]
Partner

1092

1040



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH15596791334921R
Certificate Issued Date	: 29-Mar-2019 12:13 PM
Account Reference	: GOVACC (GV) jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0719882150252077R
Purchased by	: SANJAY AGARWAL
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 75,00,000 (Seventy Five Lakh only)
First Party	: NA
Second Party	: SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
Stamp Duty Paid By	: SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
Stamp Duty Amount(Rs.)	: 3,00,000 (Three Lakh only)

CREATIVE HOMES
 M.K. Agarwal
 Partner



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



CREATIVE HOMES
 M.K. Agarwal
 Partner

0003849237

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.stampsamp.com". Any discrepancy in the details on the Certificate will render it invalid.
2. The onus of checking its legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Date Value 75,00,000/- Stamp 3000/- Utandial

केसरी देवी
29/03/19

उपस्थापित दरतावेज में लक्ष्यकारी की जाती है। यह जॉर्न C.N.T.A. 908 जी धारा 461(B) के प्रवर्तन नहीं है।
29/3/19

15
11
11/19



केसरी देवी
29/3/19



29/3

मूल्यांकन सूची के अंतर्गत किया

29/3/19

नियम-21 के अधीन ग्राह्य प्राथमिक स्टाप अधिनियम (इण्डियन स्टाप एक्ट-1899) की अनुसूची-1 में शामिल नहीं है। अतः इस दस्तावेज में स्टाप से विमुक्त स्टाप शुल्क अपेक्षित नहीं।

दस्तावेज जांच करा गया।

दस्तावेज में बर्णित गति प्रविष्टि सूची से है।
29/3/19
जांचकर्ता

29/3/19

SALE DEED

2019 निबंधन पदाधिकारी

This DEED OF ABSOLUTE SALE executed at Seraikella on this the 29th day of March, 2019

By

Faizal

225000/-
250
199
29/3/19

KESARI DEVI, W/o Shri. Ram Kumar, by faith Hindu, by caste Kumhar, Indian National, by occupation Housewife, Resident of 1138 B-Block, Kumharpara, Sonari, P.O and P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter referred the VENDOR / FIRST PARTY of the one part which expression shall include his executors, administrators, legal representatives, successors etc. of the One Part. PAN.: BBPPD6842N

[Signature]

CREATIVE HOMES
Mr. Agawad
Partner

CREATIVE HOMES
Partner

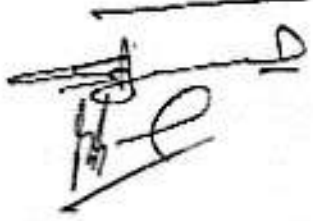
6/5/2019
H.P.H.P.

TO AND IN FAVOUR OF

1) SANJAY KUMAR AGARWAL and
2) BINAY KUMAR AGARWAL, both sons of Late Bhagwati Prasad Agarwal, By Faith Hindu, by caste Marwari, By Nationality Indian, By Occupation Business, R/o Bungalow no. A-05, Ashiana Gardens, Sonari, P.O and P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter called the PURCHASER / SECOND PARTY of the Other Part which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc. of the Other Part.
PAN 1 : AAWPA4990K and 2 : ABBPA7811R

NATURE OF DEED : SALE DEED
ACTUAL CONSIDERATION AMOUNT : Rs. 75,00,000.00
(Rupees Seventy Five Lakhs only).

WHEREAS the VENDOR had purchased land measuring an area 66 Decimals, in Mouza Dobo, recorded under khata no. 145, being plot no. 957, P.S. Chandil, Thana no. 331, District Seraikella Kharsawan and morefully described in the Schedule hereunder written which the First Party had purchased by the virtue of a registered sale deed bearing deed no. 489 dated 12-02-1982, registered at the District Sub Registry office at Seraikella.



CREATIVE HOMES
M.K. Agrawal
Partner

CREATIVE HOMES
H.P.H.P.
Partner

1051344
29/3/19

AND WHEREAS upon purchasing the Schedule hereunder written land VENDOR also mutated her name in the government records vide mutation case no. 120/84-85 and also has been paying the required ground rent and the same has also been currently recorded in the Volume 2 page no. 77, of the register II of the Anchal Adhikari, Chandil.

AND WHEREAS the VENDOR after purchasing the Schedule hereunder written property came in possession of the all the Schedule hereunder written property and started enjoying all acts of ownership thereto without any disturbance from any corner.

AND WHEREAS the VENDOR is the exclusive owner of the aforesaid property and have absolute right to dispose of the same as in the manner she wishes;

AND WHEREAS the VENDOR is in need of funds in order to meet her personal commitments and family expenses and have decided the Schedule hereunder written for a sum of Rs. 75,00,000.00 (Rupees Seventy Five Lakhs only) and the PURCHASER herein has also agreed to purchase the same for the said price.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum Rs. 75,00,000.00 (Rupees Seventy Five Lakhs only) received by the VENDOR and the receipt of the said entire consideration of Rs. 75,00,000.00 (Rupees Seventy Five Lakhs only), the VENDOR doth hereby admit, acknowledge,



CREATIVE HOMES
M.K. Agarwal
Partne

CREATIVE HOMES

Partner

105151110
29/3/19

29/3/19

acquit, release and discharge the PURCHASER from making further payment thereof and the VENDOR doth hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDOR to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder written shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDOR or any person claiming through or under him.

2. That the VENDOR has absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDOR has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the PURCHASER the property hereby conveyed.

3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition

CREATIVE HOMES
M.K. Agnora
Partne

CREATIVE HOMES
Partner

Handwritten signature and date: 29/8/19

proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.

4. That the VENDOR hereby declares with the PURCHASER that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder written up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDOR

5. That the VENDOR has handed over the vacant possession of the property more fully described in the Schedule hereunder written to the PURCHASER and delivered the connected original title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.

6. That the VENDOR will at all times and at the cost of the PURCHASER execute, register or cause to be done; all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.

7. That the VENDOR do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also pay the required ground rent.

Handwritten signature

CREATIVE HOMES
Mr. Agrawal
Partner

CREATIVE HOMES
Partner

20/3/19

20/3/19

8. That the VENDOR declare that they are the lawful owner of the Schedule hereunder written land and that nobody else except the VENDOR have any title / claim or ownership etc., in the Schedule hereunder written property.

9. That from this day forth the PURCHASER shall be the sole owner of the Schedule hereunder written property and that the PURCHASER shall have every right to deal with the Schedule hereunder written property in the manner the PURCHASER deems fit and proper.

SCHEDULE OF PROPERTY

(description of the property hereby transferred)

All that piece and parcel of land measuring, an area 66 Decimals, in MOUZA DOBO, recorded under khata no. 145, being plot no. 957, P.S. Chandil, Thana no. 331, District Sub Registry office Seraikella, District Seraikella Kharsawan, Bounded as follows :

North : Plot no. 955, 954

South : Janki Prasad

East : Remaining Portion of plot no. 957

West : Rasta

The aforesaid land does not fall under the purview of the section 46 of C.N.T Act and does not violate the principles laid down U/S 22'A' of the registration Act.

CREATIVE HOMI
Mktg
Partn

CREATIVE HOMES
Partner

1138

29/3/19

In witness where of the VENDOR and the PURCHASER have set their signatures on the day month and year first above written.

Witnesses

- 1) Kedar Kumar S/O Ram Kumar Rai
R/o Sonari Kumbharpara Heats 1138
B. Blok. SSR.
- 2) संजय कुमार S/O राम कुमार 1138



Kedar Kumar

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.

[Signature]
ADVOCATE

NAME OF THE PURCHASER
SANJAY KUMAR AGARWAL



[Signature]



[Signature]

CREATIVE HOMES,
M.K. Agarwal
Partner

CREATIVE HOMES
[Signature]
Partner

29/3/19
BINAY KUMAR AGARWAL

BINAY KUMAR AGARWAL



for

Signature



for

Signature and finger print of left hand of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.

Harit Singh
ADVOCATE
E. no. 742/09

Signature

CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
M.K. Agarwal
Partner

सौदा डीपी चार्ट नं 3

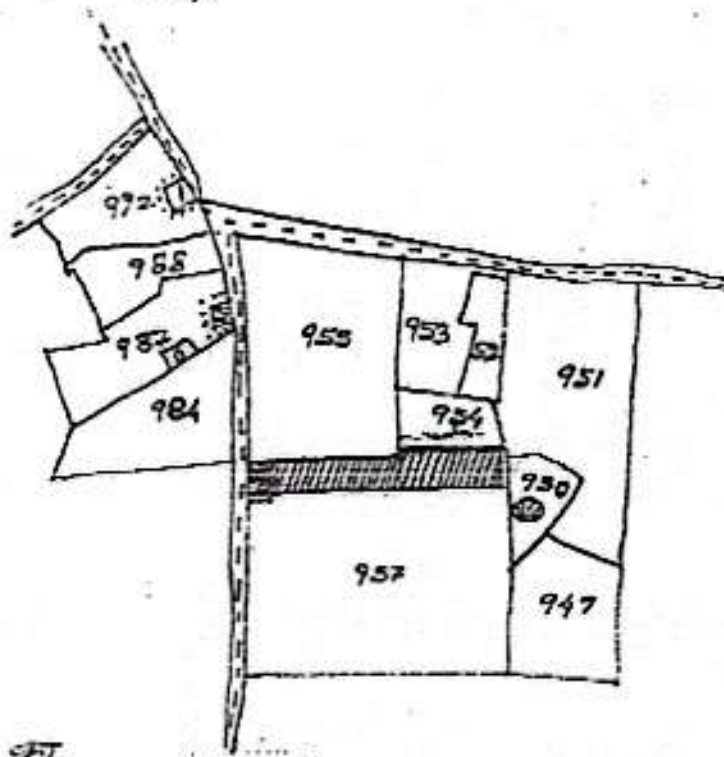
ग्रामा चांडीज

गावा नं 331

जिल्हा सिंधुपूर (सहकारिता - खसरापत्र)

पैमाना 16" = 1 मील

सन 1958-59 इस्वी



सम्बन्धित भूमि का
विवरण :-

खाना नं	प्लॉट नं	रकबा
145	957	0.66 एकड़

सौदा

उत्तर - प्लॉट नं 955, 954

दक्षिण - पञ्चानकी - भसाव

पूरव - अंधा प्लॉट नं 957

पश्चिम - रास्ता

Traced by
R. K. Bhakar
A. Amin

केसरी देवी

CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
H. Kumar
Partner

मौजा डोबी चादर नं० 3

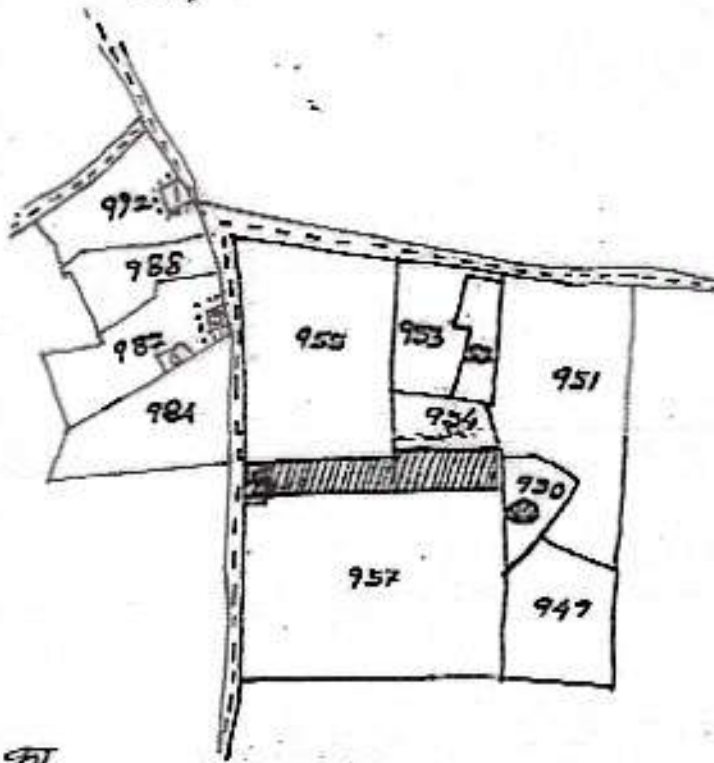
ग्रामा चांडिल

खाना नं० 331

जिला सिंदभूम (सामवेला - खससायां)

पैमाना: 16" = 1 मील

सन् 1958-59 ईस्वी



सामन्वित ग्राम का
विवरण :-

खाना नं०	प्लॉट नं०
145	957

रकबा 0.66 हेक्टर

जोहदी

उत्तर - प्लॉट नं० 935, 954

दक्षिण - जगावकी - प्रसाद

पूर्व - अंश प्लॉट नं० 957

पश्चिम - रास्ता

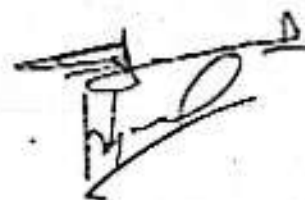
Traced by
R. K. Bhaskar
A. Amin

[Handwritten Signature]

CREATIVE HOMES
M.K. Agrawal
Partner

CREATIVE HOMES
A.K. Agarwal
Partner

405146



CREATIVE HOMES
M.K. Agnew
Partner

CREATIVE HOMES
H. [Signature]
Partner

RECEIVED
226
APR 20 1952
AIR
p. 05

Color-gram

Received by Mr. J. R. ...
with number 226
on 12 April 1952.
The above receipt is valid only for the purpose of
at 12 April 1952.



Staff ...
226

Received ...
11/19/52

Staff ...
11/19/52

Staff ...
11/19/52

2nd ...

226-24 ...
11/19/52

For ...
to ...
11/19/52



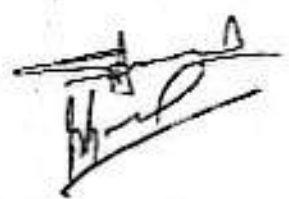
11/19/52
11/19/52
11/19/52

शुद्धि पत्र

नगरपालिका नं १२०/२४-२५

१	२	३	४	५	६	७	८
सुदूर पश्चिम	काठमाडौं	बागमती प्रदेश	सुदूरपश्चिम प्रदेश	२२३५२	सुदूरपश्चिम	श्रीमती केशरी देवी पत्नी विष्णु कुमार (विष्णु ०११६ ३१०)	
						प्लॉट २ वटा √५६ - ०.६९ बी	
						वार्षिक मगा ०.२५ रु	

श्रीमती केशरी देवी पत्नी / सुदूरपश्चिम प्रदेश
 सुदूरपश्चिम प्रदेश / काठमाडौं नगरपालिका नं १२०/२४-२५
 नं २० सुदूरपश्चिम प्रदेश



CREATIVE HOMES
 M. K. Agrawal
 Partner

केशरी देवी

CREATIVE HOMES
 M. K. Agrawal
 Partner

अंचल अधिकारी का कार्यालय, चाण्डिल

पत्रांक- 708

दिनांक- 8-03-2019

भूमि संबंधी प्रतिवेदन

राजस्व उपनिरीक्षक एवं अंचल निरीक्षक के जांच प्रतिवेदन के आधार पर भूमि

विवरणी निम्नवत है :-

नौजा/थाना सं०	खाता सं०	खेसरा सं०	किस्म	रकबा	खतियानी/पंजी II रैयत
1	2	3	4	5	6
डोयो/331	145	95	गोड़ा तीन	0.69 ए०	श्रीमति केशरी देवी पति- राम कुमार राम के नाम नामान्तरण मुकदमा संख्या- 120/84-85 द्वारा नामान्तरित होकर पंजी II के जिल्द संख्या- II के पृष्ठ संख्या- 77 में जमाबन्दी दर्ज है।



उपरोक्ता वर्णित भूमि रैयती है जो G.M land से बाहर है।

अंचल अधिकारी
चाण्डिल

CREATIVE HOMES
M.K. Agrawal
Partner

केशरी देवी

CREATIVE HOMES

Partner

sch XIV F. No. 180V

झारखण्ड सरकार

शेखर एवं भूमि सुधार विभाग
लेगन स्कीम



रसीद क्रमांक: JH A028447
 रसीद का नाम: 13
 पट्टी का नाम: श्रीमती कैमली देवी
 बंभकवादी नाम: श्रीमती

दादा का नाम	दादा का पता	दादा का पता नम्बर
1957A	357	0.66

भाग	वर्षिक	राजस्व	सिद्धि
राजस्व	0.45	0.50	0.95
शेखर	0.07	0.14	0.07
पट्टी	0.14	0.28	0.14
विशेष	0.14	0.28	0.14
योग	0.80	1.60	0.80

अदाकारी	3 वर्ष से ज्यादा	हाल	अंश
राजस्व		0.80	2.40
शेखर			
पट्टी			
विशेष			
योग		0.80	2.40

- कुल योग राशियों में
- चौक अदाकारी
- कुल नकदी

केसरी देवी

CREATIVE HO.
 M.K. Agarwal
 Part

CREATIVE HO.
 H.K. Agarwal
 Partner

Form 26QB

Your E-tax Acknowledgement Number is BF0906872

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee w/s 234E.

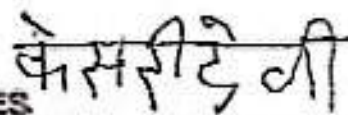
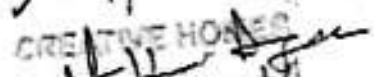
Tax Applicable	0021	Assessment Year	2019-20
Minor Head Code	800	Financial Year	2018-19
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAWPA4990K	Permanent Account No. (PAN) of Transferor (Payee/Seller)	BBPPD6842N
Full Name (Masked) of the Transferee	SANXXX XUMAR AGARWAL	Full Name (Masked) of the Transferor	KESXXX XEVI
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/Village	HOUSE No. A/05 BUNGLOW	Name of premises/Building/Village	1138. BLOCK
Flat/Door/Block No.	ASHIANA GARDEN	Flat/Door/Block No.	KUMHARPARA
Road/Street/Lane	SONARI	Road/Street/Lane	SONARI
City/District	JAMSHEDPUR	City/District	JAMSHEDPUR
State	JHARKHAND	State	JHARKHAND
Pin Code	831011	Pin Code	831011
		Email ID	
		Mobile No.	



CREATIVE HOMES

M.K. Agrawal

Email ID

caamjtagrawal17@gmail.com

Mobile No.

9431519050

Date of Agreement/Booking	19/03/2019	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	19/03/2019	Whether more than one Transferor/Seller	No
Date of Tax Deduction	25/03/2019	Payment Type	Lumpsum

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Land	Rate of TDS (in %)	1
Name of premises/Building/Village	MOUZA 0060, KHATA No. 145	Total Amount Paid/Credited	3750000
Flat/Door/Block No.		TDS Amount to be paid	37500
Road/Street/Lane	PLOT No. 957, CHANDIL	Interest	0
City/District	SERAIKELLA-KHARASWAN	Fee	0
State	JHARKHAND	Total payment	37500.00
Pin Code	832401	Value in words	Thirty Seven Thousand Five Hundred Rupees and paise

Total Value of Consideration (Property Value)	3750000
Mode of Payment	Online (Debit Card)
Bank Name	HDFC Bank

If the above is correct, then click on "Submit to the bank"

Note:

- Provision to Enter Amount Value is also given in the Bank's Site.
- Challan Tender Date will be the date of deposit/ date on which taxpayer has deposited challan in Bank
- This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

[Submit To the Bank](#) [Print Form 26QB](#)

केसरी देवी

[Handwritten Signature]

CREATIVE HOMES
M.K. Agrawal
Partner

CREATIVE HOMES

[Handwritten Signature]
Partner

Name Of Assessee
Complete Address

SANOOK XUMAR AGARWAL
BF0606872
JAMSHEDPUR
JHARKHAND
831011

PAN

AAVPA1000K

Major Head

0021-INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

100-TDS on Sale of Property

Acknowledgement No

BF0606872

Description Of Tax	Amount In Rupees
Basic Tax	37500.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Other	0.00
Interest	0.00
Fee	0.00
TOTAL	37500.00

HDFC BANK LIMITED	
Challan No	200
BSR Code:	0510011
Date Of Receipt	25/03/2019
Challan Serial No	50239
Assessment Year	2018-20
Bank Reference	439190
Drawn On	HDFC Payment Gateway

Rupees(In Words)

Thirty Seven Thousand, Five Hundred Rupees Only

CIN

05100112503201950239

Date and Time of Realization

25/03/2019 15:02:50 PM



CREATIVE HOMES
Mr. K. Agarwal
Partner

केसरी देवी

CREATIVE HOMES
Partner

Form 26QB

Your E-tax Acknowledgement Number is BF0907631

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2019-20
Minor Head Code	800	Financial Year	2018-19
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ABRPA7811R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	BBPPD6842N
Full Name (Masked) of the Transferee	BINXX XXMAR AGARWAL	Full Name (Masked) of the Transferor	KESXXX XEVI
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/Village	HOUSE No. A/05, BUNGLOW	Name of premises/Building/Village	1138. BLOCK KUMHARPARA
Flat/Door/Block No.	ASHIANA GARDEN	Flat/Door/Block No.	SONARI
Road/Street/Lane	SONARI	Road/Street/Lane	JAMSHEDPUR
City/District	JAMSHEDPUR	City/District	JHARKHAND
State	JHARKHAND	State	831011
Pin Code	831011	Pin Code	CREATIVE HOMES
Email ID	caamitagrawal17@gmail.com	Email ID	M.K. Agrawal
		Mobile No.	Partner

[Handwritten Signature]

[Handwritten Signature]

CREATIVE HOMES
Partner

mobile No. 9431519050

Date of Agreement/Booking	19/03/2019	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	19/03/2019	Whether more than one Transferor/Seller	No
Date of Tax Deduction	25/03/2019	Payment Type	Lumpsum

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Land	Rate of TDS (in %)	1
Name of premises/Building/Village	MOUZA 0060, KHATA No. 145	Total Amount Paid/Credited	3750000
Flat/Door/Block No.		TDS Amount to be paid	37500
Road/Street/Lane	PLOT No. 957, CHANDIL	Interest	0
City/District	SERAIKELLA-KHARASWAN	Fee	0
State	JHARKHAND	Total payment	37500.00
Pin Code	832401	Value in words	Thirty-Seven Thousand Five Hundred Ruppes and paise

Total Value of Consideration (Property Value)	3750000
Mode of Payment	Online (Debit Card)
Bank Name	HDFC Bank

If the above is correct, then click on "Submit to the bank"

Note:

- Provision to Enter Amount Value is also given in the Bank's Site.
- Challan Tender Date will be the date of deposit/ date on which taxpayer has deposited challan in Bank
- This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

[Submit To the Bank](#) | [Print Form 26QB](#)

CREATIVE HOMES
M.K. Agnwal
Partner



CREATIVE HOMES
H. Kumar
Partner

केसरीदेवी

Name Of Assessee
Complete Address

BINDU SOMAR AGARWAL
BFO007631
JAMSHEDPUR
JHARKHAND
831011

PAN

AGSPA7811R

Major Head

0021-INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

100-TDS on Sale of Property

Acknowledgement No

BFO007631

Description Of Tax	Amount In Rupees
Basic Tax	37500.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Other	0.00
Interest	0.00
Fee	0.00
TOTAL	37500.00

HDFC BANK LIMITED	
Challan No	280
BSR Code	0510011
Date Of Receipt	25/03/2019
Challan Serial No	50250
Assessment Year	2019-20
Bank Reference	439207
Drawn On	HDFC Payment Gateway

Rupees(In Words)

Thirty Seven Thousand, Five Hundred Rupees Only

CIN

05100112503201950250

Date and Time of Realization

25/03/2019 15:12:41 PM

CREATIVE HOMES

M.K. Agarwal
Partner



CREATIVE HOMES

H. K. Agarwal
Partner

केसरी देवी

S. K. Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KESARI DEVI
MADHAV PANDIT

10/02/1951
Permanent Account Number

BSPPDC642N

केसरीदेवी
Signature



[Signature]
[Signature]

CREATIVE HOMES
M.K. Agrawal
Partner

CREATIVE HOMES
[Signature]
Partner

केसरीदेवी

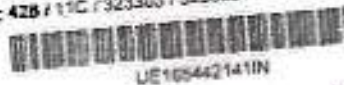


भारतीय विशिष्ट पहचान अधिकार
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन डब / Enrollment No 2017/01358/00165

To,
 केशी देवी
 Kesan Devi
 C/O Ram Kumar
 1138 B BLOCK
 KUMHARPATA SONARI
 SONARI
 JAMSHEDPUR
 Sonari Pashchimi Singhbhum
 Jharkhand 831011

Ret: 428 / 110 / 323363 / 323685 / P



UE165442141IN



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आपका पंजीकृत क्रमांक / Your Anchor No. :

6871 0925 7051

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



केशी देवी
 Kesan Devi
 जन्म वर्ष / Year of Birth : 1948
 लिंग / Female



6871 0925 7051

आधार - आम आदमी का अधिकार

CREATIVE HOMES
M.K. Agrawal
 Partner

CREATIVE HOMES
H. Kumar
 Partner

केशी देवी

25

भारत सरकार
GOVT. OF INDIA
INCOME TAX DEPARTMENT
BINAY KUMAR AGARWAL
BHGWATI PRASAD AGARWAL
05/11/1969
Permanent Account Number
AEBPA/81R
Signature



HP

HP

CREATIVE HOMES
M.K. Agrawal
Partner

CREATIVE HOMES
HP
Partner

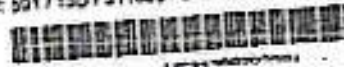


भारत सरकार
 Unique Identification Authority of India
 Government of India

आयोजन क्रम / Enrollment No 1093/53003/00335

To,
 बिनय कुमार अग्रवाल
 Binay Kumar Agarwal
 S/O Bhagwati Prasad Agrawal
 A/05 Bungalow, Ashina Garden
 Sonari
 Near Adraah Nagar Pn. Sonari
 Jamshedpur
 Sonari Purbli Singhbhum
 Jharkhand 831011
 9430325679

Ref: 501 / 150 / 311600 / 311818 / P



आपका आधार क्रमांक / Your Aadhaar No. :

8882 2396 4716

आधार - आम आदमी का अधिकार

[Handwritten signature]



भारत सरकार
 GOVERNMENT OF INDIA



बिनय कुमार अग्रवाल
 Binay Kumar Agarwal
 जन्म वर्ष / Year of Birth : 1974
 पुरुष / Male



8882 2396 4716

आधार - आम आदमी का अधिकार

CREATIVE HOMES
 M.K. Agarwal
 Partner

[Handwritten signature]

CREATIVE HOMES
[Handwritten signature]
 Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAWPA4990K



नाम / NAME
SANJAY KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
BHAGWATI PRASAD AGARWAL

जन्म तिथि / DATE OF BIRTH
10-10-1967

हस्ताक्षर / SIGNATURE
Sanjay Kumar Agarwal

[Signature]
आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX RANCHI

[Signature]

[Signature]
H.P.

[Signature]

CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
[Signature]
Partner

SELLER

-Mrs. KESARI DEVI, Address - 1138 B BLOCK, KUMHARPARA, SONARI, PO AND PS SONARI, JAMSHEDPUR-, Father Name- LATE MADHAV PANDIT , PAN No.- *****842N, Permission Case No.- , Aadhaar No. *****7051

PURCHASER

Mr. BINAY KUMAR AGARWAL, Address - BUNGALOW NO A-05, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR-, Father Name- LATE BHAGWATI PRASAD AGARWAL , PAN No.- *****811R, Permission Case No.- , Aadhaar No. *****4716

-Mr. SANJAY KUMAR AGARWAL, Address - BUNGALOW NO A-05, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR-, Father Name- LATE BHAGWATI PRASAD AGARWAL , PAN No.- *****990K, Permission Case No.- , Aadhaar No. *****0031

Witness Information

Mr. AJAY KUMAR , Address - 1138B, KUMHAR PARA, SONARI, JAMSHEDPUR-, Father Name-RAM KUMAR

Identifier Details

Mr. KEDAR K UMAR PRAJAPATI , Address - HNO 1138, B BLOCK, KUMHAR PARA, SONARI, JAMSHEDPUR-, Father Name-RAM KUMAR PRAJAPATI

Property Id:61356

Fee Rule:Sale Deed

3,00,00

1 Stamp Duty

Property Id:61356

Fee Rule:Sale Deed

2,25,00

1 A1

2 LL

3 PR

4 SP

5 I fee

6 M(b) Fee

1,02

5,00

15

2,31,17

Total



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.

Handwritten signature of Deed Writer / Advocate
Deed Writer / Advocate
01/11/19

Handwritten signature of Vendee / Claimant
Vendee / Claimant

Handwritten signature of Vendor / Executant
Vendor / Executant

Document Registration Summary 1

Office/2019/57/260

Date :-01-Apr-2019

- Government/Market Value: ₹273200/-
- Transaction Amount: ₹7500000/-
- Paid Stamp Duty: ₹300000/-

Receipt : 107756

Receipt Date : 01-04-2019

Presenter Name: -

Stamp Duty	₹300000
A1	₹225000
LL	₹3
PR	₹1020
SP	₹5000
I fee	₹150
M(b) Fee	

On Date 01-04-2019 Presented at SRO - Saraikela
Signature of Presenter

केसरी देवी
SRO - Saraikela

Total ₹531174

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	300000	300000	0	E-STAMP	SANJAY AGARWAL	• Certificate Number : IN-JH15596791334921R	300000
A1	225000	225000	0	GRAS	KESARIDEVI	• GRN Number : 1900833550 • DEPT Transaction Id : 780177218eb1ae9b4c07 • Transaction Type :	225000
LL	3	3	0	GRAS	KESARIDEVI	• GRN Number : 1900833550 • DEPT Transaction Id : 780177218eb1ae9b4c07 • Transaction Type :	3
PR	1	1	0	GRAS	KESARIDEVI	• GRN Number : 1900833550 • DEPT Transaction Id : 780177218eb1ae9b4c07 • Transaction Type :	1

[Signature]

CREATIVE HOMES
M.K. Agnwal
Partner

CREATIVE HOMES
[Signature]
Partner
1/2

SP	1020	1020	0	GRAS	KESARIDEVI	<ul style="list-style-type: none"> • GRN Number : 1900833550 • DEPT Transaction Id : 780177218eb1ae9b4c07 • Transaction Type : 	1020
I fee	5000	5000	0	GRAS	KESARIDEVI	<ul style="list-style-type: none"> • GRN Number : 1900833550 • DEPT Transaction Id : 780177218eb1ae9b4c07 • Transaction Type : 	5000
M(b) Fee	150	150	0	GRAS	KESARIDEVI	<ul style="list-style-type: none"> • GRN Number : 1900833550 • DEPT Transaction Id : 780177218eb1ae9b4c07 • Transaction Type : 	150
Sub Total	531174	531174	0				

Article : Sale Deed


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer




CREATIVE HOMES
Mr. K. Agnwal
Partner

CREATIVE HOMES

Partner



OFFICE OF THE SUB REGISTRAR
 Office Name :- SRO - Sarakela
 District Name :- Sarakela Kharsawan
 State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000009661

Deed Type	Sale Deed
Fee Details	Stamp Duty :- Rs. 300000, A1 :- Rs. 225000, LL :- Rs. 3, PR :- Rs. 1, SP :- Rs. 1020, I fee :- Rs. 5000, M(b) Fee :- Rs. 150,
Property No.	1
Valuation Details	Value :- Rs.7273200/- ,Transaction Amount :- Rs 7500000/-
Property Details	District :- Sarakela Kharsawan , Tehsil :- Chandil , Village Name :- Dobo Location :- Other Road, Dobo Gram Panchayat Halka No 2 Property Boundaries :- East: REMAINING PORTION OF PLOT NO 957, West: RASTA, South: JANKI PRASAD, North: PLOT NO 955,954 Volume Number - 2Page Number - 77Khata Number - 145Plot Number - 957 Area Of Land :- 66.00 Decimal

Sh /Smt KESARI DEVI s/oldr/w/o LATE MADHAV PANDIT has presented the document for registration in this office today dated :- 01-Apr-2019 Day :- Monday Time :- 15:21:58 PM



KESARI DEVI (Individual)

Party Name	Document Type	Document Number
KESARI DEVI	PAN/UID	BBPPD6842N










Sr.NO	Party Name and Address	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	---------------	-------------------	------------	-------------	--------------	-----------

[Handwritten Signature]

CREATIVE HOMES
 Mr. Agneel
 Partner

CREATIVE HOMES
[Handwritten Signature]
 Partner

01-04-2019, 15

Sr.NO	Party Name and Address	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	<p>KESARI DEVI Address1 - 1138 B BLOCK, KUMHARPARA, SONARI, PO AND PS SONARI, JAMSHEDPUR. Address2 - ... Jharkhand PAN No.: BBPPD6842N, Permission Case No.-</p>	<p>Kesari Devi Address:- 1138 B BLOCK, KUMHARPARA SONARI, SONARI, JAMSHEDPUR, Pashchimi Singhbhum, 831011, Jharkhand, India</p>		SELLER Age:68			
2	<p>SANJAY KUMAR AGARWAL Address1 - BUNGALOW NO A-05, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR, Address2 ... Jharkhand PAN No.: AAWPA4990K, Permission Case No.-</p>	<p>Sanjay Kumar Agarwal Address:- H.No-A/05 Banglow, . Ashiana Garden, Sonari Jamshedpur, Sonari, East Singhbhum, 831011, . Jharkhand, India</p>		PURCHASER Age:48			
3	<p>BINAY KUMAR AGARWAL Address1 - BUNGALOW NO A-05, ASHIANA GARDEN, SONARI, PO AND PS SONARI, JAMSHEDPUR, Address2 ... Jharkhand PAN No.: ABBPAT7811R, Permission Case No.-</p>	<p>Binay Kumar Agarwal Address:- A/05 Banglow, Ashiana Garden, Near Adrash Nagar, Sonari, Po, Sonari, Jamshedpur, . Purbi Singhbhum, 831011, . Jharkhand, India</p>		PURCHASER Age:44			

CREATIVE HOMES
Mk Agarwal
Partner

CREATIVE HOMES
Partner
Photo FingerPrint Signature

Identification:

Sr.NO Party Name and Address

Photo FingerPrint Signature

Sr.NO
1

Party Name and Address
KEDAR K UMAR PRAJAPATI
S/o-D/o RAM KUMAR PRAJAPATI
Address1 - HNO 1138, B BLOCK, KUMHAR PARA, SONARI,
JAMSHEDPUR, Address2 -
... Jharkhand
PAN No.:



Kedar K Umar Prajapati

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AJAY KUMAR Address1 - 1138B, KUMHAR PARA, SONARI, JAMSHEDPUR, Address2 - ... Jharkhand			<i>[Signature]</i>

Signature of Operator

Seal and Signature of Registering Officer

जिला अवर निबंधक
सरायकेला-खरसावाँ

Above signature & thumb impression are affixed in my presence.

Above mentioned, (KESARI DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (KEDAR K UMAR PRAJAPATI) Son/Daughter/Wife of (RAM KUMAR PRAJAPATI) resident of (HNO 1138, B BLOCK, KUMHAR PARA, SONARI, JAMSHEDPUR) and by occupation (Business)

[Signature]
Signature of Registering Officer

[Signature]
Seal and Signature of Registering Officer

Date:- 01-Apr-2019

जिला अवर निबंधक
सरायकेला-खरसावाँ



CREATIVE HOMES
M.K. Agrawal
Partner

CREATIVE HOMES
[Signature]
Partner

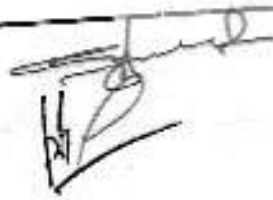
Token No.: 20190000009651

CERTIFICATE
Office of the SRO - Saraikela

This Sale Deed was presented before the registering officer on date 01-Apr-2019 by KESARI DEVI, S/O. D/O. W/O LATE MADHAV PANDIT resident of 1138 B BLOCK, KUMHARPARA, SONARI, PO AND PS SONARI, JAMSHEDPUR .
This deed was registered as Document No - 2019/SAR/1092/BK1/1040 in Book No - BK1, Volume No - 175 from Page No - 192 to 260 at office of SRO - Saraikela

Date: 01-Apr-2019


Registering Officer


CREATIVE HOMES
M.K. Agrawal
Partner

CREATIVE HOMES

Partner

Transaction Success! Please Note Your Transaction Id.

Name	CreativeHomesRepByManojKumarAgrawal
Token No / Depositor ID	20210000077374
Amount	759104
Transaction ID	6090f28a04476ff9d2c3
GRN	2106693169
CIN	10002162021072818259
Time	2021-07-28 22:13:49



29/7/2021

2019/CHAN/430/BK-1/423



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH23894118190568R
Certificate Issued Date : 02-Dec-2019 11:47 AM
Account Reference : GOVACC (GV)/ Jhsrogv07/ CHANDIL/ JH-SK
Unique Doc. Reference : SUBIN-JHJHSROGV0733925622053612R
Purchased by : SANJAYKUMAR AGARWAL
Description of Document : Article 23 Conveyance
Property Description - : SALE DEED
Consideration Price (Rs.) : 75,00,000
(Seventy Five Lakh only)
First Party : LAXMI DEVI
Second Party : SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
Stamp Duty Paid By : SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
Stamp Duty Amount(Rs.) : 3,00,000
(Three Lakh only)



CREATIVE HOMES
M.K. Agarwal
Partner

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



NO
02/11/19

CREATIVE HOMES
Partner

04/12/2019
02/11/19

0003841690

2019/CHAN/430/BK-1/423

Buyer's Sale Chandil Value - 750000/- St. 300000/-

मुल्यांकन सूची से जाँच किया।
04/12/19



	Little
	Ring
	Middle
	Fore
	Thumb

G.M भूमि/वन भूमि/अंचल आदि
331 के खाता नं. 145 प्रतिबंधित सूची
से बाहर है।
04/12/19

ATTE

लक्ष्मी देवी
04/12/2019

अवर निबंधक
चाण्डिल
04/12/19

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) सं. 23 के
अधीन यथावत स्टाम्प सहिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

उपस्थापित दस्तावेज में लेख्यकारी
की जाति... अंकित है। यह जाति
C.N.T. Act 1908 की धारा 46(1) B के
अन्तर्गत नहीं है।
04/12/19

= 2 =

Fee Paid

SALE DEED

(Deed Valued at Rs 75,00,000/=)

लक्ष्मी देवी
04/12/2019

THIS SALE DEED is made on this the 4th day of December' 2019 at
Chandil by :-

LAXMI DEVI W/o Late Ramesh Prasad by faith-Hindu, by Caste-Kumhar,
by Nationality- Indian, by Occupation- Housewife, resident of H.No-1503,
Sonari Jangali Basti, Near Bhutnath Mandir, P.O & P.S - Sonari, Town
Jamshedpur, District- East Singhbhum, Jharkhand herein after called
the **SELLER** (which expression shall unless repugnant to the context
include her legal heir, successor administrator and representative) of the
ONE PART. AADHAAR- 8013-9691-4904,
PAN : CRNPD7572G

CREATIVE HOMES

Partner

CREATIVE HC

Pa

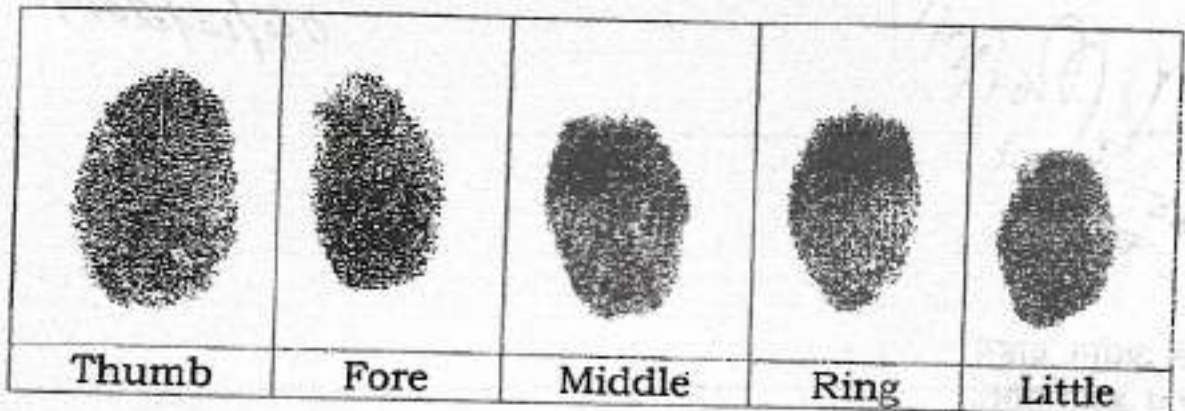
(Signature)

300/-
1500/-
04/12/19



PRESENTER

ATTEN



लक्ष्मी देवी
04/12/2019

ता. 04-12-19 समय 1:00 बक
श्री
पिताश्री लक्ष्मी देवी
स्थान 2500 रमेश प्रसाद
पेशा शोवाकी
दस्तावेज पेश किए किटार गहरी

निबंधन के लिए
AD/11/15

उपस्थापक का हस्ताक्षर अवर निबंधन पदाधिकारी का हस्ताक्षर



04/12/19

AD/11/15

Cr 240 299
04/12/2019

= 3 =

IN FAVOUR OF

1. **SANJAY KUMAR AGARWAL**, 2. **BINAY KUMAR AGARWAL**, both are S/o Sri Bhagwati Prasad Agarwal, by faith-Hindu, by Caste- Baisya (Marwari), by Nationality Indian, by Occupation- Business resident of H.No-A/05, Banglow, Ashiana Garden, Sonari, Town Jamshedpur, District- East Singhbhum, PIN- 831011 Jharkhand hereinafter Called the **PURCHASER** (which expression shall unless repugnant to the context include his/her legal heir, successor administrator and representative) of the OTHER PART.

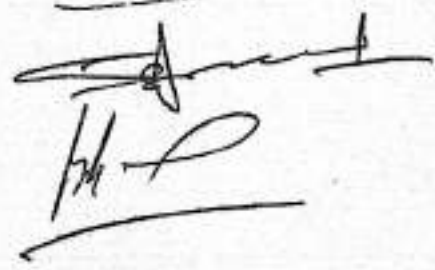
- 1. **AADHAAR- 8735-7787-0031,**
- 2. **AADHAAR- 8882-2396-4716,**

PAN : **AAWPA 4990 K**
PAN : **ABBPA 7811 R**

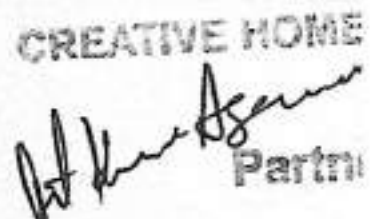
Nature of Deed : **SALE DEED**
Consideration Money : **Rs 75,00,000/=**
(Rupees Seventy Five lakhs only)

WHEREAS the above named seller has a landed property within the jurisdiction of District Seraikella-Kharsawan, Chandil Sub-division, in Mouza Dobo, bearing Thana N0-331, Khata N0-145, which details are mentioned in schedule below is a inherited property of the present seller which is stand recorded in the name of her husband Ramesh Prasad (Now deceased) in registered-II of the Chandil Anchal which has been purchased by the husband of the seller Ramesh Prasad by way of registered sale deed bearing Regd. deed No. 491 dated 12.02.1982 thereafter he mutated it before the Anchal Adhikari Chandil Anchal vide the mutation Case No-121/84-85 and peaceful possessed the land. After the demise of recorded owner Ramesh Prasad his legal married wife Laxmi Devi (Present Seller) comes in possession and now she intending to sale out the schedule mentioned area, which details are more fully describe in the schedule below.

AND WHEREAS the seller being urgent need of money, voluntarily expressed his intent of selling of the schedule mentioned landed property to the purchaser in an area of **66** decimals of land and the purchaser also agreed to purchase the same in a total sale consideration of **Rs 75,00,000/=** (Rupees Seventy Five lakhs) only on the following terms & Condition.



CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOME

Partner

6/02/21/40
B.P. PURSIA

= 4 =

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That, in consideration of a sum of **Rs 75,00,000/=** (Rupees Seventy Five lakhs) only paid by the purchaser to the Seller, by way of following transaction :

Date	Cheque No	Amount	Banker's Name
24.06.2019	070071	10,00,000/=	Canara Bank
24.06.2019	009437	10,00,000/=	Canara Bank
31.07.2019	090715	10,00,000/=	Central Bank Of India
31.07.2019	090790	10,00,000/=	Central Bank Of India
02.12.2019	090798	17,12,500/=	Canara Bank
02.12.2019	094205	17,12,500/=	Canara Bank
04.12.2019	CASH	75,000/=	Cash Payment

- and the receipts of which sum the vender hereby admits and acknowledges as full & final and the highest consideration money against the schedule mentioned property, the Seller have conveyed and transferred by way of sale the schedule below property with all his rights, title, interest, possession, easements hereto in favour the Purchasers TO HAVE AND TO HOLD the same as the law full owner thereof, without any interruption from or by the present Seller or any other person or persons Claiming under seller.
2. That, the seller on receipts of full consideration money, has delivered the physical possession of the schedule mentioned property today to the purchaser which is absolutely free from encumbrance, liens or charges of any kind whatsoever.
3. That, from this day all right, title, claims and interest of the Seller over the schedule mentioned landed property has vested completely with the purchaser who has become the lawful owner of the same and is free to use and enjoy over the same forever quite freely and peacefully without any late or hindrance from any corner whatsoever.
4. That, the purchaser shall get the schedule below property mutated in its own names in the records of landlord the State of Jharkhand in the office of the C.O Chandil and accordingly shall pay the rent for the same and to obtained receipts thereof in its own name.
5. That, the expression the seller and the purchaser will mean and include their heir and successor until and unless repugnant to the context.




CREATIVE HOMES
Mr. Agawal
Partner


CREATIVE HOMES

04/12/2019
02/12/2019

= 5 =

6. THAT THE SELLER HEREBY ASSURES THE PURCHASER AND COVENANTS

- A. that the seller is absolutely lawful owner of the schedule below landed property and accordingly she has transferred the same in favour of present purchasers.
- B. that the schedule below land or any part thereof being lost to the purchaser on account of any defect in the title or possession of the vendor/seller, then in that case the seller along with all her heir & successors shall be bound to make good the loss which the purchasers may sustains in future.
- C. that from this day the purchasers shall have quit and peaceful possession and enjoyment over the schedule mentioned land.

SCHEDULE

In the District of Seraikella-Kharsawan, District Registry office at Seraikella, Sub-registry office at-Chandil, in Mouza-**DOBO**, P.S- Chandil **Thana No-331**, Halka No- **2**, of **HOMESTEAD RAIYATI** Land under Khata No., Plot NO, and Area, and the boundary herein below mention:-

KHATA NO.	PLOT NO.	AREA
145	957	66.00 dec.

TOTAL land measuring in an Area of the plot is **66.00** decimals (Sixty six decimals)

This schedule mentioned area is mention in registered II of the Chandil Anchal in volume NO. **II**, Page NO-**76**.

Which is Bounded by:-

North : Portion of Plot No-957, **South** : Portion of Plot No-957,

East : Portion of Plot No-950, **West** : Govt. Road,

Annual rent **Rs 1.00** only, payable to the landlord the State of Jharkhand through the C.O Chandil.

Note : The seller does not violate the sec 46(1) proviso Act "a & b" of the CNT Act 1908 and there is no violation of Sec 22 (A) of the Indian registration Act.



CREATIVE HOMES
Mr. Agrawal
Partner

CREATIVE HOMES


04/12/2019
R/S 102/21/70

= 6 =

IN WITNESS WHEREOF the seller has set his hand on this Sale deed at Chandil, on this the day, month, year mentioned as earlier.

WITNESSES :

1. Swarndeo Singh s/o Late Ram Harsh Singh, H.No. 1290
Ward - 1 Jhabri Basti Sonari Jamshedpur

2. Vivek Verma s/o Late Ram Janam Verma R/O - H/No - 410
Panel No - 1 Adarsh Zone Sonari Jamshedpur

Drafted, read over and explained the content of this Sale-deed to the seller who found admitted to be true and correct.

(Signature)
04/12/19

ADVOCATE
Jsr. Court

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER-1



Left Hand

Thumb	Fore	Middle	Ring	Little

(Signature)
Sanjay Kumar Ariswal
Signature of the Purchaser No-1

(Signature)
(Signature)

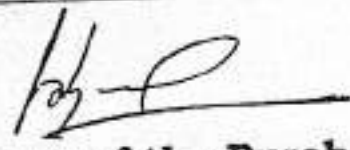
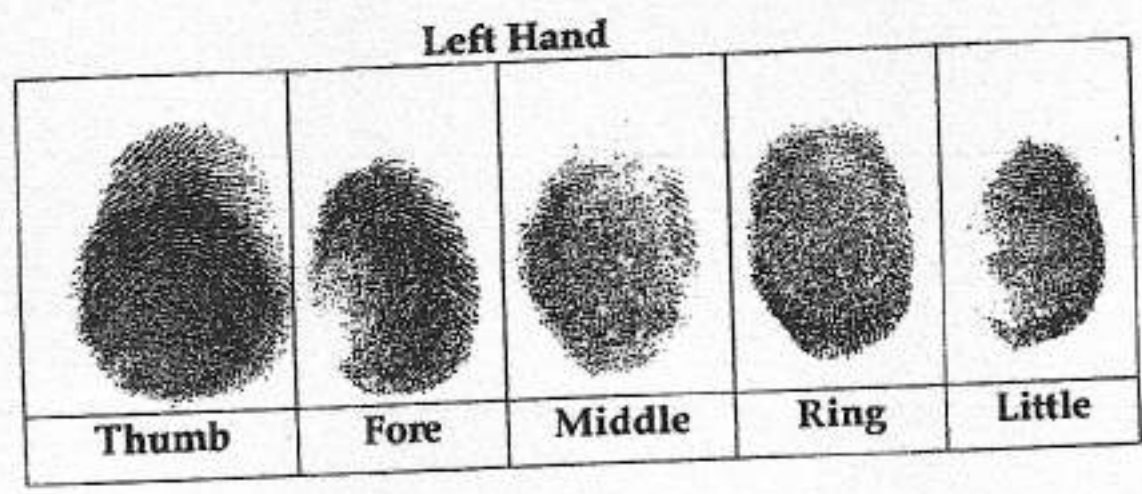
CREATIVE HOMES
(Signature)
Partne

CREATIVE HOMES
(Signature)
Partne

04/12/2019
04/12/2019

= 7 =

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER NO.-2



Signature of the Purchaser No- 2



Sukdeo Singh

Signature of the Identifier as witness NO-1

CERTIFICATE:

Certified that the fingers print of left hand of Purchaser whose photograph is affixed on the document have been taken by me or before me.



CREATIVE HOMES
M.K. Agarwal
Partner

CREATIVE HOMES
A.K. Agarwal
Partner

(B) 04/12/19
ADVOCATE
JSR. COURT
(Enroll. No. 131/2012)

N

MOUZA - DOBO

RS THANA - CHANDIL

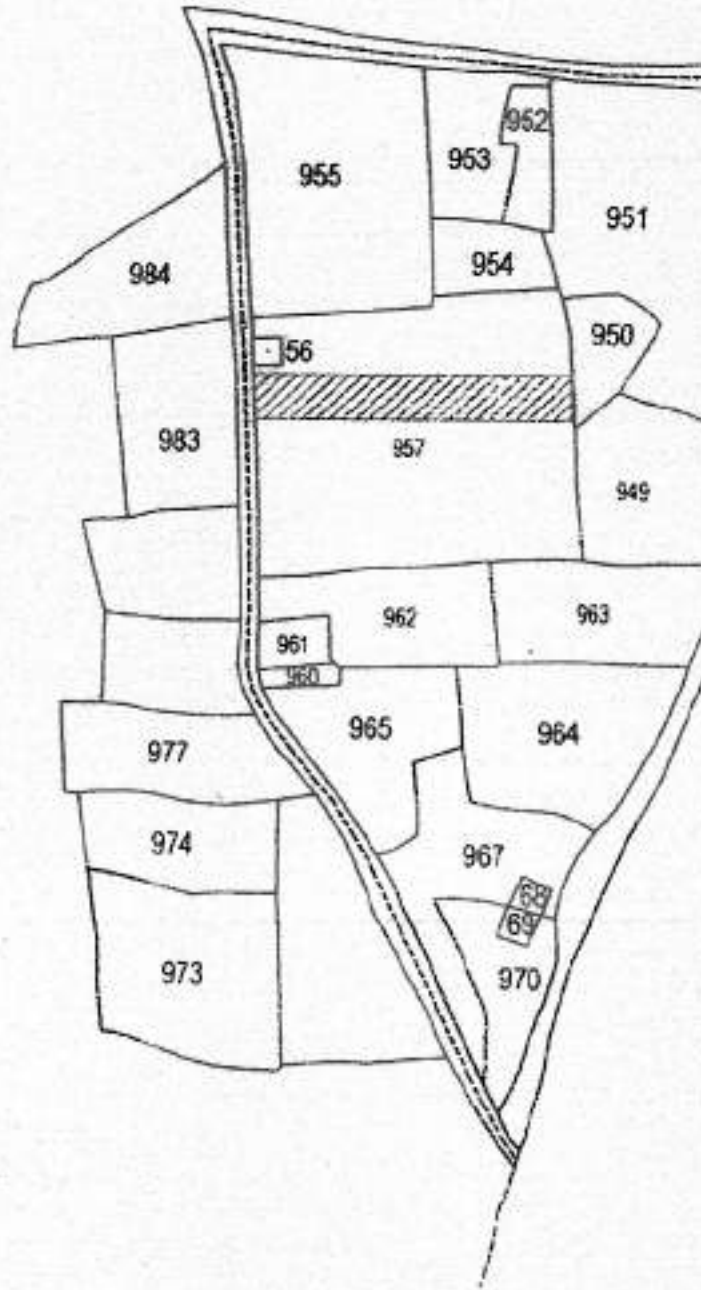
THANA NO - 331

SHEET NO - 3

DIST. - SINGHBHUM (SERAIKELA KHARSWAN)

SCALE - 16" = 1 MILE

YEAR - 1958 - 59

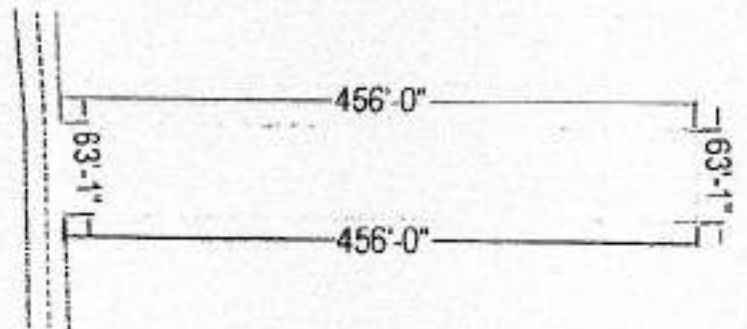


AREA SHOWN IN

KHATA NO	PLOT NO	AREA
145	957 (P)	0.66 Acre

NORTH - PORTION OF PLOT NO 957
 SOUTH - PORTION OF PLOT NO.957
 EAST - PORTION OF PLOT NO.957
 WEST - GOVT ROAD

[Handwritten signature]



CREATIVE HOMES

[Handwritten signature]
Partner

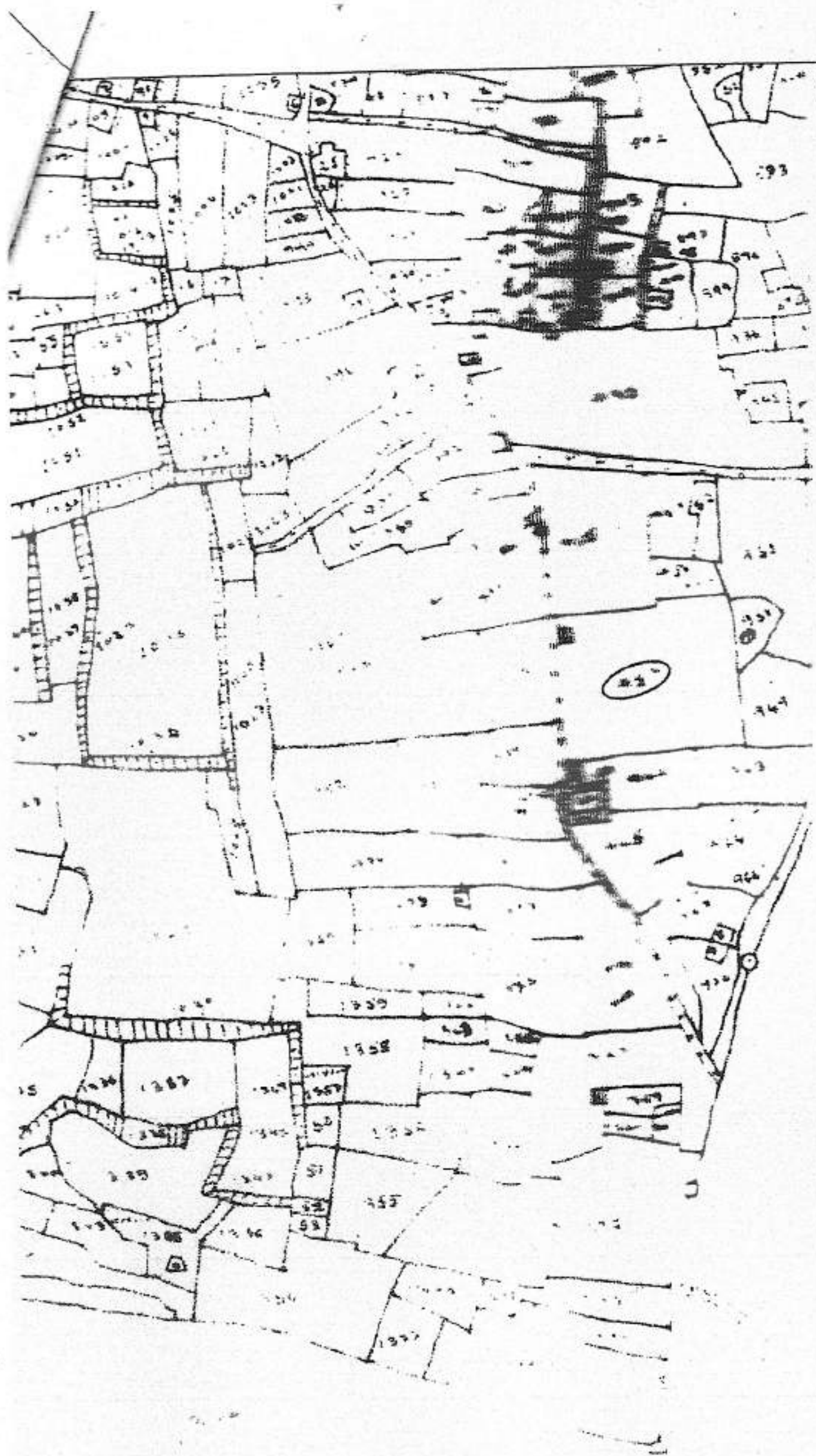


CREATIVE HOMES

[Handwritten signature]
Partner

[Handwritten signature]
Shankar Roy
Amin
1958-59

[Handwritten text]

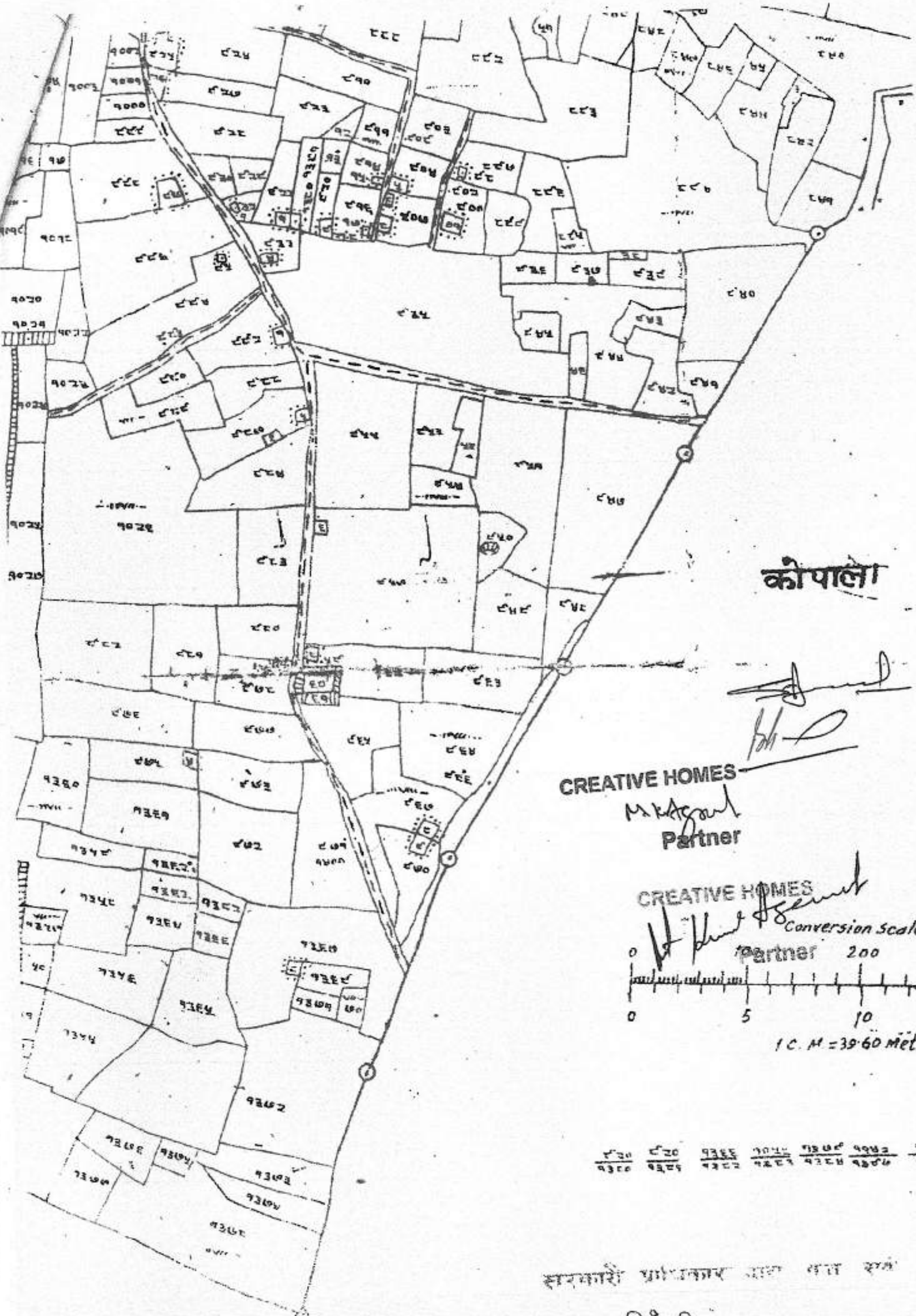


MOUZA - DOBO
RS THANA - CHANDIL
THANA NO - 331
SHEET NO - 3
DIST. - SINGHBHUM
(SERAIKELA KHARSWAI
SCALE - 16" = 1 MILE
YEAR - 1958 - 59

CREATIVE HOMES
M. K. Aggarwal
Partner

CREATIVE HOMES
H. K. Aggarwal
Partner

मि. ए. ए. ए. ए.



कीपाला

[Handwritten Signature]

CREATIVE HOMES
M. K. Agarwal
 Partner

CREATIVE HOMES
H. K. Singh
 Conversion Scale
 Partner 200
 0 5 10
 1 C.M = 39.60 metres

१३३३ १३३३ १३३३ १३३३ १३३३ १३३३ १३३३

सरकारी प्राधिकार प्राप्त नभएको हुनाले
 काठमाडौं

अंचल अधिकारी का कार्यालय, चाण्डिल

पत्रांक-1481
दिनांक-14-11-2019

भूमि संबंधी प्रतिवेदन

राजस्व उपनिरीक्षक श्री सत्येन्द्र प्रसाद एवं अंचल निरीक्षक श्री स्वपन कुमार मिश्रा के जाँच प्रतिवेदन के आधार पर भूमि विवरणी निम्नवत है :-

मौजा/थाना सं०	खाता सं०	खेसरा सं०	रकबा	खतियानी/पंजी II रैयत
1	2	3	4	5
डोबो/331	145	957	0.66 ए०	रमेश प्रसाद पिता-श्री फौदारी कुम्हार के नाम से नामान्तरण मुकदमा संख्या - 121/84-85 द्वारा नामान्तरित होकर पंजी II के जिल्द संख्या- II के पृष्ठ संख्या-76 में जमाबन्दी दर्ज है। लगान वर्ष 2016-17 तक अद्यतन हैं।



अंचल अधिकारी
चाण्डिल
13/11/2019

लाक्ष्मी देवी

CREATIVE HOMES
Mr. Aggarwal
Partner

CREATIVE HOMES

Partner

रजिस्ट्रार अदालत									
भाग वर्तमान 7		पृष्ठ संख्या 76							
जिला का नाम	सहायकता खरसावा	अनुमंडल नाम	चाण्डल	अदालत का नाम	चाण्डल	हलका का नाम	हलका-02	जमीन प्रकार	रेयती
मोज का नाम	डोंबो(0331)	होस्टिंग संख्या	145/A	लौकी संख्या	0	थाना नाम	चाण्डल	थाना नम्बर	262
• रेयत का विवरण प्लॉट का विवरण परिवर्तन के लिए प्राधिकार लगान, सेस									
रेयत का नाम	अभिभावक का नाम	लिंग	जाति	पिता	रिश्ता	पता			
रमेश प्रसाद	फांदारी कुम्हार			पिता		सोनारी	Edit		
				पिता		सोनारी	Edit		
		पुरुष	Please Select	Please Select	Please Select		Add New		



लक्ष्मी देवी

[Handwritten signature]

CREATIVE HOMES
 Mr. Agawad
 Partner

CREATIVE HOMES
[Handwritten signature]
 Partner

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 29, 2019

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	76
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डल
मौजा का नाम	डोबो	होलिडिंग संख्या	145/A
		अंचल का नाम	चाण्डल
		तौजी संख्या	0
		हलका का नाम	थाना नम्बर
		हलका-02	0331
		इस्टेट का नाम	खाता का प्रकार

पिता- जाति- एवं रमेश प्रसाद, पिता-कोदारी कुम्हार, जाति- ---

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	समान	सेस
45	957	0 ए 66 डि 0 हे	ना. मु. सं. 121/84-85 के अनुसार दर्ज किया गया पंजी 2 के voll 1 का पेज न 339 में दर्ज था लेकिन पन्ना फट जाने के कारण इसी पेज में दर्ज किया गया जिला अवर निबंधक, प. सिंहभूम, चाईबासा के पत्रांक - 189 दिनांक - 8/11/2019 प्रतिवेदन के आलोक में	0.5	0.83
	कुल परिमाण	0 ए 66 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चानू	रोड सेस बकाया	रोड सेस चानू	शिक्षा सेस बकाया	शिक्षा सेस चानू	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चानू	कृषि सेस बकाया	कृषि सेस चानू
19/09/2014	026282	2013-14	2014-15	0	0.5	0	0.13	0	0.25	0	0.25	0	0.2

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

ह एक कम्प्यूटर जनित प्रति है प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे ताट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

राजश्री देवी

CREATIVE HOMES
Mr. Agrawal
Partner

CREATIVE HOMES
Partner

Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continuous Khatian(Plot

wise)

Anchal- चाण्डल Rev P.S- चाण्डल State of- झारखण्ड Police Station- चाण्डल R.T.No 0331

खाता नम्बर	रेयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चाहदी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
145	भीखा सिंह, पिता-मुकुन्द सिंह, जाति- कोइरी	957		4	6	0	10.9	less vide m. case no 796/10-11 see vol- III/30 less vide m. case no 382/14-15 see vol- III/166 less vide m. case no 484/15-16 see vol- IV/142	1 / 145
145	किशुन पंडित, पिता-स्व० मानदिप पंडित, जाति- पंडित	957		0	5	0	0.2	ना० मु० सं० 292/94-95 के अनुसार दर्ज किया गया	2 / 39
145	श्री प्रकाश शर्मा, पिता-मृगु शर्मा, जाति-	957		0	17.5	0	0.2	ना० मु० सं० 110/96-97 के अनुसार दर्ज किया गया	2 / 47
145, पिता-....., जाति-..... एवं रमेश प्रसाद, पिता-फोदारी कुम्हार, जाति-.....	957		0	66	0	0.5	ना० मु० सं० 121/84-85 के अनुसार दर्ज किया गया पंजी 2 के voll 1 का पेज न 339 में दर्ज था लेकिन पन्ना फट जाने के कारण इसी पेज में दर्ज किया गया जिला अवर निबंधक, प० सिंहभूम, चाईबासा के पत्रांक - 189 दिनांक - 8/11/2019 प्रतिवेदन के आलोक में	2 / 76
145	श्री मति केशरी देवी, पति-श्री राम कुमार राम, जाति-	957		0	0	0	0	ना० मु० सं० 120/84-85 के अनुसार दर्ज किया गया पंजी 2 के voll 1 का पेज न	2 / 77

CREATIVE HOMES

M. K. Agarwal
Partner

CREATIVE HOMES

A. K. Agarwal
Partner

लातमारी देवी

									340 में दर्ज था लेकिन पन्ना फट जाने के कारण इसी पेज में दर्ज किया गया	
145	श्री जानकी प्रसाद , पिता-स्व० प्रेम कुम्हार, जाति-	957		0 रे	0 डि	0 हे	0		ना० मु० सं० 122/84-85 के अनुसार दर्ज किया गया पंजी 2 के voll 1 का पेज न 341 में दर्ज था लेकिन पन्ना फट जाने के कारण इसी पेज में दर्ज किया गया	2 / 78
145	जसपाल सिंह , पिता-स्व० वी० सिंह, जाति-	957		0 रे	16.5 डि	0 हे	2.5		ना० मु० सं०- 796/10-11 पंजी- 2 जिल्द- 1 पेज नं०- 145 से लाया गया	3 / 30
145	विमला देवी , पति-सत्यदेव सिंह, जाति-	957		0 रे	17 डि	0 हे	0.4		ना० मु० सं०- 798/04-05 भाग सं०-2 पेज नं०- 106 में दर्ज	3 / 131
145	प्रभात कुमार पंडित , पिता-चंद्रेश्वर प्रसाद, जाति-	957		0 रे	12.04 डि	0 हे	1		ना० मु० सं०- 382/14-15 के आदे० भाग- 1 पेज नं०- 145	3 / 166
145	रीता शर्मा , पति-भरत शर्मा, जाति-	957		0 रे	8.25 डि	0 हे	0.64		ना० मु० सं०- 318/06-07 के आदे० भाग- 1 पेज नं०- 145	3 / 171
145	SANJAY KUMAR AGARWAL , BINAY KUMAR AGARWAL , पिता- LATE BHAGWATI PRASAD AGARWAL, जाति- —	957		0 रे	33 डि	0 हे	10		नामान्तरण मुकदमा संख्या 72/2019 - 2020	7 / 19
145	SANJAY KUMAR AGARWAL , BINAY KUMAR AGARWAL , पिता- LATE BHAGWATI PRASAD AGARWAL, जाति- -	957		0 रे	56 डि	0 हे	50		नामान्तरण मुकदमा संख्या 70/2019 - 2020	7 / 20

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।



12/2/2019



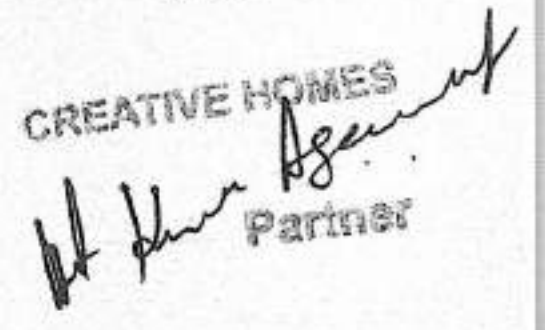
झारखण्ड JHARKHAND

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नवी प्रविष्टि

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14/9/19


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प्र० सिंहभूम

म. कुमार अग्रवाल

