



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1ecba2c81921950c5c04

Receipt Date : 24-Jan-2023 03:17:08 pm

Receipt Amount : 660010/-

Amount In Words : Six Lakh Sixty Thousands Ten Rupees Only

Token Number : 202300008584

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : BIRENDER BHAGAT (Vendee)

GRN Number : 2315415905



:- For Office Use :-

नियम 21 के अधीन और अधिनियम
काश्तकारी एक्ट की धारा 116 के अधीन
जो ग्राह्य है और इतिहास क्रम्य एक्ट-1899
की अनुसूची 1 या 1 के अधीन
व्यक्ति रूप में बनाया गया है। अपना टिकट
पथी में विभक्त है सा स्टांप - शुल्क अपेक्षा
की है

निष्ठा पदाधिकारी

24.01.23

Gaganwar
Sagan Karmar
2143716666
24.01.2023

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Advocate
Sajan Kumar
21/11/2016
24.01.2023



1. Smt. Chameli Devi (Aadhar - XXXX XXXX 4148), Wife of Late Jwala Prasad, 2. Smt. Vimla Devi (Aadhar - XXXX XXXX 5729),, Daughter of Late Jwala Prasad, Smt. Urmiladebi Singhania (Aadhar - XXXX XXXX 8794), Daughter of Late Jwala Prasad, all by Faith Hindu, Category OBC, by occupation Housewife, all resident of Bank More, Mithu Road, Jamunabai Lane, P.S. Bank More, District Dhanbad (Jharkhand) hereinafter jointly called and referred to as the CONFIRMING PARTY, (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, representatives in office and assigns) of the OTHER PART. AND

WHEREAS land described in the schedule below, situated in Mouza Dhanbad No. 51, Police Station Dhanbad, Pargana Jharia, Chowki and Sadar sub registry office, Dhanbad District, Dhanbad Mouza No. 51, Ward No. 17 of Dhanbad Municipality in plot no. 295, area 72'X50 ft. or 5 kathas More clearly described in the schedule. Late Jawala Prasad Agarwala, S/o late Sh. Kewal Ram Agarwalla, R/o Katras Road Dhanbad, PS Dhanbad, Pergana Jharia, Chowki and Sadar sub registry office Dhanbad, District Dhanbad purchased property vide registered sale deed no. 494 dated 28.01.1978. from Sh. Mani Shankar P. Pathak son of late Sh. Prabhulal Pranjivan Pathak.

And Whereas while in possession as exclusive owner Sh. Jawala Prasad Agarwala died intestate on 25.08.2016 leaving behind the following legal heirs: -

- (1) Smt. Chameli Devi, widow;
- (2) Smt. Vimala Devi, daughter;
- (3) Smt. Urmiladebi Singhania, daughter;
- (4) Sh. Sajjan Kumar, son;
- (5) Sh. Shambhu Narayan Agarwal, son; and
- (6) Sh. Govind Lal Agarwal, son

who all jointly inherited the said property.



G. S. S. S.

Sajjan Kumar

21/11/2022

24.01.2023

AND WHEREAS out of the above-named legal heirs of Late Sh. Jawala Prasad Agarwala (1) Smt. Chameli Devi, widow; (2) Smt. Vimala Devi, daughter & (3) Smt. Urmiladebi Singhania, daughter (the confirming party hereto) have given up their share and accordingly issued no-objection certificate and also confirming party confirm the same signing in respect of the aforesaid/schedule property in favour of the following legal heirs: -

1. Sh. Sajjan Kumar, son;
2. Sh. Shambhu Narayan Agarwal, son; and
3. Sh. Govind Lal Agarwal, son.

AND WHEREAS in the aforesaid manner the above said three legal heirs of late Sh. Jawala Prasad Agarwala, i.e., Sh. Sajjan Kumar, Sh. Shambhu Narayan Agarwal, and Sh. Govind Lal Agarwal have become the joint owners of the schedule property (hereinafter called the joint owners of the schedule property/the First Party).

AND WHEREAS, the aforesaid joint owners of the scheduled property had applied for mutation of the property in their joint names.

AND WHEREAS the aforesaid property has been duly mutated in the joint names of the aforesaid joint owners on 02.11.2022 by the Govt. of Jharkhand vide case no. 835/R27, 2022-23, and paying rent to the State under online Volume No. 25, Page No. 52.

AND WHEREAS, the aforesaid joint owners of the scheduled property/ the First Party have expressed their desire to sell the scheduled property to the Second Party.

AND WHEREAS after prolonged negotiations between the parties hereto, the First Party has agreed to sell and the Second Party has agreed to purchase the aforesaid property, more fully described in the schedule below, for the reasonable and highest consideration of Rs.1,65,00,000/- (Rupees One Crore & Sixty-Five Lakhs only).

Agarwal
Sajjan Kumar
21/01/2023
24.01.2023

AND WHEREAS the FIRST PARTY declare and assure the SECOND PARTY:

- (a) That the title of the FIRST PARTY is absolute clear marketable title and that the said land is free from all sorts of encumbrances, viz. mortgage, prior sale, gift, exchange, court injunction, award, litigation, lien or charge etc.
- (b) That (1) Smt. Chameli Devi, widow; (2) Smt. Vimala Devi, daughter & (3) Smt. Urmiladebi Singhania, daughter of late Sh. Jawala Prasada Agarwala, the said three legal heirs (confirming party hereto) have voluntarily given up their rights in the schedule property in favour of Sh. Govind Lal Agarwal, Sh. Sajjan Kumar & Sh. Shambhu Narayan Agarwal jointly, i.e. the First Party/Vendor.
- (c) That the said land and building is their absolute property and the same is neither the subject matter of any HUF (Hindu Undivided Family) nor does it belong to Joint Hindu Family and no part of the said land is owned by any minor and no minor has any right, title, interest and claim or concern of any nature whatsoever with the said property.
- (d) That they are fully competent and authorized to sell the said property to the SECOND PARTY.
- (e) That prior to this deed, they have not entered into any kind of agreement of any nature whatsoever with anybody else (except the SECOND PARTY), in respect of the said property hereby being agreed to be sold to the SECOND PARTY.
- (f) That the FIRST PARTY do hereby agrees to forever keep the SECOND PARTY harmless and indemnified from and against all losses, damages, cost or expenses which they may sustain or incur by reason of any wrong representation made by the FIRST PARTY in respect of any covenants to this deed of sale.

And Whereas placing reliance upon the aforesaid assurances of the FIRST PARTY, the SECOND PARTY has agreed to purchase the said property.

Govind Lal Agarwal
Sajan Kumar
21.12.2022
24.01.2023

NOW, THIS DEED OF SALE WITNESSETH AS FOLLOWS: -

1. That in consideration of the sum of Rs. 1,65,00,000/- (Rupees One Crore & Sixty Five Lakhs Only) which has been paid by the Vendeo to the Vendor in the following manner: -
 1. DD No. 076062, CA No. 000405120532 for Rs. 48,33,500/- dated 30.11.2022 fvg. Govind Lal Agarwal issued by ICICI Bank, Mumbai;
 2. DD No. 076063, CA No. 000405120532 for Rs. 48,33,500/- dated 30.11.2022 fvg. Sajan Kumar issued by ICICI Bank, Mumbai;
 3. DD No. 076064, CA No. 000405120532 for Rs. 48,33,000/- dated 30.11.2022 fvg. Shambhu Narayan Agarwal issued by ICICI Bank, Mumbai;
 4. Rs. 6,11,500/- by RTGS to the account of Sh. Govind Lal Agarwal;
 5. Rs. 6,11,500/- by RTGS to the account of Sh. Sajan Kumar;
 6. Rs. 6,12,000/- by RTGS to the account of Sh. Shambhu Narayan Agarwal.
 7. A sum of Rs. 55,000/- (Rs. fifty five thousand only) has been deducted as TDS and deposited in the PAN **BEOPA8429N** of **Govind Lal Agarwal** vide challan no. 26979 dt. 23.01.2023 of HDFC BANK LTD.
 8. A sum of Rs. 55,000/- (Rs. fifty five thousand only) has been deducted as TDS and deposited in the PAN **DKFPK6948K** of **Sajan Kumar** vide challan no. 27285 dt. 23.01.2023 of HDFC BANK LTD.
 9. A sum of Rs. 55,000/- (Rs. fifty five thousand only) has been deducted as TDS and deposited in the PAN **ABEPN4669D** of **Shambhu Narayan Agarwal** vide challan no. 27493 dt. 23.01.20223 of HDFC BANK LTD.

G. Gagan

Sayon Karim

21/11/2023

24.01.2023

(the receipt of which sum is hereby admitted and acknowledged by the vendor) and in consideration of the terms and conditions hereinafter contained the vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign unto the Vendee all the vendors entire right, title, interest of the land more fully described in the schedule below along with all claims, demands, liberties, benefits, easements, privileges, advantages etc. appertaining to and belonging to or reputed or known to so appertain or so belong free from all encumbrances whatsoever TO HAVE AND TO HOLD the same peacefully and quietly for all times to come subject to the payment of proportionate rent in respect of the schedule property together with all the right to construct reconstruct over the same and to live thereon having full right and authority to transfer the same by sale, gift, mortgage, exchange or otherwise as permitted by the law, and the same has been confirmed by the confirming party hereto.

2. That, the Vendor do hereby covenant with the Vendee that the Vendor, is the absolute owner of the land in question and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Vendee is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Vendee may suffer by reasons thereof.
3. That the Vendor has already handed over the vacant and peaceful physical possession of the said land to the Vendee.
4. That the Vendor admits that he has been left with no right, title, interest, claim or lien of any nature whatsoever in the said land, hereby sold, and the same has become the absolute property of the said Vendee, with the right to construct, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means he likes, without any

S. K. Sharma
Sayon Kumar
21/11/2023
24.01.2023

demand, objection, claim or interruption or eviction by the Vendor, or any person(s) claiming under or in trust for him.

5. That the Vendor has handed over all the original title documents related to the land to the Vendee.
6. That, the Vendor hereby further covenants with the Vendee that the Vendor, shall pay the annual ground rent Rs.10/- now or in future becoming payable up-to-date and shall keep the Vendee fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Vendee shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which become payable as from this day onwards.
7. That, the Vendor further covenants with the Vendee to do and execute all such acts, deeds and things at the cost of the Vendee as it may reasonably require the Vendor to do or execute for better or more fully assuring to the Vendee the land hereby sold and also to render all assistance and co-operation to the Vendee at their request and cost to get Vendee's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.
8. That the Vendor assures the Vendee that the above-mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the Vendor and Vendee hereto are satisfied with the contents of this deed, and the Vendor further assures that he does not come under the reserve classes of C.N.T Act.
9. That the parties herein shall comply with the latest provisions U/s 194-1A of The Income Tax Act, 1961, if applicable.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

अंकित अधिकारी प्यगबाद सं ग्राम पूर्व

के अनुसार दस्तावेज में वर्णित प्यगबाद

नंबर 51 का नाम खता

निसिद्ध खाता से बदल है/नहीं है

24.01.2023

Gagan

Sujan Kumar

21.01.2023

24.01.2023

SCHEDULE PROPERTY

All that piece and parcel of land situated in Mouza Dhanbad No. 51, Police Station Dhanbad, Pergana Jharia, Chowki and Sadar sub registry office, Dhanbad District, Dhanbad Mouza No. 51, Khata - Municipality, plot no. 295, area 72'X50 ft. or 5 kathas along with 3 bedrooms built on the ground and the first floor on the said land is hereby sold by this sale deed as per plan attached herewith and shown in colour red, being butted and bounded as follows: -

- North : Jamuna Bai Road
- South : Land of M/s Shubh Estate Pvt. Ltd.
- East : Land of Mahendra Singh
- West : Nanak Chan Kheria

MEMO OF CONSIDERATION

Rs.1,65,00,000/- (Rupees One Crore & Sixty-Five Lakhs) Only received by the Vendor from the purchaser as details hereinbefore mentioned.

Signature of the Confirming party

1. चमेली देवी
xxxx xxxx 4148
24.01.2023
2. विमला देवी
xxxx xxxx 5729
24.01.2023
3. उर्मिला देवी सिंघानिया
xxxx xxxx 8794
24.01.2023

WITNESSES:-

1. Rajesh
Rohit Kumar Agarwal
S/o, Sri Mange Ram Agarwal
C/o, Jagdish Handwara Centre
Near- Common Bank
Upper Chutia, Ranchi (Jh)
2. MR. Raj
Mange Ram Agarwal.
S/o Late Parmand Agarwal
Upper chutia
Ranchi
24.01.2023

Glossary
Suyam Kumar
21/11/1994
24.01.2023

Signature, photo & fingerprint of the purchaser :-



B. Bhuged
24.01.2023



Certified that the finger prints of the left hand of the vendor and Vendee, whose photographs is affixed in the document have been duly obtained before me, and printed by me as per detail given by the parties.

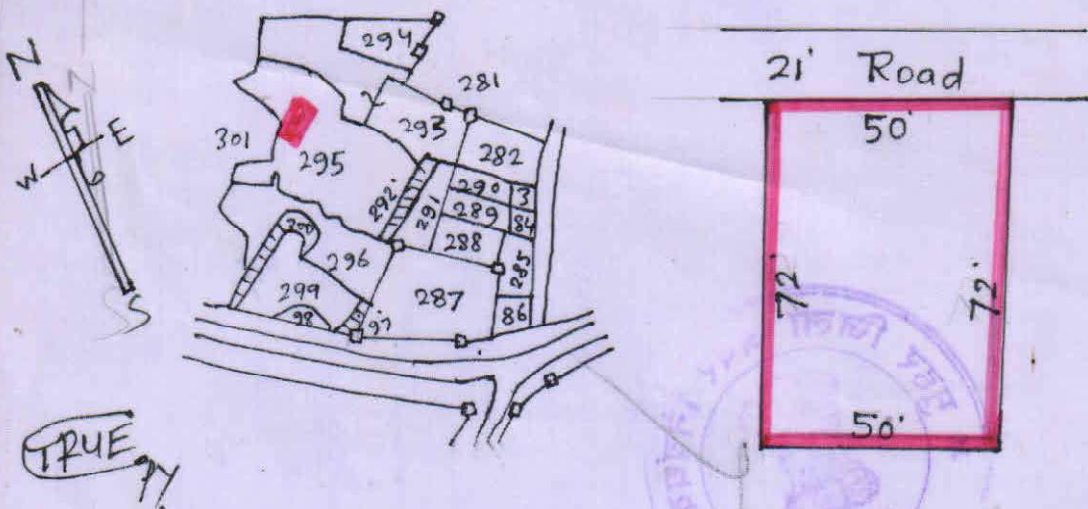
[Signature]
24.1.23
E. No. 1620/23

Seller: - 1) Sh. Govind Lal Agarwal, 2) Sh. Sajjan Kumar, 3) Sh. Shambhu Narayan Agarwal slo Late Sh. Jawala Prasad Agarwalla, R/o Bank More, Mithu Road, Jamunabai Lane, P.S. Bank More, Dist. Dhanbad.

Purchaser: - Sri Birender Bhagat slo Sri Satya Narayan Bhagat. R/o S-210, 2nd Floor, Panchsheel Park, New Delhi, presently at Dhanbad.

Schedule: - Mouza Dhanbad No. 51, Municipality Khata, Plot No. 295 Area 5-Kathas.

Shown in red colour.



Sajjan Kumar
21/15/11/21/21/21
24.04.2023

Transaction Success! Please Note Your Transaction Id.

| | |
|-------------------------|----------------------|
| Name | BirenderBhagat |
| Token No / Depositor ID | 202300008584 |
| Amount | 495844 |
| Transaction ID | dff6c5d3b5ce03f1bad8 |
| GRN | 2315416493 |
| CIN | 10002162023012412777 |
| Time | 2023-01-24 15:31:21 |



Document Registration Summary 1

Date :-24-Jan-2023

- Government/Market Value: ₹7958100/-
- Transaction Amount: ₹16500000 /-
- Paid Stamp Duty: ₹660010 /-

Receipt : 769240

Receipt Date : 24-01-2023

Presenter Name: -

On Date 24-01-2023 Presented at SRO - Dhanbad
Signature of Presenter

PR

₹1

SP

₹840

LL

₹3

A1

₹495000

Stamp Duty

₹660010

SRO - Dhanbad

Signature


Total

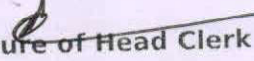
₹1155854

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Stamp Duty | 660000 | 660010 | -10 | GRAS | BirenderBhagat | <ul style="list-style-type: none">• GRN Number : 2315415905• DEPT Transaction Id : 1ecba2c81921950c5c04• Transaction Type : | 660010 |
| PR | 1 | 1 | 0 | GRAS | BirenderBhagat | <ul style="list-style-type: none">• GRN Number : 2315416493• DEPT Transaction Id : dff6c5d3b5ce03f1bad8• Transaction Type : | 1 |
| SP | 840 | 840 | 0 | GRAS | BirenderBhagat | <ul style="list-style-type: none">• GRN Number : 2315416493• DEPT Transaction Id : dff6c5d3b5ce03f1bad8• Transaction Type : | 840 |
| A1 | 495000 | 495000 | 0 | GRAS | BirenderBhagat | <ul style="list-style-type: none">• GRN Number : 2315416493• DEPT Transaction Id : dff6c5d3b5ce03f1bad8• Transaction Type : | 495000 |

| | | | | | | | |
|-----------|---------|---------|-----|------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| LL | 3 | 3 | 0 | GRAS | BirenderBhagat | <ul style="list-style-type: none"> • GRN Number : 2315416493 • DEPT Transaction Id : dff6c5d3b5ce03f1bad8 • Transaction Type : | 3 |
| Sub Total | 1155844 | 1155854 | -10 | | | | |

Article : Sale Deed Number of Pages : 56

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300008584

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Deed Type | Sale Deed |
| Number of Pages | 56 |
| Fee Details | Stamp Duty :- Rs. 660000, PR :- Rs. 1, SP :- Rs. 840, A1 :- Rs. 495000, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.7958074/- ,Transaction Amount :- Rs.16500000/- |
| Property Details | District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Dhanbad Location :- Other Road, Dhanbad Word No 32 Property Boundaries :- East: Land Of Mahendra Singh., West: Nanak Chand Kheria., South: Land Of M/s Shubh Estate Pvt. Ltd., North: Jamuna Bai Road. Volume Number - 25Page Number - 52Holding Number - 0320000106000A4Khata Number - MUNICIPALPlot Number - 295Ward Number - 32 Area Of Land :- 8.25 Decimal |

Sh./Smt. GOVIND LAL AGARWAL s/o/d/o/w/o Late Sh Jawala Prasad Agarwala
has presented the document for registration in this office







today dated :- 24-Jan-2023 Day :- Tuesday Time :- 16:38:25 PM





GOVIND LAL
AGARWAL(Individual)




| Party Name | Document Type | Document Number |
|--------------------|---------------|-----------------|
| GOVIND LAL AGARWAL | PAN/UID | BEOPA8429N |

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

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------|
| 1 | <p>SHAMBHU NARAYAN AGARWAL Address1 - Bank More, Mithu Road, Jamunabai Lane, P.s.- Bank More, Dist.- Dhanbad., Address2 - , , Jharkhand PAN No.: ABEPN4669D, Permission Case No.-</p> | Yes | <p>Shambhu Narayan Agarwal Address:- , Mithu Road, Jamuna Bai Lane, Bank More, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p> | | SELLER Age:63 |  |  | <i>Shambhu Narayan</i> |
| 2 | <p>GOVIND LAL AGARWAL Address1 - Bank More, Mithu Road, Jamunabai Lane, P.s.- Bank More, Dist.- Dhanbad., Address2 - , , Jharkhand PAN No.: BEOPA8429N, Permission Case No.-</p> | Yes | <p>Govind Lal Agarwal Address:- , Mithu Road, Jamuna Bai Lanej, Bank More, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p> | | SELLER Age:58 |  |  | <i>Govind Lal</i> |
| 3 | <p>SAJAN KUMAR Address1 - Bank More, Mithu Road, Jamunabai Lane, P.s.- Bank More, Dist.- Dhanbad., Address2 - , , Jharkhand PAN No.: DKFPK6948K, Permission Case No.-</p> | Yes | <p>Sajan Kumar Address:- , Bank More Mithu Road, Jamuna Bai Lane Dhanbad, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p> | | SELLER Age:65 |  |  | <i>Sajan Kumar</i> |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|
| 4 | BIRENDER BHAGAT Address1 - S-210, Second Floor, Panchsheel Park, New Delhi, Presently at Dhanbad., Address2 - , , Jharkhand PAN No.: BBMPB9789F, Permission Case No.- | Yes | Birender Bhagat Address:- , Near Kotak Mahendra Bank, , S 210 2 ND FLOOR PANCHSHEEL PARK, Panchsheel Enclave, , South Delhi, 110017, , Delhi, India | | PURCHASER Age:42 |  | |  |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1 | ROHIT KUMAR AGARWAL S/o-D/o Sri Mange Ram Agarwal Address1 - Upper Chutia, Ranchi., Address2 - , , Jharkhand PAN No.: |  |  |  |

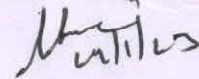
Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1 | ROHIT KUMAR AGARWAL Address1 - Upper Chutia, Ranchi., Address2 - , , Jharkhand | | | |

Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SHAMBHU NARAYAN AGARWAL , GOVIND LAL AGARWAL , SAJAN KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**ROHIT KUMAR AGARWAL**) Son/Daughter/Wife of (**Sri Mange Ram Agarwal**) resident of (**Upper Chutia, Ranchi.**) and by occupation (**Business**).


Signature of Registering Officer

Date: - 24-Jan-2023


Seal and Signature of Registering Officer



| | |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land measurement, Sub Part and House No. | Property Boundaries East: Land Of Mahendra Singh., West: Nanak Chand Kheria., South: Land Of M/s Shubh Estate Pvt. Ltd., North: Jamuna Bai Road. |
| Area | Land area : 8.25 Decimal |
| Other Description of the Property | Pin Code - 826001 |
| Government/Market Value | 7958073.75 |
| Transaction Amount | 16500000 |

| | |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SELLER | -Mr. GOVIND LAL AGARWAL, Address - Bank More, Mithu Road, Jamunabai Lane, P.s.- Bank More, Dist.- Dhanbad.- ,Father/Husband Name Late Sh Jawala Prasad Agarwala , PAN No.- *****429N, Permission Case No.- , Aadhaar No. *****0622 |
| | -Mr. SAJAN KUMAR, Address - Bank More, Mithu Road, Jamunabai Lane, P.s.- Bank More, Dist.- Dhanbad.- ,Father/Husband Name Late Sh Jawala Prasad Agarwala , PAN No.- *****948K, Permission Case No.- , Aadhaar No. *****8515 |
| | -Mr. SHAMBHU NARAYAN AGARWAL, Address - Bank More, Mithu Road, Jamunabai Lane, P.s.- Bank More, Dist.- Dhanbad.- ,Father/Husband Name Late Sh Jawala Prasad Agarwala , PAN No.- *****669D, Permission Case No.- , Aadhaar No. *****7736 |
| PURCHASER | -Mr. BIRENDER BHAGAT, Address - S-210, Second Floor, Panchsheel Park, New Delhi, Presently at Dhanbad.- ,Father/Husband Name Sri Satya Narayan Bhagat , PAN No.- *****789F, Permission Case No.- , Aadhaar No. *****6140 |

| | |
|---------------------|----------------------------------------------------------------------------------------------------------------------|
| Witness Information | Mr. ROHIT KUMAR AGARWAL , Address - Upper Chutia, Ranchi.-, Father/Husband Name- Sri Mange Ram Agarwal |
|---------------------|----------------------------------------------------------------------------------------------------------------------|

| | |
|--------------------|----------------------------------------------------------------------------------------------------------------------|
| Identifier Details | Mr. ROHIT KUMAR AGARWAL , Address - Upper Chutia, Ranchi.-, Father/Husband Name- Sri Mange Ram Agarwal |
|--------------------|----------------------------------------------------------------------------------------------------------------------|

| | | |
|---------------------------|------------|----------|
| Fee Rule:Sale Deed | | |
| 1 | Stamp Duty | 6,60,000 |

| | | |
|--------------|----|------------|
| 1 | SP | 840 |
| Total | | 840 |

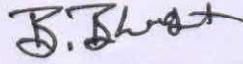
| | | |
|---------------------------|----|-----------------|
| Fee Rule:Sale Deed | | |
| 1 | A1 | 4,95,000 |
| 2 | LL | 3 |
| 3 | PR | 1 |
| Total | | 4,95,004 |

All the entries made, have been verified by me and are found same as the entries of the document presented.

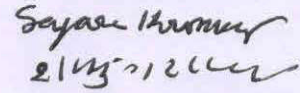
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 24-01-2023 12:57 pm

Office Name :- SRO - Dhanbad

Token No:- 202300008584

Appoinment :- 24-Jan-2023 Time:- 13:33

| | |
|-----------------------|-------------|
| Article | Sale Deed |
| Pre Registration Date | 24-Jan-2023 |
| No. Of Pages | 28 |
| Stamp Duty | 660000 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 4,95,844. |

Property Id: **892256**

Valuation No. : 1209389 / 2023 :- 2022-2023 Date : 24-January-2023 12:26:PM

State : Jharkhand District : Dhanbad Tahsil : Dhanbad

Land Type : Urban Corporation : Dhanbad Village/City : Dhanbad

Dhanbad Word No 32 - Other Road

Volume Number - 25

Page Number - 52

Holding Number - 0320000106000A4

Khata Number - MUNICIPAL

Plot Number - 295

Ward Number - 32

Property Rates

Residential Land (Y)

₹964615/- Decimal

Valuation Rule : Residential Land

Property Details

1 Land area 8.25 Decimal

Calculation Details

| Sr.No. | Description | Calculation | Total |
|--------|---------------------|-----------------------------|--------------|
| 1 | Open Land Valuation | 1. 8.25 x 964615=7958073.75 | ₹79,58,074/- |
| A | Total | | ₹79,58,074/- |

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹79,58,100/-

Total Amount in Words : Seventy Nine Lakhs Fifty Eight Thousands One Hundred Rupees Only.

Token No.: 202300008584

CERTIFICATE

Office of the SRO - Dhanbad

This Sale Deed was presented before the registering officer on date 24-Jan-2023 by **GOVIND LAL AGARWAL**, S/O, D/O, W/O **Late Sh Jawala Prasad Agarwala** resident of Bank More, Mithu Road, Jamunabai Lane, P.S.- Bank More, Dist.- Dhanbad. .
This deed was registered as Document No:- **2023/DHAN/412/BK1/371** in Book No :- **BK1**, Volume No :- 43
from Page No :- 153 to 208 at office of **SRO - Dhanbad**

Date:- 24-Jan-2023

Registering Officer

