

2019/CHANN/228/BK-1/217
 Raihi Sale Chandil Value - 10,00,000/-
 + 40,000/-

मुल्यांकन सूची से जाँच किया।
 09/07/19



Attested
 D. Kundu
 Advocate
 09/07/19

	Little
	Ring
	Middle
	Fore
	Thumb

अवर निबंधक
 चाण्डिल
 09/07/19

Mithu Yada
 09/07/2019

नियम-21 के अधीन ग्राह्य
 भारतीय स्टाम्प अधिनियम
 (इण्डियन स्टाम्प एक्ट-1899) की
 धारा 11(क) सं. 2B के
 अधीन ग्राह्यता स्टाम्प सहित या
 स्टाम्प शुल्क से विमुक्त या
 स्टाम्प शुल्क अर्पित नहीं।

G.M भूमि/वन भूमि/अंचल 4/10/2019
 331 के खाता नं० 145 प्रतिबंधित सूची
 से बाहर है।
 18/07/19

उपस्थापित दस्तावेज में लेख्यकारी
 की जाति... 21/09... अंकित है। यह जाति
 C.N.T. Act 1902 की धारा 46(1) B के
 अन्तर्गत नहीं है।
 18/07/19
 = 2 =

PS Mr. Smt
 09/07/2019

SALE DEED

(Deed Valued at Rs 10,00,000/=)

THIS SALE DEED is made on this the 9th day of July '2019 at Chandil by :-

MITHU YADAV S/o Late Baban Lal, by faith- Hindu, by Caste- Yadav, by Nationality Indian, by Occupation- Business resident of E2/H, 9th Phase, Adarsha Nagar Sonari, P.O & P.S- Sonari, Town Jamshedpur, District-East Singhbhum Jharkhand, herein after Called the **PURCHASER** (which expression shall unless repugnant to the context include his legal heir, successor administrator and representative) of the OTHER PART.

AADHAR NO- 2654-6400-0028, **PAN- AALPY 6608 B**

IN FAVOUR OF

SANJAY KUMAR AGARWAL, 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.

AADHAAR- 8735-7787-0031, **PAN- AAWPA 4990 K**

(Signatures)

Fee Paid
 ₹) 30,000/-
 3/-
 1/-
 09/07/19

MS 7115d
09/07/2019

= 3 =

Nature of Deed : **SALE DEED**
Consideration Money : **Rs 10,00,000/=** (Rupees Ten lacks only)

WHEREAS the Seller has a landed property within the jurisdiction of district Seraikella-Kharsawan, Chandil Sub-division in Mouza- Dobo bearing Thana No- 331, Khata No-145, which details are mention in schedule below is a self-acquired property of the present seller, which has been purchased from its previous owner Bhola Singh S/o Late Bhika Singh of village-Dobo, by way of registered Sale-deed vide the Regd. Sale-deed No-**1533** dated 29.03.2010 in its own name and thereafter he mutated it before the Anchal Adhikari Chandil Anchal vide the Mutation Case No- **595/2010-11** and since then he is in peaceful possession over the land and has paying rent regularly to the State of Jharkhand through C.O Chandil.

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 a total area of **8.25** decimals of land and the purchaser also agreed to purchase the same in a total sale consideration of **Rs 10,00,000/=** (Rupees Ten lacks) only on the following terms & Condition.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That, in consideration of a sum of **Rs 10,00,000/=** (Rupees Ten lacks) only paid by the purchaser to the Seller, by way of following Cheques & RTGS from Central Bank of India Sonari Branch :

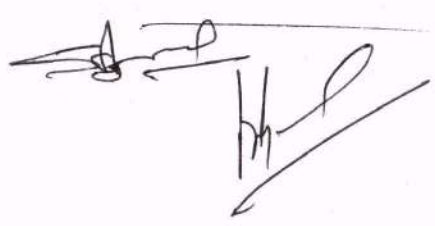
Date	Mode	Amount	Cheques & UTR No.
24.06.2019	Cheque	5,00,000/=	090705
06.07.2019	RTGS	5,00,000/=	CBINR52019070610002537

and the receipt 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 their rights, title, interest, possession, easements hereto in favour the Purchaser 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.

THG 21/5/19
09/07/2019

= 4 =

2. That, the seller on receipts of full consideration money, has/have 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 purchasers 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 their 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 purchasers will mean and include his / their heir and successors until and unless repugnant to the context.
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 he has transferred the same in favour of present purchaser.
 - 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 his heir & successors shall be bound to make good the loss which the purchaser may sustains in future.
 - C. that from this day the purchaser shall have quit and peaceful possession and enjoyment over the schedule mentioned land.



THG 21/5d
09/07/2019

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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, Area, and the boundary herein below mention:-

KHATA NO.	PLOT NO.	AREA	DIMENSION
145	983	8.25 Dec	NORTH - 55'0" SOUTH - 54'0" EAST - 66'1" WEST - 66'1"

TOTAL land measuring in an area of the plot is **8.25** decimal (Eight point two five decimals) i.e 3600 Sqft.

Which is Bounded by:-

North : Portion of Plot No-983, **South** : Portion of Plot 983
East : Portion of Plot No-983, **West** : Plot No-1026,

The schedule area is mentioned in registered-II of the Chandil Anchal in volume NO- **03**, Page NO- **47**.

Annual rent **Rs 0.50** 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.

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

WITNESSES :

1. सुदीप कुमार झा, पति - लक्ष्मी कुमारी
मकान नं. 2225, सोनारी, जगतपुरा - 11
2. Vivek Verma P/o Late Ram Suresh Verma
D/3 Edict Tower P.N.B Colony Sonari, Jharkhand

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

ADVOCATE
(CHANDIL COURT)
09/07/2019

116 115a
09/07/2019

= 6 =

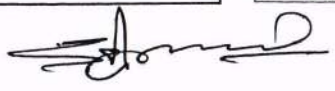
PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER

← PURCHASER LEFT HAND

				
Thumb	Fore	Middle	Ring	Little

Attested
D. Kundu
Advocate
09/07/2019

PURCHASER

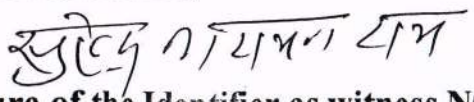


Signature of the Purchaser

← IDENTIFIER,

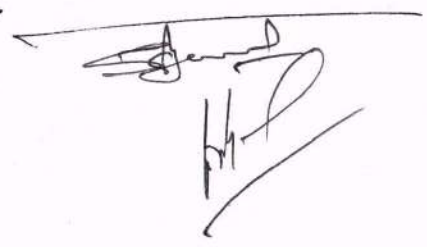
Attested
D. Kundu
Advocate
09/07/19

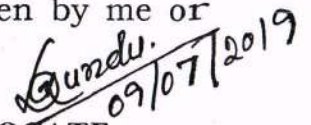
IDENTIFIER



Signature of the Identifier as witness N0-1

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.




ADVOCATE
(DEBASISH KUNDU)
(Enroll. No. 3857/05)

ग्राम डेको चाकर न० 3

ग्रामा चाण्डिल

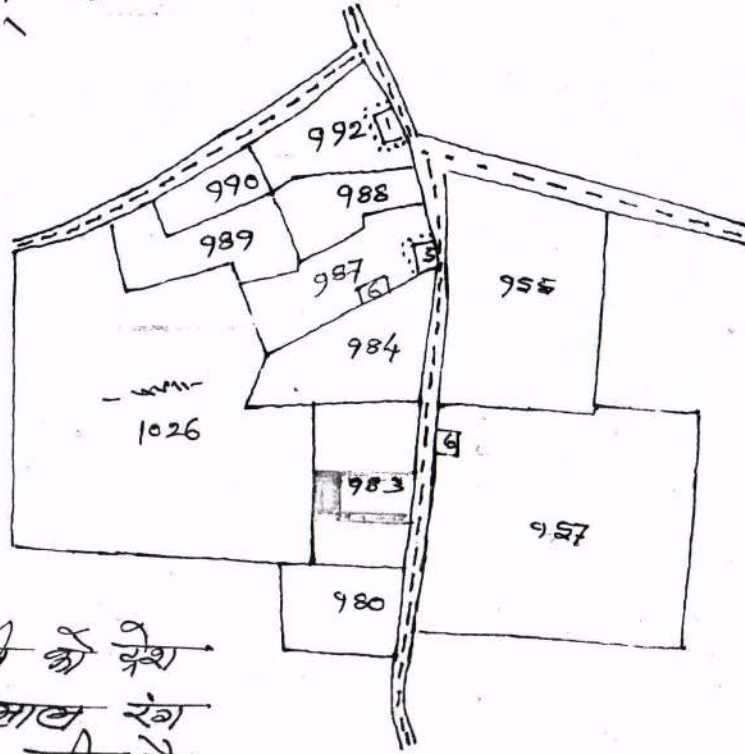
ग्रामा न० 331

जिला-सिंहभूम (समझकेला-खरसावाँ)

पैमाना 16" = 1 मील

सन् 1958-59 ईस्वी

Mithu



सम्बन्धित भूमि के क्षेत्र
नक्शा में लाल रंग
से दर्शायी गयी है-

Side of the North - 55'

" " " South - 54'

" " " East - 66.1"

" " " West - 66.1"

भूमि का विवरण -

खता न०	प्लॉट न०	रकबा
145	983	5 काँड़ 3600 वर्ग फीट

= 8.25 बीघे

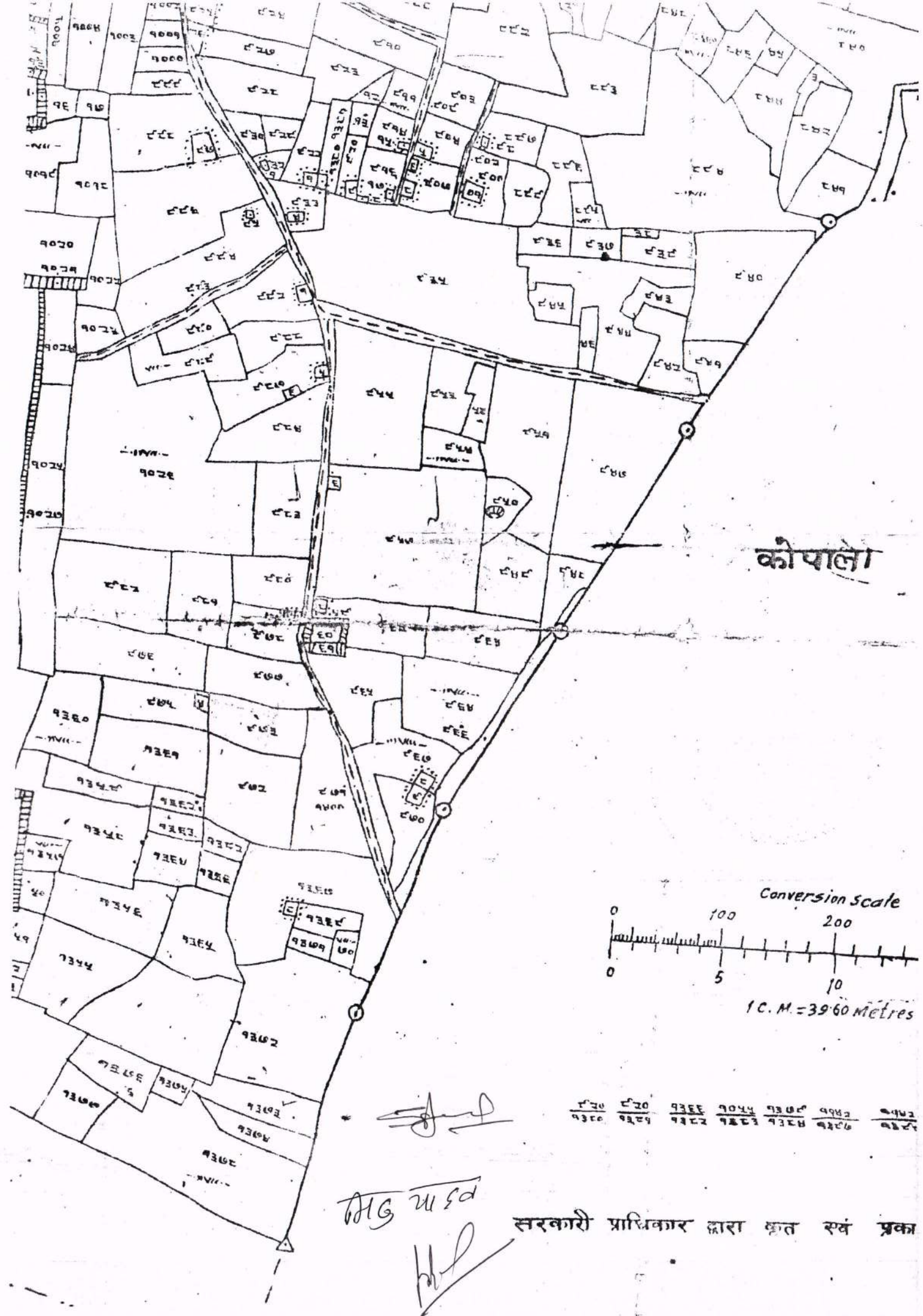


चौहद्दी

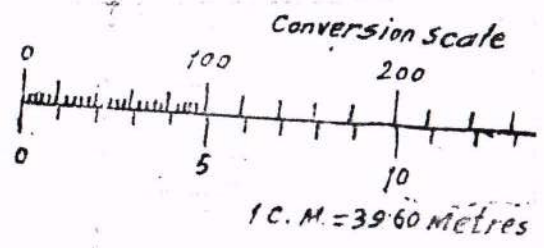
- उत्तर - प्लॉट न० 983 का अंश
- दक्षिण - प्लॉट न० 983 का अंश
- पूरव - प्लॉट न० 983 का अंश
- पश्चिम - प्लॉट न० 1026

प्रगु चाकर

Blument
22/06/19
R. K. Bhakat
A. Amin



कोपाला



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[Signature]
 [Signature]

सरकारी प्राधिकार द्वारा कृत एवं प्रका

Pre Registration Docket

Date :- 08-07-2019 11:48 am

Office Name :- SRO - Chandil
Token No:- 20190000048004

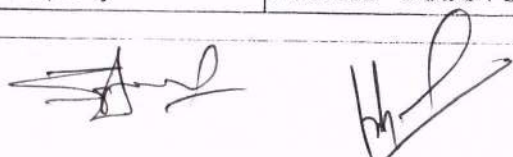
Appoinment :- 09-Jul-2019 Time:- 10:5

Article	Sale Deed
Pre Registration Date	07-Jul-2019
No. Of Pages	37
Stamp Duty	40000
Paid Stamp Duty	0
Total Fees	₹ 31,114.

Property Id: **133603**

Valuation No. : 173851 / 2019	:- 2019-2020	User Id : 3113	Date : 08-July-2019 11:59:AM
State : Jharkhand	District : Saraikela Kharsawan		Tahsil : Chandil
Land Type : Rural	Corporation :		Village/City : Dobo
Dobo Gram Panchayat Halka No 2 - Other Road			-
Khata Number - 145			
Plot Number - 983			
Volume Number - 3			
Page Number - 47			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => 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 110200=909150	₹9,09,150/-
A	Total		₹9,09,150/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹9,09,200/-
Total Amount in Words : Nine Lakh Nine Thousand Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO.983, West: PLOT NO.1026, South: PORTION OF PLOT NO.983, North: PORTION OF PLOT NO.983
Area	Land area : 8.25 Decimal
Other Description of the Property	Address - DOBO PS.CHANDIL SERAIKELLA KHARSAWAN



Government/Market Value	909150
Transaction Amount	1000000

SELLER	-Mr. MITHU YADAV, Address - E2/H,9TH PHASE,ADARSH NAGAR,SONARI,JSR- ,Father/Husband Name- LATE BABAN LAL , PAN No.- *****608B,Permission Case No.- , Aadhaar No. *****0028
PURCHASER	-Mr. SANJAY KUMAR AGARWAL, Address - H.NO.A/5,BANGLOW ASHIYANA GARDEN,SONARI,JSR- ,Father/Husband Name- SRI BHAGWATI PRASAD AGARWAL , PAN No.- *****990K,Permission Case No.- , Aadhaar No. *****0031

Witness Information	Mr. VIVEK VERMA , Address - H.NO.410,ROAD NO.1,PANCHAWATI NAGAR,SONARI,JSR-, Father/Husband Name-LATE RAM JANAM VERMA
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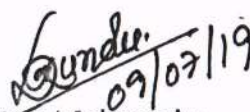
Identifier Details	Mr. SURENDRA NARAYAN ROY , Address - 2085 PANCHAWATI NAGAR,SONARI,JSR-, Father/Husband Name-LATE THAKUR ROY
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Property Id:133603		
Fee Rule:Sale Deed		
1	Stamp Duty	40,000

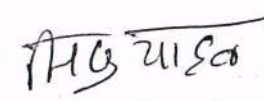
Property Id:133603		
Fee Rule:Sale Deed		
1	PR	1
2	SP	1,110
3	LL	3
4	A1	30,000
Total		31,114


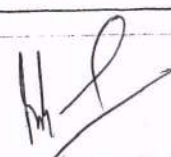
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.

 09/07/19
Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

Transaction Success!

Name	mithuyadav
Token No	20190000048004
Amount	31114
Transaction ID	5ff905947eb61784ae32
GRN	1901563545
CIN	10002162019070803460
Time	2019-07-08

മിഥു ഡേവ്
09/07/19





A1	30000	30000	0	GRAS	mithuyadav	GRN Number : 1901563545 DEPT Transaction Id : 5ff905947eb61784ae32 Transaction Type :	30000
LL	3	3	0	GRAS	mithuyadav	GRN Number : 1901563545 DEPT Transaction Id : 5ff905947eb61784ae32 Transaction Type :	3
Sub Total	71114	71114	0				

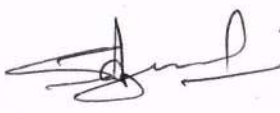
Article : Sale Deed Number of Pages : 74

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Chandil

District Name :- Saraikela Kharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000048004

Deed Type	Sale Deed
Number of Pages	74
Fee Details	Stamp Duty :- Rs. 40000, PR :- Rs. 1, SP :- Rs. 1110, A1 :- Rs. 30000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.909150/- ,Transaction Amount :- Rs.1000000/-
Property Details	District :- Saraikela Kharsawan , Tehsil :- Chandil , Village Name :- Dobo Location :- Other Road, Dobo Gram Panchayat Halka No 2 Property Boundaries :- East: PORTION OF PLOT NO.983, West: PLOT NO.1026, South: PORTION OF PLOT NO.983, North: PORTION OF PLOT NO.983 Khata Number - 145Plot Number - 983Volume Number - 3Page Number - 47 Area Of Land :- 8.25 Decimal

Sh./Smt.MITHU YADAV s/o/d/o/w/o LATE BABAN LAL has presented the document for registration in this office




today dated :- 09-Jul-2019 Day :- Tuesday Time :- 15:12:09 PM



MITHU YADAV(Individual)

Party Name	Document Type	Document Number
MITHU YADAV	PAN/UID	AALPY6608B

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MITHU YADAV Address1 - E2/H,9TH PHASE,ADARSH NAGAR,SONARI,JSR, Address2 - ... Jharkhand PAN No.: AALPY6608B,Permission Case No.-	Yes	Mithu Yadav Address:- E-2 H, 9TH PHASE, ADARSHNAGAR, SONARI, PO SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India		SELLER Age:52			 03/07/19 09/07/19

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SANJAY KUMAR AGARWAL Address1 - H.NO.A/5,BANGLOW ASHIYANA GARDEN,SONARI,JSR, Address2 - ,, , Jharkhand PAN No.: AAWPA4990K,Permission Case No.-	Yes	Sanjay Kumar Agarwal Address:- H.No- A/05 Banglow, , Ashiana Garden, Sonari Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		PURCHASER Age:49			

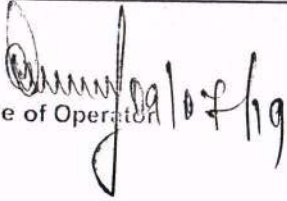
Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SURENDRA NARAYAN ROY S/o-D/o LATE THAKUR ROY Address1 - 2085 PANCHAWATI NAGAR,SONARI,JSR, 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	VIVEK VERMA Address1 - H.NO.410,ROAD NO.1,PANCHAWATI NAGAR,SONARI,JSR, Address2 - ,, , Jharkhand			

Signature of Operator


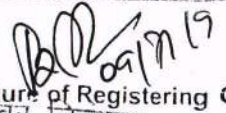
Seal and Signature of Registering Officer
अवर निबंधक
चाण्डिल


Above signature & thumb Impression are affixed in my presence.

Above mentioned, (MITHU YADAV), has/have admitted the execution before me. He/ She/ They has / have been identified by (SURENDRA NARAYAN ROY) Son/Daughter/Wife of (LATE THAKUR ROY) resident of (2085 PANCHAWATI NAGAR,SONARI,JSR) and by occupation (Business).

Signature of Registering Officer


Date:- 09-Jul-2019

Seal and Signature of Registering Officer
अवर निबंधक
चाण्डिल


CERTIFICATE

Office of the SRO - Chandii

This **Sale Deed** was presented before the registering officer on date **09-Jul-2019** by **MITHU YADAV, S/O, D/O, W/O LATE BABAN LAL** resident of E2/H, 9TH PHASE, ADARSH NAGAR, SONARI, SR ..

This deed was registered as Document No:- **2019/CHAN/223/BK1/217** in Book No :- **BK1**, Volume No :- 29 from Page No :- 159 to 232 at, office of **SRO - Chandii**

Date:- **09-Jul-2019**

Registering Officer


09/07/19

