



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH18701753208758R  
 Certificate Issued Date : 09-Jul-2019 11:37 AM  
 Account Reference : GOVACC (GV)/ jhsrogv07/ CHANDIL/ JH-SK  
 Unique Doc. Reference : SUBIN-JHJHSROGV0724935010009037R  
 Purchased by : BINAYKUMAR AGARWAL  
 Description of Document : Article 23 Conveyance  
 Property Description : SALE DEED  
 Consideration Price (Rs.) : 9,50,000  
 (Nine Lakh Fifty Thousand only)  
 First Party : NA  
 Second Party : BINAY KUMAR AGARWAL  
 Stamp Duty Paid By : BINAY KUMAR AGARWAL  
 Stamp Duty Amount(Rs.) : 38,000  
 (Thirty Eight Thousand only)



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



*Binay*  
09/07/19

*Binay Kumar Agarwal*  
09/07/2019

0003841543

### Statutory Alert:

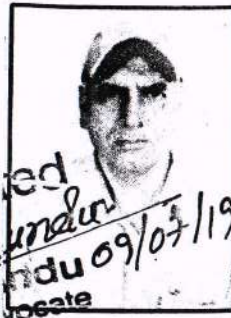
1. The information of this Stamp Certificate would be generated at the time of purchase of the document and it is not possible to generate it after the purchase of the document.
2. The information of this Stamp Certificate would be generated at the time of purchase of the document and it is not possible to generate it after the purchase of the document.
3. The information of this Stamp Certificate would be generated at the time of purchase of the document and it is not possible to generate it after the purchase of the document.

2019/CHANN/224/13K-1/218  
 Reiyti Sale chandil value 9,50,000/- + 38000/-

मुल्यांकन से जीव किया।  
 09/07/19

अवर निबंधक  
 चाण्डिल  
 09/07/19

Attested  
 D. K. Rindu 09/07/19  
 Advocate



सुरेन्द्र नारायण राय  
 09/07/2019

	Little
	Ring
	Middle
	Fore
	Thumb

सुरेन्द्र नारायण राय  
 09/07/2019

नियम-21 के अधीन ग्राह्य  
 भारतीय स्टाम्प अधिनियम  
 (इम्प्रेसन स्टाम्प एक्ट-1899) की  
 अनुसूची-1 या 1 (क) सं०...के  
 अधीन दफ्तरी स्टाम्प सहित या  
 स्टाम्प शुल्क से विमुक्त या  
 स्टाम्प शुल्क अपेक्षित नहीं।

G.M. भूमि/एन भूमि/अंचल...  
 331 के खाता नं० 145 प्रतिबंधित सूची  
 से बाहर है।  
 09/07/19

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

= 2 =

**SALE DEED**

(Deed Valued at Rs 9,50,000/=)

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

**SURENDRA NARAYAN ROY** S/o Late Thakur Roy, by faith- Hindu, by Caste- Yadav, by Nationality Indian, by Occupation- Business resident of 2085, Panchawati Nagar, 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- 8260-4240-9975,**

**IN FAVOUR OF**

**BINAY 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- 8882-2396-4716,**

**PAN- ABBPA 7811 R**

*(Signatures)*

Received  
 285000/-  
 3000/-  
 1500/-  
 09/07/19

= 3 =

Nature of Deed : **SALE DEED**  
Consideration Money : **Rs 9,50,000/=**  
(Rupees Nine lacks fifty thousand only)

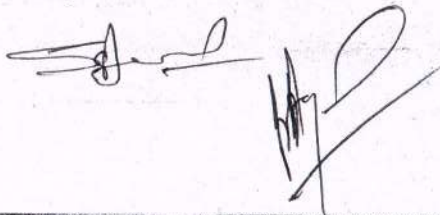
6/02/2019  
1-25/10-522

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-**1532** dated 29.03.2010 in its own name and thereafter he mutated it before the Anchal Adhikari Chandil Anchal vide the Mutation Case No- **592/2010-11** 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 9,50,000/=** (Rupees Nine lacks fifty thousand) only on the following terms & Condition.

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

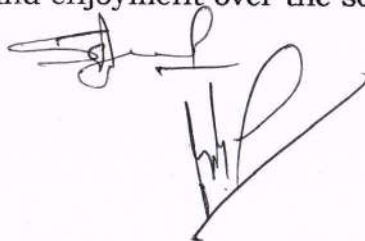
1. That, in consideration of a sum of **Rs 9,50,000/=** (Rupees Nine lacks fifty thousand) only paid by the purchaser to the Seller, by way of RTGS bearing UTR No- CBINR5 2019070610002558 from Central Bank of India Sonari Branch and the receipt of which sum the vender hereby admits and acknowledges as 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.
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.



= 4 =

12/12/19  
09/07/2019

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.





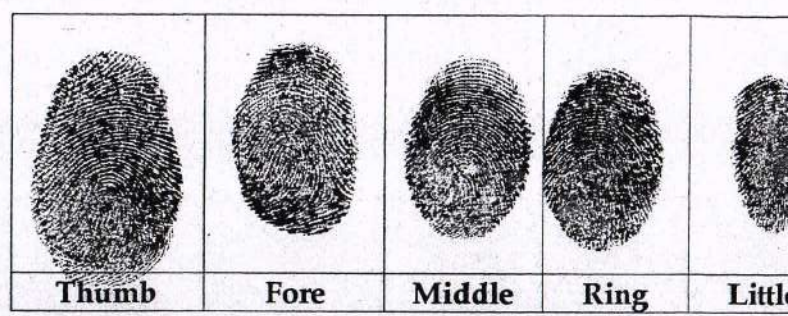
33/508/2019  
09/07/2019

= 6 =

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER



← PURCHASER LEFT HAND



*[Handwritten Signature]*  
Signature of the Purchaser



← IDENTIFIER,

Attested  
*[Signature]*  
D. Kundu  
Advocate  
09/07/19

*[Handwritten Signature]*  
Signature of the Identifier as witness NO-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.

*[Handwritten Signature]*

*[Signature]*  
09/07  
ADVOCATE  
(DEBASISH KUNDU)  
(Enroll. No. 3857/05)

6/02/2019  
W17/110525

1026 No 986 of P.W.D. - High  
500 No 986 of P.W.D. - High  
1026 No 983 of P.W.D. - High  
1026 No 986 of P.W.D. - High  
1026 No 986 of P.W.D. - High

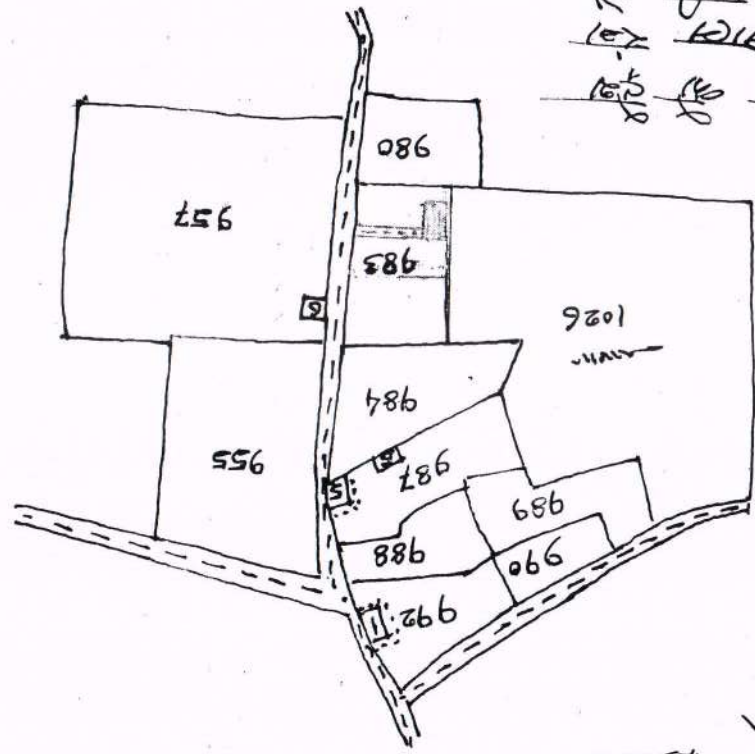
8.25 sq ft  
3600 sq ft  
5 1/2 ft  
7.9 ft

145  
983  
1026  
1026

Side of the North - 54'

Side of the North - 54'  
" " " " South - 53'  
" " " " East - 67'3"  
" " " " West - 67'3"

Side of the North - 54'  
Side of the North - 54'  
Side of the North - 54'



1958-59

16" 1 1/2"

1026 No 986 of P.W.D. - High

1026 No 986 of P.W.D. - High

1026 No 986 of P.W.D. - High

1026 No 986 of P.W.D. - High

[Signature]

[Signature]

## Pre Registration Docket

Date :- 08-07-2019 11:53 am

Office Name :- SRO - Chandil  
Token No:- 20190000048009

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

Article	Sale Deed
Pre Registration Date	07-Jul-2019
No. Of Pages	37
Stamp Duty	38000
Paid Stamp Duty	0
Total Fees	₹ 29,614.

Property Id: **133611**

Valuation No. : 173859 / 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 - 49			

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

### Property Details

1	Land area	8.25 Decimal
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### 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.	<b>Property Boundaries</b> East: PORTION OF PLOT NO.983 and PROPOSED ROAD, 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	950000

SELLER	-Mr. SURENDRA NARAYAN ROY, Address - 2085,PANCHAWATI NAGAR,ADARSHA NAGAR,SONARI,JSR- ,Father/Husband Name-LATE THAKUR ROY , PAN No.- ,Permission Case No.- , Aadhaar No. *****9975
PURCHASER	-Mr. BINAY KUMAR AGARWAL, Address - H.NO.A/5,BANGLOW ASHIYANA GARDEN,SONARI,JSR- ,Father/Husband Name- SRI BHAGWATI PRASAD AGARWAL , PAN No.- *****811R,Permission Case No.- , Aadhaar No. *****4716

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. MITHU YADAV , Address - 2085 PANCHAWATI NAGAR,SONARI,JSR-, Father/Husband Name-LATE BABAN LAL
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Property Id:133611		
Fee Rule:Sale Deed		
1	Stamp Duty	38,000

Property Id:133611		
Fee Rule:Sale Deed		
1	PR	1
2	SP	1,110
3	LL	3
4	A1	28,500
<b>Total</b>		<b>29,614</b>

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

Transaction Success! Please Save Your Token for Future Use

Name	SURENDRANARAYANROY
Token No	20190000048009
Amount	29614
Transaction ID	291b2c9431b9bb36e342
GRN	1901563680
CIN	10002162019070803588
Time	2019-07-08

સુરેન્દ્ર નારાયણ રોય  
09/07/19





A1 28500 28500 0 GRAS SURENDRANARAYANROY

GRN Number :

1901563680

DEPT Transaction Id : 28500  
291b2c9431b9bb36e342  
Transaction Type :

LL 3 3 0 GRAS SURENDRANARAYANROY

GRN Number :

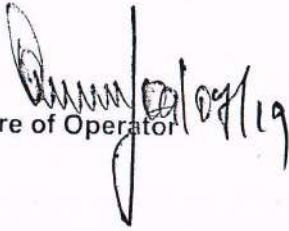
1901563680

DEPT Transaction Id : 3  
291b2c9431b9bb36e342  
Transaction Type :

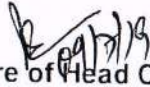
Sub  
Total 67614 67614 0

Article : Sale Deed Number of Pages : 74


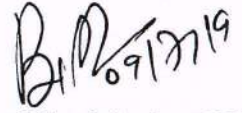
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Chandil

District Name :- Saraikela Kharsawan

State Name :- Jharkhand

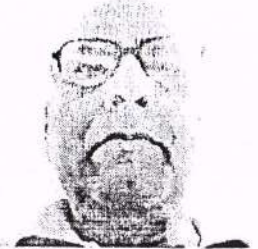
Deed Endorsement

Token No :- 20190000048009

Deed Type	Sale Deed
Number of Pages	74
Fee Details	Stamp Duty :- Rs. 38000, PR :- Rs. 1, SP :- Rs. 1110, A1 :- Rs. 28500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.909150/- , Transaction Amount :- Rs.950000/-
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 and PROPOSED ROAD, West: PLOT NO.1026, South: PORTION OF PLOT NO.983, North: PORTION OF PLOT NO.983 Khata Number - 145Plot Number - 983Volume Number - 3Page Number - 49 Area Of Land :- 8.25 Decimal

Sh./Smt.SURENDRA NARAYAN ROY s/o/d/o/w/o LATE THAKUR ROY has presented the document for registration in this office







today dated :- 09-Jul-2019 Day :- Tuesday Time :- 15:14:06 PM






SURENDRA NARAYAN ROY(Individual)

Party Name	Document Type	Document Number
SURENDRA NARAYAN ROY	PAN/UID	826042409975

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>SURENDRA NARAYAN ROY</b> Address1 - 2085,PANCHAWATI NAGAR,ADARSHA NAGAR,SONARI,JSR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Surendra Narayan Roy Address:- 2085, , PANCHAWATI NAGAR, SONARI, PO SONARI, JAMSHEDPUR, , Purbi Singhbhum, 831011, , Jharkhand, India		SELLER Age:62			
2	<b>BINAY KUMAR AGARWAL</b> Address1 - H.NO.A/5,BANGLOW ASHIYANA GARDEN,SONARI,JSR, 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:49			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>MITHU YADAV</b> S/o-D/o LATE BABAN LAL Address1 - 2085 PANCHAWATI NAGAR,SONARI,JSR, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

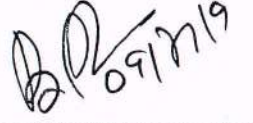
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>VIVEK VERMA</b> Address1 - H.NO.410,ROAD NO.1,PANCHAWATI NAGAR,SONARI,JSR, Address2 - , , , Jharkhand			

Signature of Operator

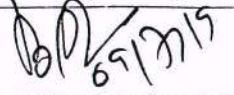
Seal and Signature of Registering Officer  
अवर निबंधक  
चाण्डल

Above signature & thumb Impression are affixed in my presence.

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



Signature of Registering Officer



Seal and Signature of Registering Officer

अवर निबंधक  
चाण्डिल

Date:- 09-Jul-2019



# CERTIFICATE

Office of the SRO - Chandii

This **Sale Deed** was presented before the registering officer on date **09-Jul-2019** by **SURENDRA NARAYAN ROY, S/O, D/O, W/O LATE THAKUR ROY** resident of 2085, PANCHAWATI NAGAR, ADARSHA NAGAR, SONARI, JSR  
This deed was registered as Document No:- **2019/CHAN/224/BK1/218** in Book No :- **BK1**, Volume No :- 29  
from Page No :- 233 to 306 at, office of **SRO - Chandii**

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

Registering Officer

