



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

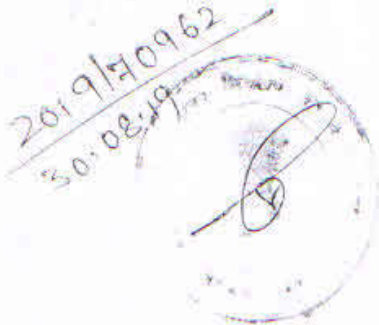
e-Stamp

Certificate No.	: IN-JH20821502423609R
Certificate issued Date	: 29-Aug-2019 03:39 PM
Account Reference	: SHCIL (Fl)/jhshcil01/BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0126630338982324R
Purchased by	: AVIJIT MANDAL
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 6,65,000 (Six Lakh Sixty Five Thousand only)
First Party	: D S ENTERPRISES
Second Party	: DEO SUNDAR THAKUR
Stamp Duty Paid By	: DEO SUNDAR THAKUR
Stamp Duty Amount(Rs.)	: 26,600 (Twenty Six Thousand Six Hundred only)



Please write or type below this line

2019/JSR/3951/BK1/362



Dilip Kumar

S. Pragnan
30/8/19

0003509821

665,000

PS mango

26,600

ब्लू प्रॉपर्टी नं 425, ब्लू प्रॉपर्टी नं 1453 के प्रतिबंधित सूची में दर्ज नहीं है

30/8/19



Dilip Kumar Jha

30/8/19

S. Pham 30/8/19



30/8/19

SALE DEED

30/8/19

This Sale Deed is made on this the 30th day of Aug 2019 at Jamshedpur

BY AND BETWEEN

Freehold

Att 19950

118 3

1970 1

30/8/19

विकासी

"D. S. ENTERPRISES" having its office at Flat No. 103, Shivani Bhawan, Dinning Road, Mango, P.O. & P.S. Mango Town Jamshedpur, District East Singhbhum, State Jharkhand, represented by its partner's: 1) Mr. DILIP KUMAR JHA, son of Sadabir Jha, By Caste Brahmin, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of X (1) 11, Baliguma, Mango, P.S. Ulidih, Town Jamshedpur, District East Singhbhum, and State Jharkhand, & 2) SHAFIQUK RAHMAN, son of Late Sajjad Hussain, By Religion Islam (Muslim), By Caste Ansari, By Nationality Indian, By Occupation Business, Resident of Road No. 13 Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East Singhbhum, and State Jharkhand Hereinafter called the "VENDOR'S - SELLER'S" which expression shall unless excluded to and repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors and assigns) of the ONE PART (Part No AAMFD/146(G))

Dilip kumar
S. Phani

IN FAVOUR OF

Mr DEO SUNDAR THAKUR, s/o Mr. K. K. Thakur, By Faith Hindu, By Caste Brahmin, By Nationality Indian, By Occupation Service, Resident of Qtr. No. 17/L4, Road No. 7, Agrico, P.O. Agrico, Town Jamshedpur, Pin 831009, District East Singhbhum, State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and or repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (UIDAI No. 4470 8490 5362) & Pan No AAPPT8612G

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 6,65,000/-

(Rupees Six Lacs and Sixty Five Thousand) only

WITNESSETH AS FOLLOWS

WHEREAS, the Vendor's i.e. D. S. Enterprises (Partnership Firm) having its Office at Flat No 103, Shivani Bhuvan, Duma Road, Mango, Jamshedpur has purchased land measuring an area 14.28 Decimals i.e. 8 Kathas 12.78 Dhurs, being in Plot No 1453 (Part), recorded under Khata No 425, Situated at Mouza Bahjunta, Thana No 1150, P.S. M.G.M. Medical College, within Ward No. 10 (M.N.V.C. I Block, Mango (Earlier Jamshedpur), P.O. Jamshedpur, District East Singhbhum, from its previous owner's namely: Ranendra Pratap Singh & Dharendra Pratap Singh, both sons of Late Narendra Pratap Singh & Late Laxmi Devi, R/o Kharaghajhar, Telco, Jamshedpur, by virtue of registered Sale Deed No 7873 Serial No. 4261, Dt: 15.09.2016, Book I Volume No. 552, Pages from 127 to 130, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the Vendor has also got its name mutated in the records of the Circle Officer, Jamshedpur (Now Mango) vide Mutation Case No 383 R27 2017-18, and the firm came in peaceful physical possession over the same without any objection from any person or corner, thereby exercising all its right, title, and interest over the same, being its lawful, absolute, and bonafide owner, and is also paying the 100% regularly the last rent is paid for the year 2017-18 vide Receipt No 15004843 (1) (Vol. No. 56 & Page No. 40)

Dilip Kumar

S. Sharma

AND WHEREAS, the Vendor/s being in urgent need of money to meet its financial expenses, the partner/s of the firm has decided to sell part of the above property more clearly mentioned in the schedule below, for full, final and highest consideration amount of Rs. 6,65,000 - (Rupees Six Lacs and Sixty Five Thousand) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, hence, to avoid all or any kind of legal disputes, and complication, the parties have decided to enter into this Sale Deed, on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 6,65,000 - (Rupees Six Lacs Sixty Five Thousand) only is paid by the Purchaser to the Vendor/s, the receipt of which is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with his legal heirs and successors without any interruption from any persons claiming under them with all their right, title, and interest of the said property.
2. THAT, the Vendor/s has delivered peaceful physical possession of the schedule below property, to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he like and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes to

Dilip Kumar

S. Sharma

3. THAT, from this day the Vendor's shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor's in the schedule below property will now be completely vested unto the Purchaser. The landed property hereby sold by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendor's hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor's in the schedule below property the Purchaser suffers any loss then the Vendor's will be liable to compensate the same to the Purchaser or his legal heirs and successors.
- * 5. THAT, the Vendor's was further bound to execute any other deed or assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendor's that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor's only.
6. THAT, the Vendor's has delivered copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor's does not hold any right, title or interest along with their legal heirs to claim back the schedule below property. The schedule below land is free and is never acquired by the State or Central Government.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

Dilip Kumar
S. Phani

SCHEDULE

In the District East Singhbhum, Situated in Mouza Baliguna, P.S. M.G.M. (Mango), Thana No. 1150, within Ward No. 10 (M.N.V.C.), under the District Sub Registry Office and Town Jamshedpur, Block Mango (Former Jamshedpur), State Jharkhand, all that piece and parcel of riyati homestead land recorded under:

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
425	1453 (Part)	24'0" x 40'0" = 960 Sq. ft. i.e. 2.20 Decimals

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North	40' ft	No
South	40' ft	Plot No. 3096
East	24' ft	20' ft wide Road
West	24' ft	Bharto Tripathi

The annual rent payable to the State of Jharkhand through C. D. Mahto

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
<u>Date</u>	
<u>Cheque no.</u>	
873482	Rs. 151000/-
005312	Rs. 350000/-
873485	Rs. 150000/-
<u>Bank</u>	
S.B.I	
S.B.I	
S.B.I	

Dilip Kumar

Ribip K. K.

S. Pham

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. K. Singh

WITNESSES:

Sawita Thakur

1. SAWITA THAKUR W/O DLO SUNDAR THAKUR
R/o B.No. 17/14 Rd No 7 Agrico Jamshedpur
2. D. K. Jha S/O D. P. Jha R/o Mango Bazar

Drafted & Printed by: A. K. Singh
Old Court Campus, Jamshedpur.

PURCHASER



D. K. Suncar Haker



A. K. Singh

Certificate:

Verified that the...

A. K. Singh