



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 48c939de1094f41b313e

Receipt Date : 14-Sep-2021 03:30:20 pm

Receipt Amount : 60000/-

Amount In Words : Sixty Thousands Rupees Only

Token Number : 20210000096465

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PRIYA CHATTERJEE (Vendee)

GRN Number : 2107511810



Dulip ka Ma
S. Phom

:- For Office Use :-

Deface
13/09/21



2021/JSR/4348/BK/4035

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस शर्त के माध्यम से 29/09/21

मिली प्रकाश की सेवा में, Uday Shankar Chatterjee

14/9/21

Priya Chatterjee

Uday Shankar Chatterjee 14/9/2021

Priya Chatterjee

Subaru
15,00,000

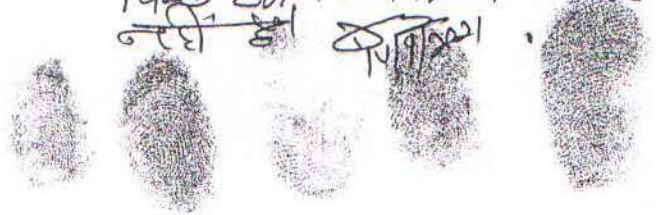
PS
M.G.M

Dilip K. Jha
14/9/2021

64-



खिला अवर निबन्धक
1453 एबीएम/रजि. नं. 103
नदी है।



खिला अवर निबन्धक

व्यथापित मूल्यांकन से लेखकारी / पितृत्व
जारी के... 1453 एबीएम/रजि. नं. 103
जटानागपुर कारतकारी अधिनियम 1908
के धारा 48(4) के अन्तर्गत नदी है।

न्यूनतम मूल्यांकन सूची में
जौबा एब सही पाया।

गम 21 के अधीन प्रकाश: भारतीय स्टाफ-अधिनियम
विद्यमान स्टाफ (एक्ट), 1998 की अनुसूची
का क्र. सं. 23 के अधीन
घाबत स्टाफ-सहित (या स्टाफ-रुग्ण
विमुख या स्टाफ-रुग्ण अधिनियम नहीं।

SALE DEED

This Sale Deed is made on this the 14th day of Sept, 2021, at Jamshedpur.

निबन्धन-पदाधिकारी

BY AND BETWEEN

Fee Chyell

HT 45,000/-
HT-D 300
P 20 100

"D. S. ENTERPRISES", having its Office at Flat No. 103, Shivani Bhawan, Dimna 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 N. H. 33, Baliguma, Mango, P.S. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, and State Jharkhand, & 2) SHAFIQR 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 by and repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART. (Pan No AAMFD1346G)

14/9/2021
दस्तावेज जौबा

Uday Shankar Chatterjee
Pooya Chatterjee

Ailap No 76

S. Phenu

14/9/2024

IN FAVOUR OF

1. Mr. UDAY SHANKAR CHATTERJEE, son of Raghunath Chatterjee,
2. Mrs. PRIYA CHATTERJEE, wife of Mr. Uday Shankar Chatterjee,

Both By Faith Hindu, By Caste Brahmin, By Nationality Indian, By Occupation 1) Business & 2) Housewife, Resident of Village Pathrakhun, Panchayat Chaliwasra, P.O. Kasidih, P.S. Chowka, District Seraikela Kharsawan, Pin 832404, and State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART. (UIDAI No 6817 5830 6499 & 7159 2839 4458) & Pan No APFPC5799C & BKRPC1580R

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 15,00,000/-

(Rupees Fifteen Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor i.e. D. S. Enterprises (Partnership Firm), having its Office at Flat No 103, Shivani Bhawan, Dimna Road, Mango, Jamshedpur, has purchased land measuring an area 16.50 Decimals i.e. 10 Kathas, being in Plot No 1453 (Part), recorded under Khata No 425, Situated at Mouza Baliguma, Thana No 1150, P.S. M.G.M. Medical College, within Ward No 10 (M.N.A.C.), Block Mango (Earlier Jamshedpur), Town 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, (represented by their attorneys vide G.P.A. No IV 1203, Dt: 23.08.20 13 and Rectification of G.P.A. No IV 1003, Dt: 05.11.2015) by virtue of registered Sale Deed No 3252, Serial No 3597, Dt: 06.08.2016, Book I, Volume No 463, Pages from 219 to 328, registered at the District Sub Registry Office, Jamshedpur.

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Uday Shankar Chatterjee

Priya Chatterjee

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14/9/2017

AND WHEREAS, after purchasing the above mentioned land, the Vendor has also got its name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango) vide Mutation Case No 478 / M / 2016 - 2017, and the firm came in peaceful physical possession over the said lands, without any interruption 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 rent regularly to the superior landlord i.e. the State of Jharkhand.

AND WHEREAS, the Vendor being in urgent need of money to meet its financial expenses, the partners 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. 15,00,000/- (Rupees Fifteen Lakhs) 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. 15,00,000/- (Rupees Fifteen Lakhs) only is paid by the Purchaser/s 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/s by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser/s, along with their legal heirs and successors without any interruption from any person/s claiming under them with all their right, title, and interest of the said property.

Uday Shankar Chatterjee

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2. THAT, the Vendor has delivered peaceful physical possession of the schedule below property to the Purchaser/s, and from this day the Purchaser/s 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 they like, and the Purchaser/s is at liberty to get their names mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in their names and obtain receipt thereof.
3. THAT, from this day the Vendor shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendor in the schedule below property will now be completely vested unto the Purchaser/s. 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 hereby declares that it has good and perfect title over the said schedule below property, and if for any defect of title or possession of the Vendor in the schedule below property the Purchaser/s suffers any loss then the Vendor will be liable to compensate the same to the Purchaser/s or their legal heirs and successors.
5. THAT, the Vendor is further bound to execute any deed of assurance that may be required in favour of the Purchaser/s to perfect the title of the Purchaser/s over the said schedule below property. It is also declared by the Vendor 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 only.

Uday Shankar Chatterjee

Priya Chatterjee

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14/9/2021

6. THAT, the Vendor has delivered copy of all relevant documents related to the schedule below property to the Purchaser/s, and after the execution of this Sale Deed, the Vendor does not hold any right, title or interest along with its legal heirs and successors 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.

SCHEDULE

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

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
425	1453 (Part)	731 Sq.ft. i.e. 1.678 Decimals

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North :	34'ft	Duplex No 4
South :	34'ft	Boundary Wall
East :	21'ft 6"inch	Normada Kumari
West :	21'ft 6"inch	20'ft wide Road

The annual rent payable to the State of Jharkhand through C. O., Mango.

Uday Shankar Chatterjee

Priya Chatterjee

Dilip K. S. S. Pham
14/9/2021

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>DATE</u>	<u>CHAQUE NO</u>	<u>BANK</u>	<u>Amount (Rs)</u>
19.06.201	000044	HDFC	Rs.50,000/-
22.03.2021	RTGS		Rs.50,000/-
19.04.2021	221891	PNB	Rs.1,20,000/-
01.09.2021	RTGS		Rs.80,000/-
01.09.2021	RTGS		Rs.50,000/-
02.09.2021	RTGS		Rs.1,00,000/-
02.09.2021	RTGS		Rs.1,00,000/-
03.09.2021	RTGS		Rs.50,000/-
31.08.2021	458730	ICICI BANK	Rs.9,00,000/-
Total amount paid to the vendor (Rupees Fifteen Lakhs Only)			Rs.15,00,000/-

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. Muly.

WITNESSES:

1. Chandan Bhattacharya S/o - Let. P. N. Bhattacharya
Village - Chandvadih. P.O + PS - Chauka, Sarikda
2. J. KUMAR S/o R KUMAR Sakari Jann

Drafted & Printed by: A. Muly.

Old Court Campus, Jamshedpur.

Uday Shankar Chatterjee

Priya Chatterjee

Dilip Kumar

PURCHASER/S

S. Phosani

14/9/2007



Uday Shankar Chatterjee



Priya Chatterjee



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

Uday Shankar Chatterjee

Priya Chatterjee

Avijit Mandal
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AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)