

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5ec785dbda3436640f62

Receipt Date : 21-Sep-2020 11:54:00 am

Receipt Amount : 760000/-

Amount In Words : Seventy Six Thousands Rupees Only

Token Number : 20200000075504

Office Name : District SRO - Jamshepur

Document Type : Sale Deed

Payee Name : MAX DISTRIBUTORS PVT LTD REP BY
SANJAY KUMAR MITTAL (Vendee)

GRN Number : 2001993580



For Office Use :-



Sunita serj
21/9/2020

2020/75504
 2020-21
 2020/JSR/2786/BK/2526

निम्न 21 को कर्तव्य भागीदार/पंजीकृत/व्यक्तिगत रूप से/अनुसूचित
 (किसिम) राज्य (र.नं.)/1099 की अंतर्गत
 1 या 1क, या 1क... 21 को अंश
 वास्तव्य र. नं. के अंतर्गत (श्री) रजिस्ट्रार-शुल्क
 के मुद्रा का रजिस्ट्रार-शुल्क अंश (श्री) (श्री)

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्राक 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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद को साठवण से पूर्व से निजी प्रयोग की सेवा नहीं करे।
Sanjay Kumar Mittal

28/09/20

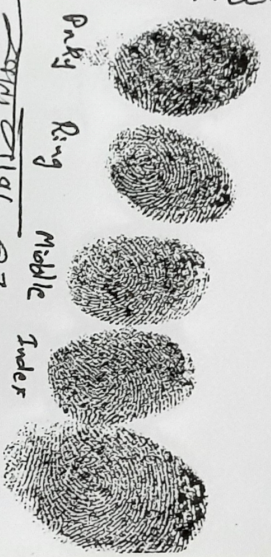
PS
manga

Stamp
76,000
+ 76,000
1,52,000/-



Anil Driver
Advocate

S. Prasad
Sunita Devi
22/9/2020



Handwritten signatures and names: Pankaj, Ring, Mobile, Index, Thumb

Handwritten signature and date: 22/9/2020
न्यूजलम मूल्यांकन सूची से
जॉन्ना एंड सहो पाया।

Handwritten text: 11/2 22/9/2020

SALE DEED

22/9/2020

THIS SALE DEED IS MADE ON THE 22ND DAY OF
SEPTEMBER 2020 AT JAMSHEDPUR, BY:-

SMT. SUNITA DEVI, Wife of Late Surendra Prasad, by faith

Hindu, by caste Kayastha, by occupation House wife, Nationality

Indian, Resident of 202, Oshodhara, Road No.2, Ramnagar, Sonari,

P. S. Sonari, Town Jamshepur, District East Singhbhum, in the

State of Jharkhand, hereinafter called the SELLER (which

expression shall unless by or repugnant to the context to the subject

shall mean and meaning thereof deemed to be the aforesaid Seller

and also includes her legal heirs, successors, legal representatives,

administrators, executors and assigns) of the one part.

PAN-BOFPD3977P & UID No. 6507 9102 3082;

Receipts

AM 114000-00

1- 3=0
P.S. 1=0

Handwritten signature and date: 22/9/2020

Surita Devi
22/9/2020

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IN FAVOUR OF

MAX DISTRIBUTORS PRIVATE LIMITED, (PAN-AAHCM6266C & GST No.20AAHCM6266CIZT) a corporate body incorporated under the Indian Companies Act having its registered present office address A-47, Near Patel Park, Harmu Housing Colony, Ranchi, P.O. & P.S. Ranchi, District Ranchi, in the state of Jharkhand, represented by one of the Director MR. SANJAY KUMAR MITTAL (UID No.7412 9024 3148), son of Mr. Ramratan Mittal, by occupation Business, by faith Hindu, by caste Bania, Nationality Indian, Resident of Flat No.302, Panchwati Garden, Near C. N. Honda, Bariatu, Bariatu Kanke, Ranchi, P.S. & District Ranchi, in the state of Jharkhand, hereinafter called the PURCHASER (which expression shall unless by or repugnant to the context or to the subject shall mean and meaning thereof deemed to be aforesaid firm i.e. MAX DISTRIBUTORS PRIVATE LIMITED, and also includes its/their legal heirs, successors, legal representatives, administrators, nominees, executors and assigns) of the other part.

Nature of Deed: Sale Deed.

Consideration Amount: Rs.38,00,000/- (Rupees Thirty Eight Lakhs) only.

WHEREAS the Seller is sole, absolute and lawful owner of the landed property mentioned in the schedule below (i.e. Present Survey Khata No.270, being Portion of Plot No.1536, land measuring 37 ft. x 73 ft. equivalent to 2701 sq. ft. or 6.20 Decimals (0.02.50 Hectare) within Survey Ward No.9 MNAC situated in

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And whereas now the Seller being in urgent need of money voluntarily expressed she intents of selling her schedule below landed property and Purchaser agreed to purchase the same for a total consideration amount of Rs.38,00,000/- (Rupees Thirty Eight Lakhs) only.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That the Purchaser paid entire amount of Rs.38,00,000/- (Rupees Thirty Eight Lakhs) only. only in three installments by cheque and RTGS details mentioned in Memo of Consideration as hereunder to the Seller as full and final consideration amount for the schedule below landed property, the receipt of which is hereby admitted and acknowledged.
2. That the Seller after having receipt the entire consideration amount has delivered physical possession of the schedule below landed property to the Purchaser.
3. That the Seller has ceased her all right, title, claim, and interest in the schedule below landed property and the same has vested unto the above named Purchaser and its/their will hold, possess and enjoy the same as absolute owners forever quite freely and peacefully without any let or hindrance from the side of the Seller.
4. That the Seller hereby declares that the schedule below landed property is free from all encumbrances, liens and charges and is marketable.
5. That if any defect transpires in the title and possession of the Seller with respect to the schedule below landed property and the Purchaser is either dispossessed, in that event the Seller will be

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- civilly or criminally liable to compensate losses sustained by the Purchaser.
6. That the Purchaser will get the schedule below landed property mutated in its/their names in the office of the C.O. Mango and all rent will be paid by them in place of the Seller.

SCHEDULE

(Description of the land hereby sold)

All that piece and parcel of Commercial vacant land Measuring an Area 37 ft. x 73 ft. equivalent to 2701 sq. ft. or 6.20 Decimals (0.02.50 Hectare) recorded under Present Survey Khata No.270, Portion of Present Survey Plot No.1536 within Survey Ward No.9 MNAC situated in Mouza Pardih, P.S. Mango, Thana No.1641, within District East Singhbhum, District Sub Registry Office at Janshedpur, Holding No.0090007118000M0, of Mango Nagar Nigam Janshedpur, and which is bounded by:-

North : Plot No.1535,
South : 20 ft. Branch Road,
East : Portion of Plot No.1536,
West : Portion of Plot No.1536.

Annual Rent : Rs.4/- only per decimtal payable to the landlord the state of Jharkhand through C.O. Mango.

The location of the land shown in red colour in the sketch map annexed herewith shall form part of this Deed.

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Mouza Pardih, P.S. Mango, Thana No.1641, within District East Singhbhum, District Sub Registry Office at Jamshedpur) landed property.

AND WHEREAS one of the recorded tenant Nil Mohan Choudhury son of Gosai Das Choudhury, by caste Kurnhar of Mango, Jamshedpur under Khata No.270, Plot No.1536, along with other Plots situated in Mouza Pardih, P.S. Mango, Thana No.1641, within survey Ward No.9 MNAC, in the District East Singhbhum, Jharkhand in the final survey settlement operation 1979-80 and after the death of said recorded tenant Nil Mohan Choudhury being his only son namely Ashutosh Choudhury as his legal heirs and successors of the land measuring 37 ft. x 73 ft. equivalent to 2701 sq. ft. or 6.20 Decimals (0.02.50 Hectare) along with other land and sold out to present seller namely Smt. Sunita Devi wife of Mr. Surendra Prasad of Qtr. No.14, Road No.4, Rammagar, P.S. Kadma, Town Jamshedpur, District East Singhbhum by virtue of registered Sale Deed, bearing Deed No.407 dated 06.02.1998 registered at District Sub Registry Office Jamshedpur on payment of valuable consideration amount.

AND WHEREAS the present Seller since after purchasing the schedule below land bearing Deed No.407 dated 06.02.1998 and she got mutata in her name vide Mutation Case No.1654/2005-06 order passed on 28.01.2006 from the Anchal Adhkari Jamshedpur and paying rent in her own name till date, Volume No.32, Page No.30 and she came in actual physical peaceful possession over the same without any interruption from anybody.