



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8fffb06c84723e93c42e

Receipt Date : 02-Nov-2020 09:03:05 pm

Receipt Amount : 40000/-

Amount In Words : Forty Thousands Rupees Only

Token Number : 20200000093572

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ABHAY KUMAR (Vendee)

GRN Number : 2002601635



-: For Office Use :-

नियम 21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम
(द्वितीय संशोधन अधिनियम, 1989) की अनुसूची
1 या कि, से... के अधीन
बधायत स्टाम्प-सहित (या स्टाम्प-शुल्क
से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।



निबंधन-प्रकारिकारी

2020/JSR/3308/BK1/3003

Deface
on 17/11/20
17-11-20

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के द्वारा पूरे में

जिसे लकाट की सेवा नहीं ली गई है।

Abhay Kumar

Abhay Kumar 17/11/2020

Dilip Kumar

S. Rahman

8-11-20
10,00,000

PS
Mango (Mango)

Star
40,000



Dilip K. Jha



रवाता जवाही मस लुट जवाही
1453 सुविधा भूखण्ड (अ-म) में
प्लॉट नं. 11
17/11/2020

न्यूनतम मूल्यांकन सूची से
जौंचा एत सही पाया।



Shafiqur Rahman



जिला अदर
जिला अदर में
जिला अदर में
जिला अदर में
जिला अदर में

17/11/2020
SALE DEED

Kachyop

AM 39,000-
LKA- 3-0
P.S. - 1-0

दस्तावेज जौंचा

Abhay Kumar

This Sale Deed is made on this the 3rd day of Nov, 2020, at Jamshedpur.

BY AND BETWEEN

"D. S. ENTERPRISES", having its Office at Flat No. 103, Shilani 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)

Ailip K. R. Th

S. Raman

19/11/2020

IN FAVOUR OF

Mr. ABHAY KUMAR, son of Mr. Radhe Das, By Faith Hindu, By Nationality Indian, By Occupation Service, Resident of DS – 49, Tube Colony, Baridih, P.O. Baridih, Town Jamshedpur, Pin 831017, District East Singhbhum, and 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 6159 3571 3936) & Pan No ACKPK5561C

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 10,00,000/-

(Rupees Ten 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. 7200 Sq.ft., 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: 23.08.2013 and Rectification of G.P.A. No IV 1003, Dt: 05.11.2015) by virtue of registered Sale Deed No 3580, Serial No 3939, Dt: 20.08.2016, Book 1, Volume No 512, Pages from 207 to 320, registered at the District Sub Registry Office, Jamshedpur.

Abhay Kumar

Dilip Kumar
S. Sharma
Bhishan

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 617 / 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. 10,00,000/- (Rupees Ten 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. 10,00,000/- (Rupees Ten Lakhs) 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 person/s claiming under them with all their right, title, and interest of the said property.

Abhay Kumar

Dilip K. S. Th

S. Khanna

17/11/2020

2. THAT, the Vendor 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 for the same in his name 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. 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 in title or possession of the Vendor in the schedule below property the Purchaser suffers any loss then the Vendor will be liable to compensate the same to the Purchaser or his 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 to perfect the title of the Purchaser 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.

Abhay Kumar

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17/11/2020

6. THAT, the Vendor 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 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: Val No. 33 Page 14

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
425	1453 (Part)	960 Sq.ft. i.e. 2.20 Decimals

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North :	40'ft	Sub Plot No 7
South :	40'ft	Plot No 4096
East :	24'ft	20'ft wide Road
West :	24'ft	Sub Plot No 15

Ajay Kumar

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

Dileep K. S. N
S. Ramesh
17/11/2020

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

Mode of Payment

Amount (Rs)

By Cheque/s

Rs. 10,00,000/- only

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. S.

WITNESSES:

1. Sanjit Singh. A/o Bamaras Prasad
A No- 98, Type-L4, New Gandak Road, Sakchi, Jamshedpur
2. Nirmal Kumar w/o Sanjit Singh. A No- 98, Type-L4,
New Gandak Road, Sakchi

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

PURCHASER

Abhay Kumar



Abhay Kumar



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.

A. K. S.
AVIJIT MANDAL
Enrollment No.-14/2010