



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0844c01334e3207be374

Receipt Date : 02-Nov-2020 08:15:21 pm

Receipt Amount : 40000/-

Amount In Words : Forty Thousands Rupees Only

Token Number : 20200000093544

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SANJIT SINGH AND OTHER (Vendee)

GRN Number : 2002601308



-: For Office Use :-

निबन्ध 21 के अर्धीन बाह्याः पारतीय स्ताम्प-अधिनियम
(इलिकन स्ताम्प ऐक्ट), 1899 की अनुसूची
1 का 1क, सं. के अर्धीन
बधायत रदाय-रक्षित स्ताम्प-शुल्क
से निमुक्त या स्ताम्प-शुल्क अर्थात् नही।



2020/JSR/3314/BK1/3009

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 को भाग्य ले पूरे

से किसी लकाट की सेवा नहीं लेनी है।

Sanjit Singh.

Nirmal Kumari

Sanjit Singh.

Nirmal Kumari.

S. Phema Dilip Kumar

10,00,000 /

100 Baliguma (Mango)

49,000 /



Dilip Kumar Jha

खसता जिला 425 लाठ मण्डल
1453 बुद्धिवाहन स्थिति
दस नव
जिला अवर जिलाध्यक

उपस्थापित दस्तावेज में लक्ष्मी त्रिसुल
जाति के... का... को... को गइ है।
छाटानागपुर काश्तकारी अभिनियम 1908
की भाव (क) के अन्वय में है।

17/11/2020



Normal Kumar

न्यूनतम मूल्यांकन सूची से
जाँच एंव गही पाया।

30,000 ~
300 ~
1 ~

SALE DEED

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, 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)

दस्तावेज जांचा

Normal Kumar

Ranjit Singh

Shilpa K. M.
S. Phani
17/11/2018

IN FAVOUR OF

1) Mr. SANJIT SINGH, son of Mr. Banaras Prasad, & 2) Mrs. NIRMAL KUMARI, wife of Mr. Sanjit Singh, Both By Faith Hindu, By Nationality Indian, By Occupation 1) Service & 2) Housewife, Resident of Qtr No 98, Type L4, New Gandak Road, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, 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 4783 9426 8754 & 2672 1378 9450) & Pan No AOZPS6795M & BXCPK7389E

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 & Dhirendra 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 I, Volume No 512, Pages from 207 to 320, registered at the District Sub Registry Office, Jamshedpur.

Sanjit Singh.

Nirmal Kumari

Dilip K. R. Me

S. Phani

17/11/2020

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 Purchasers 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 Purchasers by this sale deed TO HAVE AND TO HOLD, the same unto the Purchasers, 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.

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Dilip Kumar

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17/11/2020

2. THAT, the Vendor has delivered peaceful physical possession of the schedule below property to the Purchasers, and from this day the Purchasers 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 Purchasers 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 Purchasers. 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 Purchasers suffers any loss then the Vendor will be liable to compensate the same to the Purchasers 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 Purchasers to perfect the title of the Purchasers 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.

Nirmal Kumar

Banjit Singh.

Dilip K. r. M.

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6. THAT, the Vendor has delivered copy of all relevant documents related to the schedule below property to the Purchasers, 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: Vol 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 8
South :	40'ft	Sub Plot No 6
East :	24'ft	20'ft wide Road
West :	24'ft	Sub Plot No 14

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Banjit Singh.

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

Dilip K. Th

S. Phenu

19/11/2020

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. Muly.

WITNESSES:

1. Abhay Kumar s/o - Radhe Das
DS-49, Tube Colony, Baridih,

2. Abdul Rahman Ansen Jamshedpur, 831017

Drafted & Printed by: A. Muly: No. Shopian Reshma Bldg Balyu
Old Court Campus, Jamshedpur. Mansu

PURCHASER/S

Normal Kumari

Sanjit Singh.



Sanjit Singh



Normal Kumari



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. Muly
AJIJIT MANDAL
Enrollment No. _____