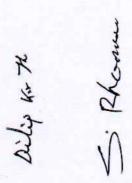


AND WHEREAS, after purchasing the above mentioned land, the Vendor has also got its name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango) vide Mutation Case No 478 / M / 2016 – 2017, and the firm came in peaceful physical possession over the said lands, without any interruption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

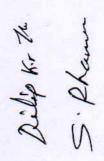
AND WHEREAS, the Vendor being in urgent need of money to meet its financial expenses, the partners of the firm has decided to sell part of the above property more clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 10,00,000/- (Rupees Ten Lakhs) only, to which 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 and ount 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 her 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.



- 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 she like, and the Purchaser is at liberty to get her name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in her 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 of 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 her legal here, 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.



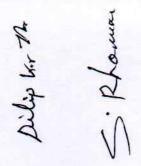
- 6. THAT, the Vendor has delivered copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendor does not hold any right, title or interest along with its legal heirs and successors to claim back the schedule below property.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

Khata No	Plot No	Area
425	1453 (Part)	1440 Sq.ft, i.e. 3.30 Decimals or 2 Kathas
_		
SIDE	Measurement	Boundary
North:	35'ft	25'ft wide Road
South:	35'ft	Vendor Nij
East :	41'ft 2"inch	18'ft wide Road
West:	41'ft 2"inch	Vendor Nij

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



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

WITNESSES: B. Marne.

1. BINOD SHARMA STO BINDESHWARI SHARMA. RIO GIARABASA, MATHURA BAGAN. P.O. GIOLMURI

2. MOTI LAL SINGH S/O RACHUBIR SINGH. RIO BAGAN AREA

MUNINO

Old Court Campus, Jamshedpur.

JAMSH CDPOR

**PURCHASER** 



### 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.

> Enrollment No.-14/2010 (Advocate Jsr. Court)



### झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

### पंजी ॥ प्रति

September 18, 2020

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ता <b>रीख</b> 07-19-	प्राप्ति पत्र संख्या	सात से	तक	तागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चार सात	तू शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया		मेस चार् गल
2017	1500484323	2017- 2018	2017- 2018	0	143	0	35.75	0	71.5	01	71.5	0	28.6	
1-25- 2019	0197383772	2018-	2019- 2020	143	143	35.75	35.75	71.5		71.5		28.6	28.6	

6548	532 / 2019 - 2020	03	425	1453	DEO SUNDAR THAKUR	15/11/2019	Status Correction Slip generated	-View
Sl No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View

List Of Case Status Details

यह एक कम्पपुटर जनित प्रति यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे प्लाट का नक्या देखने के लिए प्लाट नंबर क्लिक करें।









Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

# **Document Registration Summary 1**

Date :-18-Sep-2020

Government/Market Value: ₹991100/-

On Date 18-09-2020 Presented at District SRO -

o Vir M

Transaction Amount: ₹1000000 /-

Paid Stamp Duty: ₹40000 /-

Receipt: 364132

Receipt Date: 18-09-2020

Presenter Name: -

PR

SP ₹2280

₹1

LL ₹3

A1 ₹3,0000 Stamp Duty ₹40000

Total ₹72284

Amount Paid Balance Payment Payer Name Paymen Payment To Be Reference No. Head Amount Amount Mode Amount paid **GRN Number:** Stamp 2001947410 40000 40000 0 **GRAS** ShikhaSharma 40000 Duty **DEPT Transaction Id:** 3c22e01870ce734ba08b Transaction Type: **GRN Number:** 2001949177 PR 1 1 0 GRAS DSEnterprisesRepByDilipKumarJha 1 **DEPT Transaction Id:** 0e6b5f6abd2727c23444 Transaction Type:

		1000					
SP	2280	2280	0	GRAS	DSEnterprisesRepByDilipKumarJha	GRN Number: 2001949177 DEPT Transaction Id: 0e6b5f6abd2727c23444 Transaction Type:	2280
A1	30000	30000	0	GRAS	DSEnterprisesRepByDilipKumarJha	GRN Number : 2001949177 DEPT Transaction Id : 0e6b5f6abd2727c23444 Transaction Type :	30000
LL	3	3	0	GRAS	DSEnterprisesRepByDilipKumarJha	GRN Number: 2001949177 DEPT Transaction Id: 0e6b5f6abd2727c23444 Transaction Type:	3
Sub Total	72284	72284	0				

Article: Sale Deed Number of Pages: 152

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



### OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

# **Deed Endorsement**

Token No:- 20200000075527

Deed Type	Sale Deed
Number of Pages	152
Fee Details	Stamp Duty :- Rs. 40000, PR :- Rs. 1, SP :- Rs. 2280, A1 :- Rs. 30000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.991026/- ,Transaction Amount :- Rs.1000000/-
Property Details	District: - EastSinghbhum, Tehsil: - Jamshedpur, Village Name: - Baliguma Location: - Other Road, Baliguma  Property Boundaries: - East: 18'FT ROAD, West: VENDOR NIJ, South: VENDOR NIJ, North: 25'FT ROAD  Khata Number - 425Plot Number - 1453Volume Number - 56Page Number - 40Holding Number - 001000020034000M0  Area Of Land: - 3.30 Decimal

Sh./Smt.D S ENTERPRISES REP BY DILIP KUMAR JHA s/o/d/o/w/o SADABIR JHA has presented the document for registration in this office

today dated :- 18-Sep-2020 Day :- Friday Time :- 15:36:46 PM



S ENTERPRISES REP BY DILIP KUMAR JHA(Individual)

Party Name	Document Type	Document Number
D S ENTERPRISES REP BY DILIP KUMAR JHA	PAN/UID	AAMFD1346G

Power

Is e-KYC

Of

Finger

Sr.NO Party Name and Address Verified? e-KYC Details Attorney Party Type Party\_Photo Print Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	D S ENTERPRISES REP BY SHAFIQUR RAHMAN Address1 - OFFICE AT 103 SHIVANI BHAWAN DIMNA ROAD MANGO JAMSHEDPUR, Address2  ,, Jharkhand PAN No.: AAMFD1346G,Permission Case No	Yes	Safiqur Rahman Address:- H. N0- 20 B, Near- Taiba Masjid, Road N0- 13, Jawaharnagar, Po- Azadnagar, Jamshedpur, , Purbi Singhbhum, 832110, , Jharkhand, India		SELLER Age:50			s. How
2	D S ENTERPRISES REP BY DILIP KUMAR JHA Address1 - OFFICE AT 103 SHIVANI BHAWAN DIMNA ROAD MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AAMFD1346G,Permission Case No	Yes	Dilip Kumar Jha Address:- Duplex No - 1 , Kusum Garden, , N H 33, Bagan Area , Baliguma , Mango, Jamshedpur, , East Singhbhum, 831018, , Jharkhand, India		SELLER Age:45			Dilip Ko Tu
3	SHIKHA SHARMA Address1 - GARABASA MATHURA BAGAN NEAR HANUMAN MANDIR GOLMURI, JAMSHEPUR, Address2 - ,,, Jharkhand PAN No.: CMAPS4574B,Permission Case No	Yes	Shikha Sharma Address:- Garabasa, Mathura Bagan, Near Hanuman Mandir, Jamshedpur, Golmuri,		PURCHASER Age:38			na Sharma

East Singhbhum, 831003, , Jharkhand, India

### Party Name and Address

Photo FingerPrint Signature

1

### BINOD SHARMA

# S/o-D/o BINDESHWARI SHARMA

Address1 - GARABASA MATHURA BAGAN NEAR HANUMAN MANDIR GOLMRI JAMSHEPUR, Address2 -

, , , Jharkhand

PAN No.:







### Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	
1	MOTI LAL SINGH Address1 - BAGAN AREA MANGO JAMSHEDPUR, Address2 - , ,,, Jharkhand	- Hote	Thumb	Signature
Siam at	क जिला अक्ष		C	>

Signature of Operator

Above signature & thumb Impression are affixed in my p

Seal and Signature of Registering Officer

Above mentioned, ( D S ENTERPRISES REP BY SHAFIQUR RAHMAN, D S ENTERPRISES REP BY DILIP KUMAR JHA), has/have admitted the execution before me. He/ She/ They has / have been identified by (BINOD SHARMA) Son/Daughter/Wife of (BINDESHWARI SHARMA) resident of (GARABASA MATHURA BAGAN NEAR HANUMAN MANDIR GOLMRI JAMSHEPUR) and by occupation (Business).

Date:- 18-Sep-2020

Signature of Registering Officer

and Signature of Registering Officer



### **Pre Registration Docket**

Date :- 18-09-2020 02:54 pm

Office Name :- District SRO - Jamshedpur Token No:- 20200000075527

Appoinment :- 18-Sep-2020 Time:- 12:0

Article	Sale Deed
Pre Registration Date	15-Sep-2020
No. Of Pages	76
Stamp Duty	40000
Paid Stamp Duty	0
Total Fees	₹ 32,284.

Property Id: 389089 Valuation No.: 516171 / 2020 :- 2020-2021 User Id: 92 Date: 18-September-2020 14:53:PM Tahsil: Jamshedpur District : EastSinghbhum State: Jharkhand Village/City: Baliguma Corporation: Mango Nagar Nigam Land Type : Urban Baliguma - Other Road Khata Number - 425 Plot Number - 1453 Volume Number - 56 Page Number - 40 Holding Number - 001000020034000M0 Valuation Rule: Residential Land **Property Details** 3.30 Decimal Land area Calculation Details Total Calculation Description Sr.No. 1. 3.3 x 300311=991026.3 ·· ₹9,91,026/-Open Land Valuation 1000 Note: Final Valuation is Rounded to Next 100/-₹9,91,100/-Total Valuation (A) Total Amount in Words : Nine Lakh Ninety One Thousands One Hundred Rupees Only

Land measurement, Sub Part and House No.	Property Boundaries East: 18'FT ROAD, West: VENDOR NIJ, South: VENDOR NIJ, North: 25'FT ROAD
Area	Land area : 3.30 Decimal
Other Description of the Property	Pin Code - 831018

Government/Market Value	991026.3
Transaction Amount	1000000

SELLER	-Mr. D S ENTERPRISES REP BY SHAFIQUR RAHMAN, Address - OFFICE AT 103 SHIVANI BHAWAN DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name SAJJAD HUSSAIN , PAN No ******346G,Permission Case No , Aadhaar No. *******1055
	-Mr. D S ENTERPRISES REP BY DILIP KUMAR JHA, Address - OFFICE AT 103 SHIVANI BHAWAN DIMNA ROAD MANGO JAMSHEDPUR- ,Father/Husband Name SADABIR JHA , PAN No ******346G,Permission Case No , Aadhaar No. *******8910
PURCHASER	-Mrs. SHIKHA SHARMA, Address - GARABASA MATHURA BAGAN NEAR HANUMAN MANDIR GOLMURI, JAMSHEPUR-, Father/Husband Name BINOD SHARMA, PAN No ******574B, Permission Case No, Aadhaar No. ********0341

Witness Information	Mr. MOTI LAL SINGH , Address - BAGAN AREA MANGO JAMSHEDPUR-, Father/Husband Name-RAGHUBIR SINGH		

Identifier Details	Mr. BINOD SHARMA, Address - GARABASA MATHURA BAGAN NEAR HANUMAN MANDIR GOLMRI JAMSHEPUR-, Father/Husband Name-BINDESHWARI SHARMA
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1 1101111111111111111111111111111111111			
Fee Rule:Sale Deed			
1 S	tamp Duty		40,000

1	SP 2.2	280
APPLICATION OF	Total de la company of the company o	80
Fee Rule:Sale Dee		
2. 1	PR P	1
2		3
3	A1 30,0	000
	Total 30,0	04

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

G. Mul

Shikha Sharma

**Vendee / Claimant** 

Dilip Kin Th

**Vendor / Executant** 

S. Phano

Token No.: 20200000075527

# CERTIFICATE

# Office of the District SRO - Jamshedpur

DIMNA ROAD MANGO JAMSHEDPUR ... REP BY DILIP KUMAR JHA, S/O, D/O, W/O SADABIR JHA resident of OFFICE AT 103 SHIVANI BHAWAN This Sale Deed was presented before the registering officer on date 18-Sep-2020 by D S ENTERPRISES

from Page No :- 1 to 152 at, office of District SRO - Jamshedpur This deed was registered as Document No:- 2020/JSR/2732/BK1/2481 in Book No :- BK1, Volume No :- 486

Date:- 18-Sep-2020

Registering Officer



# **Government of Jharkhand**

# **Receipt of Online Payment of Stamp Duty**

### NON JUDICIAL

Receipt Number: 3c22e01870ce734ba08b

Receipt Date: 16-Sep-2020 07:31:23 pm

Receipt Amount: 40000/-

Amount In Words: Forty Thousands Rupees Only

Token Number: 20200000075527

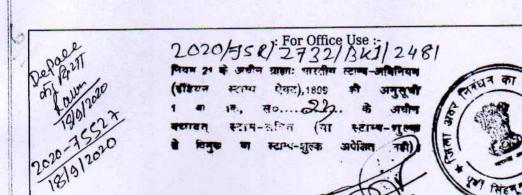
Office Name: District SRO - Jamshedpur

Document Type : Sale Deed

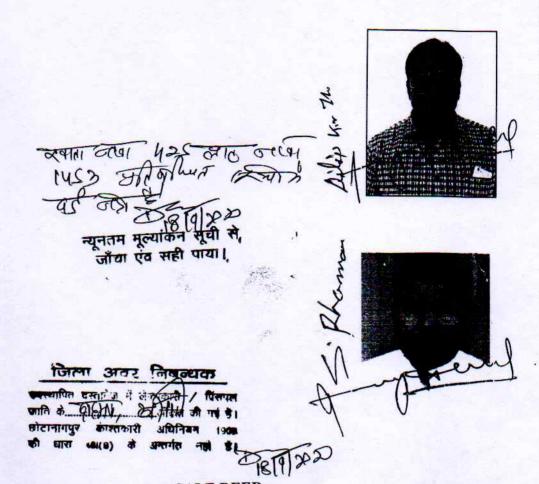
Payee Name: SHIKHA SHARMA (Vendee)

GRN Number: 2001947410





इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट 

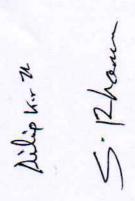


Freyeld A1 30,000-3

SALE DEED This Sale Deed is made on this the 18th day of Sept., 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) SHAFIQUR 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)



### IN FAVOUR OF

Mrs. SHIKHA SHARMA, wife of Mr. Binod Sharma, By Faith Hindu, By Caste Lohor, By Nationality Indian, By Occupation Housewife, Resident of Garabasa, Mathura Bagan, Near Hanuman Mandir, Golmuri, P.O. & P.S. Golmuri, Town Jamshedpur, Pin 831003, 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 her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (UIDAI No 8652 4081 0341) & Pan No CMAPS4574B

NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Ten Lakhs) only

SALE DEED Rs. 10,00,000/-.

# 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 & 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 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.