



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : bc1c5f89355e831dda08

Receipt Date : 06-Dec-2021 12:11:03 pm

Receipt Amount : 180000/-

Amount In Words : One Lakh Eighty Thousands Rupees Only

Token Number : 20210000129898

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RISING ASSOCIATES REP BY  
MOHAMMAD OWAIS ( Vendee )

GRN Number : 2108676203



--: For Office Use :-

Delace  
4/12/21  
QR



2021/ISR/5923/BK/1514

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 रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

*Manjeet Singh*

Manjeet Singh  
6/12/2021

12/12/21

*Manjeet Singh*



1840

Sarabjeet Singh  
8/12/2021



ATTESTED BY  
KAUSHAL AGARWAL  
ADVOCATE



Manjeet Singh  
8/12/2021



ATTESTED BY  
KAUSHAL AGARWAL  
ADVOCATE



खता नं. 204 ख/10  
111/12  
सं. 8/12/21

जिला अंतर निश्चयनात

व्यक्तिगत दस्तावेज नं. लेखनकारी / दिनांक  
जोति नं. 204/12 अंतर नि. नं. 8/1  
मोटानागपुर जिलाकारी अंतर-10/12/21  
को धारा 2(1) के अंतर्गत जारी है।

न्यूनतम मूल्य 45,00,000/-  
जोचा एव तब पाया।

SALE DEED

Valued Rs. 45,00,000/-

30/12/21  
जिला अंतर निश्चयनात  
जोति नं. 204/12  
सं. 8/12/21

निश्चयन-पदाधिकारी

THIS SALE DEED is made on this the 6<sup>th</sup> day of December, 2021 at Jamshedpur: BY: 1) SARABJEET SINGH (PAN: AURPS2524A, AADHAAR No. 7241 9332 9528) and 2) MANJEET SINGH (PAN: CQPPS0887L, AADHAAR No. 3141 9381 6324), both son of Late Jermeja Trilochan Singh, both by faith Sikh, by Caste Khatri, by Nationality Indian, by occupation Business, No.1) resident of Flat No.427, Block No.7, Ashiana Woodlands, Near Kali Mandir, P.O. Kanderbera, P.S. Chandil, Dist. Seraikela-Kharsawan, No.2) resident of Ankur Engineering Works, H.No.111, Pardih Road, Near Ashiana Residency, P.S. Azadnagar, Jamshedpur, Dist. East Singhum within the State of Jharkhand, hereinafter called the "VENDORS" (which expression shall unless, excluded by or repugnant to the context mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

Freehold  
AM 135,000/-  
LLR 3=0  
P.R. 1=0  
दस्तावेज जोचा



Manjeet Singh

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IN FAVOUR OF

RISING ASSOCIATES (PAN: ABBFR4353F), a Partnership Firm, having its office at Shop No.7, Dream Tower, Ground Floor, Beside HDFC Bank, New Purulia Main Road Near Chepapul, Mango, P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, represented by its Partners 1) MOHAMMAD OWAIS (UID No. 2244 7989 5268), son of Md. Yakub, by faith Muslim, by occupation Business, resident of House No.12, Road No.18C West Old Purulia Road, Zakirnagar, P.O. Azadnagar, Mango, Jamshedpur, Dist. East Singhbhum and 2) MD. ASHRAF (UID No. 4696 0881 1077), son of Abdur Rashid, by faith Muslim, by occupation Business, resident of Flat No. 6/2, Alishan Tower, Phase-3, Road No.1, Azadnagar, P.O. Azadnagar, Mango, Jamshedpur, District East Singhbhum within the state of Jharkhand, hereinafter called the "PURCHASER" (which expression shall unless, excluded by or repugnant to the context mean and include its successors-in-office, executors, administrators, legal representatives nominees and assigns) of the Other Part;

WITNESSETH AS FOLLOWS:-

Whereas, the land mentioned under Khata No.204, situated in Mouza Pardih, Survey Ward No.8, Thana No. 1641 within P.S. Mango, Jamshedpur was recorded in the name of Sardar Jarnejay Singh @ Janmjay Singh as a raiyat and he was in peaceful possession over the same;

And whereas, the said Sardar Jarnejay Singh @ Janmjay Singh during his life time made a family settlement amongst himself and his family members in the year 1996 and accordingly the scheduled



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land fallen in the share of Trilochan Singh the father of the present Vendors, and he was in peaceful possession over the same;

And whereas the aforesaid Trilochan Singh died leaving behind his two sons namely the present Vendors as his legal heirs and successors and they inherited and came in peaceful physical possession over the land left by their deceased father Trilochan Singh, as the absolute owners;

And whereas, on the basis of said Deed of Family Settlement in the year 1996, the schedule below land with other land has been mutated in the name of the present vendors in the records of Circle Office, Jamshedpur vide Mutation Case No.41/M/2017-18, entered in Vol. No.27, Page No.90, and accordingly paying rent and obtain receipts thereof in their own name;

Whereas being in urgent need of money the Vendors expressed their intention to sell away the land measuring an area of 2.48 Decimals in portion of Plot No. 111 and land measuring 4.34 Decimals in Portion of Plot No. 112, (Total land measuring 6.82 Decimals) both recorded under Khata No. 204, situated in Mouza Pardih, Survey Ward No.8, MNAC, Thana No. 1641, within P.S. Mango, Jamshedpur, District East Singhbhum, fully described in the schedule below on a total consideration of Rs.45,00,000/- (Rupees Forty Five Lakhs) only and the Purchaser having come to know about the intention of the Vendors approached the Vendors and agreed to purchase the schedule below land on the said sale price, on the following terms and conditions:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**



*Manjeet Singh*

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- 1) That in consideration of a sum of Rs.45,00,000/- (Rupees Forty Five Lakhs) only paid by the purchaser to the Vendors, the receipt of which sum the Vendors above-named hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendors and/or any other person or persons claiming under them together with all rights, title and possession which the vendors here-before enjoyed in respect of the schedule below property.
- 2) That the Vendors have delivered the peaceful possession of the schedule below property to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.
- 3) That the Vendors are completely divested off all their rights, title or interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title to the said property and claim on the said property.
- 4) That from this day the purchaser shall use, enjoy and possess the said property according to its desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The



*Manjeet Singh*  
Manjeet Singh  
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Purchaser shall also be at liberty to have or get its name mutated in the office of the Landlord through Circle Office Mango, Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendors are the sole and bonafide owners of the aforesaid property and they are fully entitled to dispose off the schedule below property to the purchaser.

**6) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANT:**

a) that the vendors are the lawful owners of the schedule below property and accordingly they have transferred the same in favour of the purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that the schedule below property or any part thereof being lost to the purchaser, on account of any defect in the title or possession of the vendors, then in that case all the legal heirs and successors of the vendors shall be bound to make good the loss which the purchaser may sustains in future.

d) that the vendors have paid rent, cess and/or other charges /taxes of the aforesaid land to the concerned authority upto date.

e) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.



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Manjeet Singh  
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7) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That the vendors have handed over the relevant documents in connection with the schedule below property to the Purchaser.

**"SCHEDULE"**

All that Piece and Parcel of Homestead land measuring an area of 1080 Sq.ft. i.e. 2.48 Decimals, in portion of Plot No. 111 and land measuring 1892 Sq.ft. i.e. 4.34 Decimals in portion of Plot No. 112, (Total land measuring 2972 Sq.ft. i.e. 6.82 Decimals), both recorded under Khata No. 204, situated in Mouza Pardih, Survey Ward No.8, MNAC, Holding No. 0080000092000D5, Thana No. 1641, within P.S. Mango, Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:-

**Boundary of Plot No.111(P)**

North: Nij Plot No.111/Part  
South: Plot No.111/Part  
East : Main Road;  
West : Plot No.112

**Boundary of Plot No.112(P)**

North: Plot No.112/Part  
South: Plot No.112/Part  
East : Plot No.111/Part;  
West : Plot No.112/Part;

Annual rental of Rs. 2/- only payable to the Circle Officer  
Jamshedpur

*Handwritten signature*

*Manjeet Singh*  
6/12/2021

:7:

IN WITNESSES WHEREOF the Vendors have signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

- 1) ZEESHAN KHAN & MEHBOOB KHAN *Handwritten signature*  
HNO-11, ROAD NO-11 ZAKIR NAGAR EAST AZADNAGAR
- 2) Jiten Singh & Dukim Singh  
M.E. School Road JugSalu J.S.R

Drafted, read over and explained the contents of this sale deed to the Executants/Vendors in Hindi which they admitted to be true and correct.

Typed by:

*Handwritten signature*  
JSR Court.

*Handwritten signature*  
Advocate