



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4d651ae82aa259417dd8

Receipt Date : 30-Dec-2020 01:08:28 pm

Receipt Amount : 12400/-

Amount In Words : Twelve Thousands Four Hundred Rupees Only

Token Number : 20200000115113

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : AMIR AHMAD (Vendee)

GRN Number : 2003572529



-- For Office Use --

Deed
30-12-2020

2020/115113
30-12-2020



2020/JSR/4353/BK1/3981

WATKAA HOME MAKERS

Partner

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

30/12/2020

TESTED BY
SUSHAL AGARWAL
ADVOCATE

VATIKAA HOME MAKERS

Salun
308750
Partner
30/12/2020

ps
mayo

sdm
12400



32
R.O.
30/12

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।
30/12/2020

449 म
133 यो
30/12/2020

नियम 21 के अधीन गाथा: भारतीय स्टाम्प-अभिनियम
(स्टाम्प एक्ट), 1919 की अनुसूची
1 का भाग, सं०... के अधीन
बतावत स्टाम्प-सहित (या स्टाम्प-मुक्त
से विमुक्त या स्टाम्प-शुल्क अर्पित नहीं)।

जिला अंतर निबन्धक

उत्थापित दस्तावेज में लेखकरी / गिनती
जाति के... अंकित की गई है।
छोटानागपुर कार्रकारी आधेनिबन्ध 1908
की धारा 48(B) के अन्तर्गत नहीं है।

30/12/2020

30/12/2020

निबन्धन-पदाधिकारी

Keedhyatb

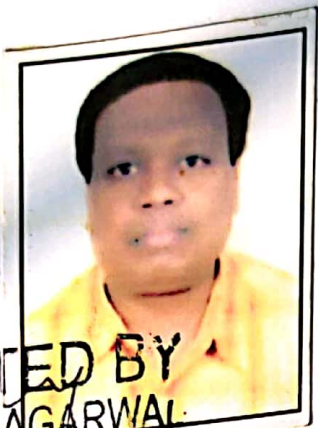
"SALE DEED"

Valued: Rs.1,60,000/-

रु 9261 = 0
hr 3 = 0
pr 1 = 0

THIS SALE DEED is made on this the 30th day of December, 2020 at Jamshedpur : B Y : M/S. VATIKAA HOME MAKERS, a Partnership Firm, registered under Indian Partnership Act, having its Office at 132, 3rd Floor, Kamani Centre, Bistupur, Jamshedpur, represented through its Partner SHRI MAHENDRA KUMAR MODI, (AADHAAR No. 5362 9261 2328), son of Late Jagdish Prasad Modi, grandson of Late Godraj Modi, by faith Hindu, by Caste Agarwal, by nationality Indian, by occupation Business, resident of Holding No. 475, Lease Area, Kasidih, within P.O. and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, hereinafter called the "VENDOR" (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 One Part; (PAN: AADFV1306M)

दस्तावेज जाँचा
30/12/2020



ATTESTED BY
KALSHAL AGARWAL
ADVOC



VATIKAA HOME MAKERS

Handwritten signature

Partner

30/12/2020

Handwritten text in Hindi, including names and dates, possibly a declaration or agreement.



निबन्धन-पंजीयकारी नि हस्ताक्षर
30/12/2020

VATIKA HOME MAKERS

Partner

30/1/2020

: 2 :

IN FAVOUR OF


AMIR AHMAD, son of Mohammad Shafi Ahmad, by faith Muslim, by Caste Syed, by occupation Business, by nationality Indian, resident of House No.128A, Road No.12, Jawaharnagar, Mango, P.O. Azadnagar, Town Jamshedpur, District East Singhbhum, State- Jharkhand, hereinafter called the "PURCHASER" (Which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators legal representatives, nominees and assigns) of the Other Part; (PAN: BEEPA7283L, AADHAAR No.9571 2425 1299)

Witnesseth as follows:-

Whereas in Mouza Pardih, Thana No. 1641, in Survey Ward No 8, MNAC, recorded under Khata Nos. 449 and other Khatas in Plot Nos. 133 and other Plots, the vendor purchased the above mentioned lands from the recorded tenants and/or their legal heirs and successors, by virtue of several registered sale deeds, which were duly registered at Jamshedpur Dist. Sub-Registry Office, on payment of valuable consideration amount; And

Whereas after purchasing the aforesaid land, the name of the present vendor has been mutated in the Office of the Landlord through Circle Officer at Jamshedpur and since then present vendor is paying rent regularly for the aforesaid land mentioned under aforesaid Khata Nos. 449 and other Khatas, being Plot Nos: 133 and other Plots, of Mouza Pardih, Survey Ward No.8, MNAC in its own name to the Landlord through Circle Officer Jamshedpur; And

VATIKAA HOME MAKERS


30/12/2020 Partner

: 3 :

Whereas after getting possession of the aforesaid land the vendor got permission from the Mango Notified Area Committee to construct the Multi Storied Building known as "VATIKAA'S GREEN VALLEY" which consists of Flats, Duplex, Executive Floors, Shopping Complex, and other constructions and also Developed Residential land; And

Whereas the purchaser approached the vendor to purchase a piece of Residential land measuring an area of 450 sq.ft. in Portion of Plot No.133 recorded under under Khata No.449, within Ward No.8, M.N.A.C. in Mouza Pardih, situated at Vatikaa's Green Valley, Pardih Road, Mango, within P.S. Mango, Thana No.1641, Town Jamshedpur, District East Singhbhum, more fully described in the schedule below; And

Whereas the Purchaser and the Vendor both entered into an Agreement for sale with respect to the aforesaid Residential land, situated at Vatikaa's Green Valley, Pardih, Mango, Jamshedpur; And

Whereas the Vendor has agreed to sell the aforesaid Residential land measuring an area of 450 sq.ft. in Portion of Plot No.133 recorded under under Khata No.449, within Ward No.8, M.N.A.C. in Mouza Pardih, situated at Vatikaa's Green Valley, Pardih Road, Mango, within P.S. Mango, Thana No.1641, Town Jamshedpur, District East Singhbhum, more particularly described in the schedule below, to the purchaser, on the following terms and conditions as stated below:-

VATIKA HOME MAKERS

30/12/2020 Partner

: 4 :

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance of the promises of the purchaser to comply with the above agreement and in consideration of a sum of Rs.1,60,000/- (Rupees One Lakh Sixty Thousand) only already paid by the purchaser to the Vendor for the aforesaid residential land, more fully described in the schedule below, the receipt of which sum the vendor abovenamed does hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the schedule below land, the Vendor by these presents does hereby convey, sell, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easements and 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 vendor and/or its successors-in-office, or any other person or persons claiming under them, together with all rights, title, interest and possession, which the Vendor herebefore enjoyed in respect of the schedule below property.
2. That the vendor is completely divested of all his/its rights, title, interest in the schedule below property and henceforth the vendor shall cease to have any manner of title to the said property and claim on the said property.
3. That from this day, the purchaser shall enjoy and possess the said property as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any

VATIKA HOME MAKERS

Handwritten signature

30/12/2020 Partner

: 5 :

person or persons or party. The Purchaser shall also be at liberty to have or get his name in the records of the Circle Officer, Jamshedpur and accordingly shall pay rent for the same and obtain receipts thereof, in his own name.

4) That the purchaser shall now and always have the right to use and enjoy along with the purchasers of the other residential Plots the common passages, easements, roads, alleys, pavements, approaches and all other common amenities or particular facilities provided for the schedule below land in common with the purchasers of other residential Plots and will bear proportionate cost and expenses of maintenance and repairs of all amenities, facilities as are necessary or as may be necessary for beneficial enjoyment of the same by the Owners/ Dwellers/ Occupants of different Plots within Vatikaa's Green Valley, Pardih, Mango, Jamshedpur.

5) That from this day the purchaser shall be entitled to exclusively use and possess the said Residential land and according to the building plan to be approved by the Vendor and MNAC and other authorities which is in that time being in force but the purchaser shall not have any right, title, interest on the other part of Vatikaa's Green Valley, Pardih, Mango, Jamshedpur.

6) That the purchaser shall be entitled to construct his house over the scheduled land after proper approval from MNAC or other concerned authority.

VATIKA HOME MAKERS

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Partner

20/12/2020

: 6 :

7. THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:-

a) that the vendor is the lawful owner of the schedule below land and is fully entitled to convey the same.

b) that the vendor hereby agrees to save harmless and keep the purchaser free from and against all losses, damages and causes which may be sustained or incurred by reason of any claim being made of any arrear due thereof or in respect of the schedule below property or any part thereof or due to any defect in the title of the Vendor.

c) that the property hereby described in the schedule below is free from all encumbrances, liens or charges and attachments of any kind whatsoever.

d) that the vendor further agrees and covenants with the purchasers to execute any further deeds of assurance or other documents, at the cost of the purchasers, as may be necessary to complete and make perfect the title of the purchasers, in respect of the said property described in the schedule below.

8) That the vendor has handed over all the relevant documents, and title deeds (Xerox copies) in connection with the schedule below property, to the purchasers.

9) That the schedule below property is situated on Branch Road.

VATIKAA HOME MAKERS

Partner

30/12/2020 Partner

: 7 :

"SCHEDULE"

ALL THAT piece and parcel of Residential land measuring an area of 450 sq.ft. in Portion of Plot No.133, recorded under Khata No.449, within Ward No.8, M.N.A.C. Holding No. 0080009176000M0, in Mouza Pardihi, situated at Vatikaa's Green Valley, Pardihi Road, Mango, within P.S. Mango, Thana No.1641, Town Jamshedpur, District Sub-registry Office, Jamshedpur, District East Singhbhum, which is bounded as follows:-

North : Duplex No.21;

South : Swimming Pool changing room;

East : Boundary wall of Vatikaa's Green Valley;

West : Campus Road;

MODE OF PAYMENT

<u>Cheque No.</u>	<u>Date</u>	<u>Amount(Rs.)</u>	<u>Bank</u>
423789	02.07.2020	1,50,000/-	SBI, Mango
423796	18.12.2020	<u>10,000/-</u>	SBI, Mango

Total: 1,60,000/-

VATIKA HOME MAKERS

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Partner

30/12/2020

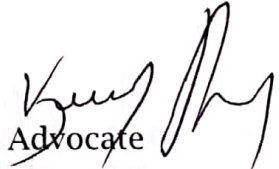
: 8 :

In Witness Whereof the Vendor has signed this Sale Deed today at Jamshedpur on the date aforementioned.

Witnesses:

- 1) MD. SHAFI AHMAD S/O LATE- MD. FIROZ UDDIN
ROAD NO-12, SAWAHAR NAGAR, MANDU, JAMSHEDPUR
- 2) Ramesh Agrawal S/O Late B.L. Agrawal
192 Kasiah P.S. Sakchi J.S.R

Drafted, read over and explained the contents of this sale deed to the Executant/ Vendor in Hindi who found and admitted the same to be true and correct.


Advocate

Typed by:


Jsr.Court.

VATIKA HOME MAKERS

Amir Ahmad

Partner

30/12/2020

: 9 :

NAME OF THE PURCHASER

AMIR AHMAD



ATTESTED BY
Kaushal Agarwal
Advocate



Amir Ahmad (AMIR AHMAD)

Signature and finger prints of left hand of the Purchaser abovenamed.

Certified that the finger prints of left hand of each person whose photographs are affixed in the document have been obtained by me.

Kaushal Agarwal
Advocate