



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 62237019f2990e7ca6e5

Receipt Date : 17-Aug-2021 01:46:22 pm

Receipt Amount : 44000/-

Amount In Words : Forty Four Thousands Rupees Only

Token Number : 20210000086531

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : DAMODAR KUMAR PANDEY (Vendee)

GRN Number : 2107035376



Damodar

Dilip Kumar

S. Sharma

-: For Office Use :-

*Debate
\$2
01/02/21*



2021/JSR/3873/BK1/3615

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 पुनः

वि. वि. सरकार का सेवा नंबर 01/02/21

Damodar 14/08/21

Shri
11/2/21

11/2/21

11/2/21



Dilip k. Jha

17/8/21
न्यूनतम मूल्यांकन सूची से
जौबा एंव सही बाया।

विधम 21 के अधीन प्रकाश: भारतीय स्टाम्प-प्रतिनिध
(डीडम, स्टाम्प ऐक्ट), 1899 की अनुसूची
1 वा 1क, स... के अधीन
बधायत स्टाम्प-तदित (वा स्टाम्प-शुल्क
के विमुक्त या स्टाम्प-मुक्त अर्थात् नहीं)।

1453 एन.एच. 33
दई जेष्ठ 17/8/21
जिला उत्तर निवन्धक



S. Rahman

निवन्धन-पदाधिकारी

SALE DEED

This Sale Deed is made on this the 17th day of Aug, 2021, 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 Late 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)

Freehold

41 33,000-0
HR 30
PR 100

दस्तावेज जांचा
17/8/21

Dilip

Dilip kumar

S. Pham
17/8/2021

Damodar

IN FAVOUR OF

Mr. DAMODAR KUMAR PANDEY, son of Mr. Janardan Pandey, By Faith Hindu, By Caste Brahmin, By Nationality Indian, By Occupation Service, Resident of 121 A, New ulidih Tank Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, Pin 831012, 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 7158 9916 7371) & Pan No BTNPP7506H

NATURE OF DEED
CONSIDERATION AMOUNT
(Rupees Eleven Lakhs) only

SALE DEED
Rs 11,00,000/-

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 14.28 Decimals, 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 3877, Serial No 4261, Dt: 15.09.2016, Book I, Volume No 552, Pages from 127 to 236, all registered at the District Sub Registry Office, Jamshedpur.

Philip K. A.
S. Pham
19/8/2018
Dandur

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 383 / R27 / 2017 - 2018, 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 (Vol No 56 & Page No 40)

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. 11,00,000/- (Rupees Eleven 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. 11,00,000/- (Rupees Eleven 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.

Dilip Kumar

S. Phani

Sanjay

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 cease 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.

Dilip Kumar
S. Phani
17/8/2021
Dated

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:

| <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 | Plot No.09 |
| South : | 40'ft | Plot No.07 |
| East : | 24'ft | 20'ft wide Road |
| West : | 24'ft | Vacant Land |

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

Dilip No. 72
S. Khan
17/8/18
[Signature]

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

| <u>Mode of Payment</u> | <u>Amount (Rs)</u> |
|--|-----------------------|
| By Cheque/s | Rs. 2,00,000/- |
| By Cheques/s | Rs. 2,32,000/- |
| By D.D No.437544 SBI Date 30.07.2021 | Rs. 6,68,000/- |
| Total amount paid to the vendor | Rs.11,00,000/- |

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: [Signature]

WITNESSES:

1. [Signature] S/o. Late. Sidheshwar Pandey

2. Ganesh Pr. Pandey S/o. Janardan Pandey
H.No. 494, New Udhinjan
Road,芒SD.

Drafted & Printed by: [Signature]
Old Court Campus, Jamshedpur.

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.

[Signature]
AVJIT MANDAL
Enrollment No.-14/2010
(Advocate for Court)