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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 093e0058c5c384996cbd

Receipt Date : 12-Mar-2022 02:26:09 pm

Receipt Amount : 30000/-

Amount In Words : Thirty Thousands Rupees Only

Token Number : 20220000032844

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : LAXMI KUMARI (Vendee)

GRN Number : 2210298265



Dilip Kumar S. Pham

Laxmi Kumari

:- For Office Use :-



Defect
12/03/2022

2022/JSR/1351/BK/1267

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 से

जिला सलाह का सेवा नहीं ली गई है। LaxmiKumari

12/03/2022

Sadabir
₹ 20,000

PS
MGM

Sadabir
₹ 20,000

12/3/2022



Dilip Kumar



25
12/13



S. Phani



₹ 25 लाख का मूल्य
₹ 25 लाख का मूल्य
₹ 25 लाख का मूल्य

भाग 21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम (इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, स. 22... के अधीन प्रभावित स्टाम-सहित (या स्टाम्प-शुल्क से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

न्यूनतम मूल्यांकन सूची से जांचा एवं सही पाया।

जिला अवर विद्युत
संस्थापित दस्तावेज में लेखकारी / प्रिंटर
जाति के... अंकित की गई है।
छोटानागपुर कारतकारी अधिनियम 1923
की धारा 46(B) के अन्तर्गत रही है।

SALE DEED

This Sale Deed is made on this the 12th day of Mar, 2022, at Jamshedpur.

₹ 22500-
₹ 300-
₹ 100-

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 General, 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) SHAFIQUIR RAHMAN, son of Late Sajjad Hussain, By Religion Islam (Muslim), By Caste General, By Nationality Indian, By Occupation Business, Resident of Road No. 13, Jawahar Nagar, P.O. Azadnagar, P.S. Mangoo, 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 जांच

Dilip Kumar

Billip ka
S. Phuman

IN FAVOUR OF

Mrs. LAXMI KUMARI, wife of Vikash Kumar Sharma, By Faith Hindu, By Caste General, By Nationality Indian, By Occupation Housewife, Resident of 88, Plot No-135, Tank Road, New Ulidih, Town Jamshedpur, Pin 831012, 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 XXXX XXXX 0302) & Pan No. CZNPK7892N

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 7,50,000/-

(Rupees Seven Lakhs and Fifty Thousand) 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, 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 & Dharendra 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, all registered at the District Sub Registry Office, Jamshedpur.

Laxmi Kumar

Dilip k. M.

S. Phuman

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. 7,50,000/- (Rupees Seven Lakhs and Fifty Thousand) 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. 7,50,000/- (Rupees Seven Lakhs and Fifty Thousand) 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 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.

Kamini Kumar

Dilip Kumar

S. Kumar

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 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 her 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

Dilip K. M.
S. Phouma

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 | Vendor's Nij |
| South : | 40'ft | Sanjit Singh |
| East : | 24'ft | 20'ft wide Road |
| West : | 24'ft | Vendor's Nij |

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

Laxmi Kumar

Dilip kumar

S. Sharma

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. 7,50,000/- 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. Kulkarni

WITNESSES:

1. Vikas Kumar Sharma, S/o. Shyam Sunder Sharma
H.no. 88 Tank Road New Oilbin

2. Sourav Jha, S/o Dilip Jha

Drafted & Printed by: A. Kulkarni
Old Court Campus, Jamshedpur.

PURCHASER



Laxmi Kumari



Laxmi 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. Kulkarni
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