



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 95db2c6ed818cd2d4b1c

Receipt Date : 12-Mar-2022 02:31:36 pm

Receipt Amount : 30000/-

Amount In Words : Thirty Thousands Rupees Only

Token Number : 20220000031246

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ASHISH KUMAR JHA AND OTHERS (Vendeer)

GRN Number : 2210298437



Dileep Kumar
D. Pham
पवेन्द्र कुमार

-: For Office Use :-

Debate
8/2 फिना
Dian



2022/JSR/1350/BK/1266

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 साक्षरता से पूर्व में

जिस प्रकार की सेवा नहीं की गई है
12/03/2022
पवेन्द्र कुमार

Salma
₹ 50,000

PS
mrg-mr

Star
80,000



Dilip Kumar
12/3/2022



224
12/3



S. Rahman



खपता खरक 25 ली 00 जलवा
1453 बर्षिकारुण (22) के वरु
नरु है। 12/3/2022

अध्याय 21 के अधीन शाखा: भारतीय स्टांप-अतिरिक्त
(अतिरिक्त स्टांप ऐक्ट) 1969 की अनुसूची
1 या 1क, त 22 के अधीन
व्यवहृत स्टांप-सहित (या स्टांप-शुल्क
के विमुख या स्टांप-शुल्क अपेक्षित नहीं)।

12/3/2022
न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

जिला अवर जिबबन्धक
उपरस्थापित दस्तावेज में लेख्यकारी / निरूपित
जाति के.....सही.....अंकित की गई है।
जिलानागपुर कार्यालय अधिनियम 1908
की धारा 46(B) के अन्तर्गत नहीं है।
12/3/2022

SALE DEED

This Sale Deed is made on this the 12th day of March, 2022, at Jamshedpur.
निबन्धन-पदाधिकारी

Teedylp

BY AND BETWEEN

AT 22,500/-
hrR 30
PR 100

"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) SHAFIQR 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. 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)

वसुधैव कुटुम्बकम्
12/3/2022 जाँचा

वसुधैव कुटुम्बकम्

Dilip K. S.

S. Sharma

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 618 / 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 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.

21/11/2017
S. Sharma

Dilip kumar

S. Phana

IN FAVOUR OF

1. Mrs. BIDOTTMA KUMARI, wife of Kumar Vimal Chandra Jha,
2. Mr. ASHISH KUMAR JHA, son of Kumar Vimal Chandra Jha,

Both By Faith Hindu, By Caste General, By Nationality Indian, By Occupation 1) Housewife & 2) Service, Resident of Flat No 12, Bara Supervisor Flat, P.O. Agrico, Town Jamshedpur, Pin 831009, 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 8711 & XXXX XXXX 7620)

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 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 3677, Serial No 4038, Dt: 26.08.2016, Book I, Volume No 526, Pages from 397 to 506, all registered at the District Sub Registry Office, Jamshedpur.

21/11/2016
14/12/2016
506

Dilip K. K.

S. Phani

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 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 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.

9/9/2017
S. Phani

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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	Plot No 4098
East :	24'ft	Abhay Kumar
West :	24'ft	20'ft wide Road

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

<u>Mode of Payment</u>	<u>Amount (Rs)</u>
By Cheque/s	Rs. 7,50,000/- only

1148/14/15/15/15

Dilip Kumar
S. Ramesh

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. Kumar

WITNESSES:

1. Kumar Vimal Chandra Jha
S/O ARBIND JHA
12, Bara Supervisor's Flat
Sidhgora, Jamshedpur - 831009
2. Sowrav Jha. S/O Dilip Jha

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

PURCHASER



ARBIND JHA



A. Kumar

ARBIND JHA



Ramesh



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. Kumar
6/10/2020