



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2c5db4c168b57a946efd

Receipt Date : 28-Apr-2023 01:07:03 pm

Receipt Amount : 80000/-

Amount In Words : Eighty Thousands Rupees Only

Token Number : 202300054465

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : NISHANT KUMAR (Vendee)

GRN Number : 2316942331



-: For Office Use :-

*Defaced
Copy*



2023/JSR/2172/BK1/2014

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।

*Nishant
Kumar*

*Nishant
Kumar*

Lalip K. S. Ph...

Safarulla
20,00,000/-

P. J.
M.G.M.

Shab
20,000/-



Dilip Kumar Jha



न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

28/4/23



S. Rahman



अधिनियम 21 के अधीन प्रायः भारतीय स्टांप-अधिनियम
(इंडियन स्टांप ऐक्ट, 1999) की अनुसूची
या 1क, सं०... 2.2... के अधीन
दावत स्टांप-सहित (या स्टांप-शुल्क
विमुख या स्टांप-शुल्क अपेक्षित नहीं)।

जिला अवर निबन्धक

हपस्थापित दस्तावेज में लेखककारी / प्रिन्सपल
जाति के... जाति... अंकित की गई है।
छोटानागपुर फासतकारी अधिनियम 1908
की धारा 40(ड) के अन्तर्गत नहीं है।

खाता नम्बर... 425
प्लॉट नम्बर... 1453
देय प्रतिबन्धित सूची में दर्ज नहीं है।

निबन्धक-पदाधिकारी

SALE DEED

28/4/23

This Sale Deed is made on this the 28th day of April, 2023, at Jamshedpur.

28/4/23

BY AND BETWEEN

"D. S. ENTERPRISES" (Partnership Firm), 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, Town Jamshedpur, District East Singhbhum, 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) No. xxxx xxxx 8910 & xxxx xxxx 1055)

28/4/23

Tejogobin
20,00,000=00
11-03=00
PK-01=00

दस्तावेज जाँचा
28/4/23

Vishant
Kumar

Dilip Kumar

S. Phani

IN FAVOUR OF

Mr. NISHANT KUMAR, son of Bishnudhar Singh, By Faith Hindu, By Nationality Indian, By Occupation Service, Resident of H No 2, Sanjay Path, Dimna Road, Near Reliance Jio Tower, Mango, P.O and P.S Mango, Town Jamshedpur, Pin 831012, District East Singhbhum, 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. xxxx xxxx 9938 & Pan No.DUKPK5899E)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 20,00,000/-

(Rupees Twenty Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of homestead land measuring an area 14.28 Decimals, being in Portion of Plot No 1453, recorded under Khata No 425, Situated in Mouza Baliguma, Ward No 10, Thana No 1150, P.S. M.G.M. Medical College, Town Jamshedpur, District East Singhbhum, has been purchased by the Vendor Firm namely: D. S. Enterprises, from its previous owner/s: Ranendra Pratap Singh & Others, R/o Telco, Jamshedpur, by virtue of registered Sale Deed No 3877, Serial No 4261, Book I, Volume No 552, pages from 127 to 236, Dt: 15.09.2016 registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the Firm got its name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 383/R27-2017-2018, Vol No.56, Page No.40, and the firm is in peaceful physical possession over the said land, 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 State Government without making any arrears.

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Dilip K. K.

S. Phomm

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. 20,00,000/- (Rupees Twenty 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. 20,00,000/- (Rupees Twenty 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/s by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser/s, 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.
2. THAT, the Vendor has delivered peaceful physical possession of the schedule below property to the Purchaser/s, and from this day the Purchaser/s 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/s 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 names and obtain receipt thereof.

Nishant Kumar

Dilip Kumar

S. Ramesh

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/s. 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 of title or possession of the Vendor in the schedule below property the Purchaser/s suffers any loss then the Vendor will be liable to compensate the same to the Purchaser/s 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/s to perfect the title of the Purchaser/s 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.
6. THAT, the Vendor has delivered copy of all relevant documents related to the schedule below property to the Purchaser/s, 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.

Nishant
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Dilip Kumar

S. Phoman

SCHEDULE

In the District East Singhbhum, Situated in Mouza Baliguma, (within the Campus of Banmali Garden), 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	Duplex No 13 (Plot No.1453(P))
South :	40'ft	Duplex No 15 (Plot No.1453 (P))
East :	24'ft	Duplex No 07 (Plot No.1453 (P))
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 RTGS Date : 20.03.2023	Rs. 2,00,000/-
By RTGS Date : 21.04.2023	Rs. 3,60,000/-
By D.D No.973584, Date : 24.04.2023	Canara Bank Rs. 14,40,000/-
Total amount paid to the vendor is (Rupees Twenty Lakhs) Only	Rs. 20,00,000/-

Nishant
Kumar

Dilip K. S. S.
S. Phoum

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. Koley

WITNESSES:

1. Bishnu dhari Singh.

2. V. C. BISHNU OHARI SINGH
NEW SUBHASH COLONY MANGRO
Drafted & Printed by: A. Koley DIMNA JAMSHEDPUR
Old Court Campus, Jamshedpur.

PURCHASER



Nishant
Kumar

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.

Nishant
Kumar

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A. Koley
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)