



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 18a3372c44c7b9f0ef63

Receipt Date : 16-Aug-2023 10:03:04 am

Receipt Amount : 596000/-

Amount In Words : Five Lakh Ninety Six Thousands Rupees Only

Token Number : 202300109895

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : THE GREAT EASTERN BUILDERS (Vendeer)

GRN Number : 2318772231



-: For Office Use :-

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2023/JSR/4653/BK1/4334

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिंट 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,

16/8/2023

THE GREAT EASTERN BUILDERS

Modurika Ajayach. Partner 16/8/2023

₹ 1,49,00,000

P.S. Mango

₹ 5,96,000



ADVOCATE

Sr. (Ms.) Davinder Kaur

16/8/2023



विधम 21 के अधीन प्राप्ता: भारतीय स्टाप-अधिनियम (इडियन स्टाप ऐक्ट), 1999 की अनुसूची 1 या 2, 3, 4 के अन्तर्गत स्टाप-सहित (या स्टाप-रहित) में विक्रय या स्टाप-रहित उपस्थित नहीं।

न्यूनतम पूर्वांकन सूची से जांचा एवं सही पाया।
जिला अवर निबंधक
जमशेदपुर
समाप्त
16/8/23
साता नम्बर 445,
फ्लोट नम्बर 978,
देव प्रतिबंधित सूची में दर्ज नहीं है।
SALE DEED
Consideration: Rs.1,49,00,000/-
16/8/23

THIS SALE DEED is made on this the 16th day of August, 2023 at Jamshedpur: B Y:

DAVINDER KAUR DHANJAL @ DEVENDER KAUR (PAN: ABEPD4645F, Aadhaar No: XXXX XXXX 8750) wife of Nerva Chandrashekhhar Rao, by faith Hindu, by caste General, by Nationality Indian, by occupation Retired, resident of H.No.510, K. Road, Sonari West, Near Shiv Mandir, P.O. & P.S. Sonari, Town Jamshedpur, Dist. East Singhbhum, State Jharkhand, hereinafter called the "VENDOR" (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

IN FAVOUR OF

M/s. THE GREAT EASTERN BUILDERS, a Partnership firm, having PAN: AASFT8166A, GST: 20AASFT8166A1Z6. Registered Office at "Iqbal Mansion", 1st floor, Mango Chowk, Mango, P.O. & P.S. Mango, Jamshedpur- 831012, District East Singhbhum, State of Jharkhand,

₹ 447,000=00
₹ 03=00
₹ 01=00

16/8/23

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represented by its authorized Partners namely (1) MR. SARVESH SINGH REKHI, (Aadhaar No. XXXX XXXX 1948), son of Mr. Chanderdeep Singh Rekhi, by faith Sikh, by Caste General, by occupation Business, residents of 11A, Ramdas Bhatta, P.S. Bistupur, Jamshedpur- 831001, District East Singhbhum, Jharkhand and (2) MRS. MADHULATA AGARWAL, Aadhaar No. XXXX XXXX 2930, wife of Mr. Nikhil Agarwal, by faith Hindu, by Caste Bania, by Nationality Indian, by occupation Business, resident of 40C, Road No.3, Gurudwara Basti, Bistupur, P.S. Bistupur, town Jamshedpur- 861001, District East Singhbhum, State of Jharkhand, hereinafter called the **PURCHASER** (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 **Other Part**;

Whereas the Vendor is the absolute, lawful and bonafide owner of homestead land measuring an area of 8 (Eight) Kathas i.e. 13.20 Decimals in portion of Plot No.978, under Khata No.445, situated in Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, District East Singhbhum, fully described in the schedule below;

And whereas, the Vendor purchased the aforesaid homestead land from its previous owner Smt. Aparna Ghosh, wife of Shri Shankarlal Ghosh by virtue of Sale Deed No. 4535, dated 20.06.2005, registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration amount; And

Whereas since the date of purchase the present Vendor has been in peaceful physical possession over the aforesaid land without any interruption from any corner and got the said land mutated in her own

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name in the records of Circle Office, Jamshedpur, vide Mutation Case No.555/2006-07, entered in Vol. No.32, Page No.82 and accordingly paying rent and obtain receipt thereof, in her own name;

And whereas the Purchaser approached the Vendor to purchase the aforesaid land measuring an area 8 (Eight) Kathas i.e. 13.20 Decimals in portion of Plot No.978, under Khata No.445, situated in Mouza Mango, Ward No.9, M.N.A.C. within P.S. Mango, District East Singhbhum, fully described in the schedule below and accordingly the present Vendor has agreed to sell the aforesaid land fully described in the schedule below to the Purchaser on total consideration of Rs.1,49,00,000/- (Rupees One Crore Forty Nine Lakh) only on the following terms and conditions as stated below :-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS;

1) That in consideration of a sum of Rs.1,49,00,000/- (Rupees One Crore Forty Nine Lakh) only (including TDS 1%) paid by the Purchaser to the Vendor as per the details given in Mode of Payment written below, the receipt of which sum the Vendor above-named hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendor by these present does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, 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 any other person or persons claiming under her together with all rights, title and possession which the vendor here-before enjoyed in respect of the schedule below property.

D. J.
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2) That the Vendor has delivered the peaceful possession of the schedule below property to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendor is completely divested of all her 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.

4) That from this day the purchaser has become the lawful owner of the schedule below property and shall use, enjoy and possess the said property according to its desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get its name mutated in the office of the Landlord through Circle Office Mango, Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendor is the sole and bonafide owner of the aforesaid property and is fully entitled to dispose off the schedule below property to the purchaser.

6) THAT THE VENDOR HEREBY ASSURSES THE PURCHASER AND COVENANTS:

a) that the vendor is the lawful owner of the schedule below property and accordingly she has transferred the same in favour of the purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

c) that the schedule below property or any part thereof being lost to the Purchaser, on account of any defect in the title or possession of

the Vendor, then in that case all the legal heirs and successors of the Vendor shall be bound to make good the loss which the purchaser may sustains in future.

d) that the Vendor has paid rent, cess and/or other charges /taxes of the aforesaid land to the concerned authority upto date.

e) that from this day the Purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That the vendor has handed over the all the relevant documents in connection with the schedule below property, to the purchaser.

9) That the property hereby transferred is situated on branch road.

"SCHEDULE"

ALL THAT piece and parcel of homestead land measuring an area of 50'ft. x 116'ft. equivalent to 8 (Eight) Kathas i.e. 13.20 Decimals, in portion of Plot No.978, under Khata No.445, situated in Mouza Dimna, Thana No.1642, Holding No. 0090005 789000M0 of Ward No.9, Mango Nagar Nigam, within P.S. Mango, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum and State of Jharkhand, which is bounded as follows:-

North : B.S. Dhanjal;

South : Site of Elite India;

East : House of Pali Babu;

West : 26' Ft Road;

Annual rental payable to the Circle Officer Mango.

16/8/2022

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MODE OF PAYMENT

Date	Payment Mode	Amount(Rs)	Bank
23.01.2023	Cheque No. 989952	4,00,000/-	IDBI
23.01.2023	Cheque No. 963589	4,00,000/-	IDBI
06.02.2023	Cheque No. 798114	4,00,000/-	IDBI
06.02.2023	RTGS, UTR No. CBINR520-23020610009710	8,00,000/-	CBI
22.03.2023	NEFT, UTR No. IBKL230322-58045	2,00,000/-	IDBI
22.03.2023	NEFT, UTR No. IBKL230322-580252	2,00,000/-	IDBI
22.03.2023	NEFT, UTR No. IBKL230322-580638	2,00,000/-	IDBI
23.03.2023	RTGS, UTR No. CBINR520-23032310008869	4,00,000/-	CBI
28.04.2023	NEFT, UTR No. IBKL230428-358836	2,00,000/-	IDBI
28.04.2023	NEFT, UTR No. IBKL230428-358972	2,00,000/-	IDBI
28.04.2023	IBKL23042835916	2,00,000/-	IDBI
28.04.2023	RTGS, UTR No. CBINR520-23042810002953	4,00,000/-	CBI
16.05.2023	RTGS, UTR No. IBKL23051-6103188	3,00,000/-	IDBI
16.05.2023	RTGS, UTR No. IBKL23051-6096221	3,00,000/-	IDBI
16.05.2023	RTGS, UTR No. IBKL23051-609647	3,00,000/-	IDBI
17.05.2023	RTGS, UTR No. CBINR5202-3051712031	6,00,000/-	CBI
26.05.2023	RTGS, UTR No. IBKL23052-6092920	2,00,000/-	IDBI
26.05.2023	RTGS, UTR No. IBKL23052-6093467	2,00,000/-	IDBI
26.05.2023	RTGS, UTR No. IBKL23052-609332	2,00,000/-	IDBI
26.05.2023	RTGS, UTR No. CBINR5202-3052610004588	4,00,000/-	CBI
09.06.2023	RTGS, UTR No. IBKL23052-60933467	3,00,000/-	IDBI

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09.06.2023	RTGS, UTR No.IBKL230-609441445	3,00,000/-	IDBI
09.06.2023	RTGS, UTR No.IBKL23060-9442044	3,00,000/-	IDBI
09.06.2023	RTGS, UTR No.CBINR5202-3052610004588	6,00,000/-	CBI
10.07.2023	RTGS, UTR No.IBKL23071-0256686	5,00,000/-	IDBI
10.07.2023	RTGS, UTR No.IBKL23071-0256826	5,00,000/-	IDBI
10.07.2023	RTGS, UTR No.IBKL23071-025696	5,00,000/-	IDBI
10.07.2023	RTGS, UTR No.CBINR5202-3071010013426	10,00,000/-	CBI
14.08.2023	RTGS,UTR No. CBINR5202-3081410015673	42,51,000/-	CBI
14.08.2023	TDS 1%	1,49,000/-	
	Total:	1,49,00,000/-	

IN WITNESSES WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

- 1) Jiten Rijak &/o D. Rijak
M.E. School Road Jugsam J.S.R
- 2) Ramesh Agwal &/o Late B.L. Agwal
196 Kashidih Sukchi J.S.R

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

Printed through Computer

Advocate

16/8/2023

N. 16/8/2023

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NAME OF THE PURCHASER:-

M/s. THE GREAT EASTERN BUILDERS
Represented by its Partners
MR. SARVESH SINGH REKHI



ATTESTED BY
KAUSHAL AGARWAL
ADVOCATE



THE GREAT EASTERN BUILDERS

Sarvesh Singh Rekhi

Partner

MRS. MADHULATA AGARWAL



ATTESTED BY
KAUSHAL AGARWAL
ADVOCATE



THE GREAT EASTERN BUILDERS

Madhulata Agarwal

Partner

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

16/8/2023