



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c754d11a4043863205da

Receipt Date : 24-Jun-2024 01:05:07 pm

Receipt Amount : 80000/-

Amount In Words : Eighty Thousands Rupees Only

Token Number : 202400076763

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ANJU DEVI AND DINESH KUMAR (Vendee)

GRN Number : 2402709768

Dilips Kumar
S Rhoan



:- For Office Use :-

2024/JSR/2826/BK1/2615

Dinesh Kumar
Anju Devi



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।

Dinesh Kumar

Anju Devi

Safaraks
20,00,000/-

P.S
M.G.M (Mango)

STF
80,000/-

V. Phoman



Dilip Kumar



जिला अवर निबन्धक

अपराधित बस्तावेज में लेख्यकारी / प्रिंसापल
जाति के सामान्य अंकित की गई है।
छोटानागपुर अधिनियम 1908
की धारा 48(B) के अन्तर्गत नहीं है।

24/6/24

प्लॉट नम्बर 425

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

प्लॉट नम्बर 1453

देय प्रतिबन्धित सूची में दर्ज नहीं है।

24/6/24

24/6/24

अनुच्छेद 21 के अधीन प्रस्ताव: भारतीय स्टाम्प अधिनियम
के अन्तर्गत स्टाम्प देय है, 1988 की अनुसूची
1 या 1A, एन... 23... के अधीन
समावृत स्तम्भ-सहित (या स्तम्भ-मुक्त
के विमुख या स्तम्भ-मुक्त अर्थात् नहीं)।

SALE DEED

This Sale Deed is made on this the 24th day of June, 2024, at Jamshedpur.

Pharmak
निबन्धक-पदाधिकारी

BY AND BETWEEN

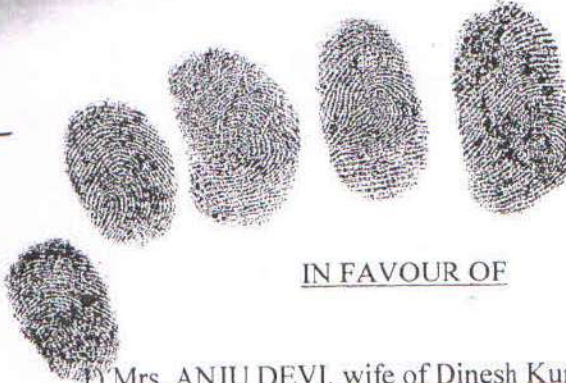
"D. S. ENTERPRISES", having its Office at Flat No. 103, Shivani Bhawan, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand. represented by its partner/s: 1) Mr. DILIP KUMAR JHA, son of Sadabir Jha, By Category General, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of N. H. 33, Baliguma, Mango, P.S. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, and State Jharkhand, & 2) SHAFIUR RAHMAN, son of Late Sajjad Hussain, By Religion Islam (Muslim), By Category 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)

Dilip Kumar
41 - 60,000 = 00
1 - 02 = 00
98 - 01 = 00

24/6/24
दस्तावेज जाँचा

Dinesh Kumar
Anju Devi

Dinesh Kumar



S. Phani



IN FAVOUR OF

- 1) Mrs. ANJU DEVI, wife of Dinesh Kumar,
- 2) Mr. DINESH KUMAR, son of BISHWANATH GUPTA,

Both By Faith Hindu, By Category General, By Nationality Indian, By Occupation No.1) Housewife & No.2) Service. Resident of H No.1/3, Shiv Usha Complex, Main Road, Uliyan Kadma, P.O & P.S Kadma, City Jamshedpur, District East Singhbhum, Pin 831005, 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 5974 & xxxx xxxx 5866 & Pan No. BHQPD9883E & ACRPK0559M)

NATURE OF DEED

CONSIDERATION AMOUNT

(Rupees Twenty Lakhs) only

SALE DEED

Rs. 20,00,000/-

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 16.50 Decimals i.e. 10 Kathas, 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 3252, Serial No 3597, Dt: 06.08.2016, Book I, Volume No 463, Pages from 219 to 328, registered at the District Sub Registry Office, Jamshedpur.

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Philip K. S. D.

S. Phoman

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 478 / 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. 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/s 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 their 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.

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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 they like, and the Purchaser/s is at liberty to get her names mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in her names 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/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 their 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.

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S. Phani

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.

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) (Sub Plot No.3)	731 Sq.ft. i.e. 1.676 Decimals

<u>SIDE</u>	<u>Boundary</u>
North :	Duplex No 02
South :	Duplex No.04
East :	Nij
West :	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.

Dinesh Kumar
Anju Devi

Dilip Kumar
S. Phema

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount (Rs)</u>
17.04.2024	685280	Indian Post office	Rs. 2,00,000/-
20.06.2024	735591	State Bank of India	Rs. 15,00,000/-
21.06.2024	685287	Indian Post office	Rs. 3,00,000/-
Total amount paid to the vendor is (Rupees Twenty Lakhs) Only			Rs. 20,00,000/-

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: *A. Mandal*

WITNESSES:

1. *Beesmata Devi w/o Dilip Kumar Jha*
R/o Baliguma JSC
2. *Sowmya S/o - D.K. Jha*
R/o Baliguma JSC

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

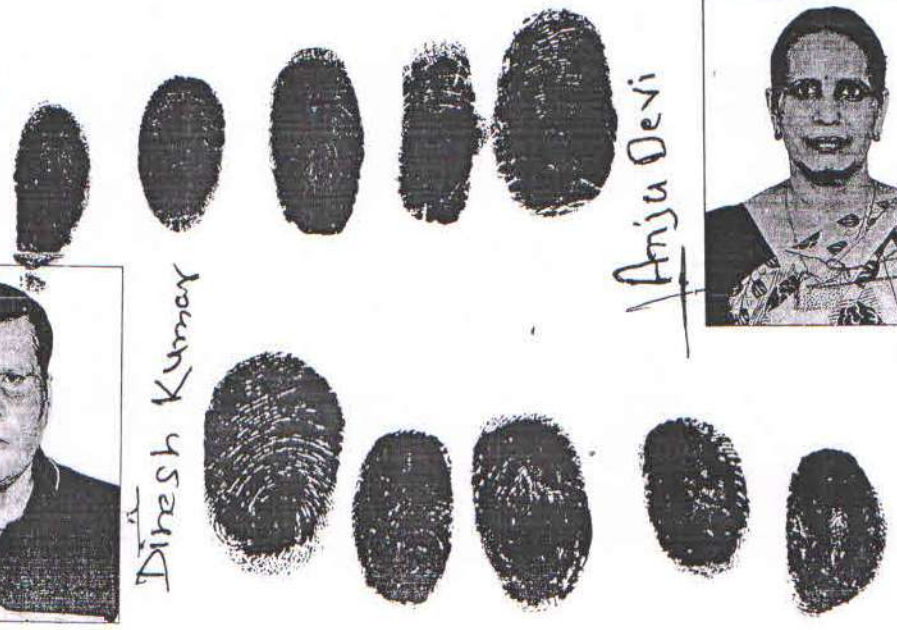
PURCHASER/S



Dinesh Kumar



Anju Devi



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.

Dinesh Kumar
Anju Devi

A. Mandal
AVIJIT MANDAL
Enrollment No. 21/2010
(Advocate)