



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cfef6f943f8ba4cdee07

Receipt Date : 16-Jul-2024 03:10:38 pm

Receipt Amount : 84000/-

Amount In Words : Eighty Four Thousands Rupees Only

Token Number : 202400088056

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SANJAY KUMAR BOSE and SOURAV
KUMAR BOSE (Vendee)

GRN Number : 2403141663



:- For Office Use :-

Sourav Kumar Bose

Sanjay K. Bose



2024/ISD/3294/BK1/3048

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।

Sourav Kumar Bose

Dilip K. H. S. Phanna

21,00,000/-

P.S. M.G.M

84,000/-



Dilip kumar



जिला अवर निबन्धक

अस्थापित दस्तावेज में लेखकारी / प्रिंटर
जाति के... अंकित की गई है।
छोटाभागपुर भारतका अधिनियम 1908
की धारा 44(2) के अन्तर्गत नहीं है।

न्यूनतम गुण्यंकन सूची से
जाँचा एक सही पाया।

16/7/24



S. Rahman



खाता नम्बर 425

प्लोट नम्बर 1453

देय प्रतिबधित सूची में दर्ज नहीं है।

SALE DEED

विभाग 21 के अधीन ग्राह्य: भारतीय स्टाम्प-अधिनियम
एक स्टाम्प ऐक्ट, 1889 की अन्वयिता
या एक, स. 23, के अधीन
स्थापित स्वयम-सहित (या स्वयम-शुल्क
के विमुख या स्वयम-शुल्क उपेक्षित)।

This Sale Deed is made on this the 16th day of July, 2024, at Jamshedpur.

(Signature)
निबन्धन-प्रशासिका

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 Category 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) 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)

4 - 63,000 = 00
U - 03200
PR - 01200

16/7/24
दस्तावेज जाँचा

(Signature)
(Signature)

Dilip Vir M

S Raman

Sourav Kumar Bose
Sanjay K. Bose

IN FAVOUR OF

1) Mr. SANJAY KUMAR BOSE, son of Nakul Nath Bose,

2) Mr. SOURAV KUMAR BOSE, son of Sanjay Kumar Bose,

Both By Faith Hindu, By Nationality Indian, By Category General, By Occupation Service, Resident of 15, Sadar Hospital Compound P.O. Chaibasa, District West Singhbhum, 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 & 0303 xxxx xxxx 9273 & Pan No. AGXPB4953G & CLMPB4528D)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 21,00,000/-

(Rupees Twenty One Lakhs) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of land measuring an area 13.22 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 Firm namely: D. S. Enterprises (First Party / Seller), from its previous owner/s: Ranendra Pratap Singh & Others, R/o Telco, Jamshedpur, by virtue of registered Sale Deed No 3677, Serial No 4038, Book I, Dt: 26.08.2016 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 618/M/2016-2017, Vol No. 33, Page No. 14, 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.

Ashish Kumar Singh

S. Sharma

Jayesh Kumar Singh

Sanjay K. Singh

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. 21,00,000/- (Rupees Twenty One 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. 21,00,000/- (Rupees Twenty One 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 they 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.

Dilip Kumar

S. Sharma

Sundaram Bora

Satyajit Mr. Bora

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.

Dilip K. N.

S. Sharma

Suven Kumar Das

Sanjay K. Das

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

The above Land is bounded as:

North : Duplex No. 11

South : Duplex No. 13

East : Duplex No. 9

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.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount (Rs)</u>
01.05.2024	Online Transfer		Rs. 20,000/-
10.05.2024	Online Transfer		Rs. 1,00,000/-
14.05.2024	Online Transfer		Rs. 1,30,000/-
28.06.2024	D/D No. 169603	Canara Bank	Rs. 18,49,000/-
16.07.2024	Cash		Rs. 1,000/-
Total amount paid to the vendor is			Rs. 21,00,000/-

(Rupees Twenty One Lakhs) Only

Dilip Kumar

S. Phano

Saraj Kumar Bose
Sajay K. Bose

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. Meel

WITNESSES:

1. Damyanti Bodra. w/o Sarajay Kumar Bose
2. Sru. Jha s/o D. K. Jha R/o Babgun JSC

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

PURCHASER/S



Sajay Kumar Bose

Handwritten initials and marks next to the signature.



Saraj Kumar Bose

Handwritten initials and marks next to the signature.



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.

Handwritten signature and name at the bottom right of the page.