



Government of Jharkhand
Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 91a62e2b050621af65e9
Receipt Date : 30-Mar-2024 03:51:08 pm
Receipt Amount : 100000/-
Amount In Words : One Lakh Rupees Only
Token Number : 202400040611
Office Name : District SRO - Jamshedpur
Document Type : Sale Deed
Payee Name : BIJAY KUMAR PANDEY AND OTHER (Vendea)
GRN Number : 2401389826

For D. S. ENTERPRISES
Partner
Dilip K. S.

For D. S. ENTERPRISES
Partner
S. Sharma



2024/JSR/1514/BK1/1412 :- For Office Use :-

Malti Pandey
Bijay Kumar Pandey



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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Malti Pandey Bijay Kumar Pandey

FOR D. S. ENTERPRISES

Bijay K P
Partner

FOR D. S. ENTERPRISES

S. Shanker
Partner

IN FAVOUR OF

1. Mr. BIJAY KUMAR PANDEY, son of Rama Shanker Pandit
2. Mrs. MALATI PANDEY, wife of Bijay Kumar Pandey,

Both By Faith Hindu, By Category General, By Nationality Indian, By Occupation
1) Service (Govt Teacher), & 2) Housewife, Resident of H No.92, Collage Road,
Village Kating Para, Bijaykutir, Campus, Gopalpur, P.O & P.S Ghatsila, Pin
832303, 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 6458 & xxxx xxxx 0636 & Pan
No.ABYPP1955E & DKOPP5631P))

NATURE OF DEED

CONSIDERATION AMOUNT

(Rupees Twenty Five Lakhs) only

SALE DEED

Rs. 25,00,000/-

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 1.75 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: Ruby Singh wife of Asish Kumar Singh R/o Palamu, Jharkhand, by
virtue of registered Sale Deed No 922, Serial No 992, Dt: 01.03.2024, Book I,
Volume No 177, Pages from 81 to 260, all registered at the District Sub Registry
Office, Jamshedpur.

Malati Pandey

Bijay Kumar Pandey

25,00,000/-

MGM

100,000/-



20/3/24

न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

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

जिला अवर निरक्षरता

व्यक्तिगत जानकारी में देखावटी / त्रुटिपूर्ण
जानि के समाप्त अंकित की गई है।
सोपानागत नियमित जाँचियाँ 1998
की धारा 48(B) के अन्तर्गत नहीं हैं।

20/3/24

20/3/24

21 के अन्तर्गत नियमित जाँचियाँ
की जा चुकी हैं।
ता. मं. 23 के अन्तर्गत
यह स्वाम्य-पुस्तक नियमित
विमुख या स्वाम्य-पुस्तक नियमित नहीं है।

FOR D. S. ENTERPRISES

Dilip K. Jha Partner



FOR D. S. ENTERPRISES

Partner



SALE DEED

This Sale Deed is made on this the 30th day of Mar, 2024, at Jamshedpur.

Sharmada K
निबंधन-पंजीयिका

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 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 (Mango), Town Jamshedpur, District East Singhbhum, and State Jharkhand, & 2) SHAFIQR 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)

29
30/3

21-75000=00
11-02=00
11-01=00

20/3/24

दस्तावेज जाँचा

Mukti Pandey
Pratibha Kumar Pandey

FOR D. S. ENTERPRISES

Dilip Kumar
Partner

FOR D. S. ENTERPRISES

S. Sharma
Partner

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 2294/R27/2023-2024, 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. 25,00,000/- (Rupees Twenty Five 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. 25,00,000/- (Rupees Twenty Five 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 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.

Mukti Pandey
Mitay Kumar Pandey

For D. S. ENTERPRISE

Dilip K. M

Partner

For D. S. ENTERPRISES

S. Sharma

Partner

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.
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.

Malti Pandey

Pr. Jay Kumar Pandey

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.37)	765 Sq.ft. i.e. 1.75 Decimals

<u>SIDE</u>	<u>Boundary</u>
North :	Brinda Devi
South :	Bibha Singh
East :	20' ft wide internal Road
West :	Mukesh Kumar

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 /Transfer, Date: 28.03.2024	Rs. 3,50,000/-
By /Transfer, Date: 27.03.2024	Rs. 1,00,000/-
By /Transfer, Date: 27.03.2024	Rs. 50,000/-
By Cheque No.004366, Date:28.03.2024, IDBI Bank	Rs. 20,00,000/-
Total amount paid to the vendor is	Rs. 25,00,000/-
(Rupees Twenty Five Lakhs) Only	

Malti Pandey
Bijay Kumar Pandey 51 Page

FOR D. S. ENTERPRISES
D. S. ENTERPRISES
Partner

FOR D. S. ENTERPRISES
Dilip Kumar
Kalinga

FOR D. S. ENTERPRISES
Ramesh
Pari

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. W. Aochana w/o Jakkam Ravi Kumar
Tuladungoi, Golmuri Jso-3

2. Mr. Pramanta S to Lt. Pramant
Monga

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



Priyankumarandey

Malti Pandey



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
AVIJIT MANDAL
Enrolment No.-14/2010
(Advocate Jsr. Court)

Malti Pandey
Priyankumarandey