



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c9e78bbaeccc83da3121

Receipt Date : 17-Nov-2020 09:27:50 am

Receipt Amount : 72000/-

Amount In Words : Seventy Two Thousands Rupees Only

Token Number : 2020000090213

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHABANA KHATOON (Vendee)

GRN Number : 2002797569



10
Defence
की रसीद
17/11-2020

-: For Office Use :-

2020/3SR/3384/BKI/3078

नियम 21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिनियम
(: इयन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, स. 2... के अधीन
प्राप्ता: स्टाम्प-रसीद (स. स्टाम्प-शुल्क
के विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)



निर्वाहक अधिकारी

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।

[Signature]

Shabana Khatoon

18,00,000

PS
mangal

Star
7200

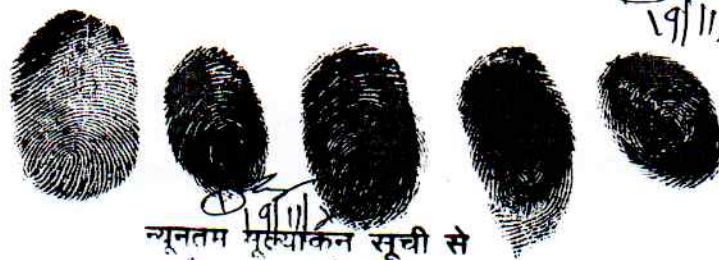
22 ब्रह्मा लख 537
लाह लख 475 बुलवार-चम
के के 25 मी है

19/11/2020



P. C. GOPE
Advocate
19-11-2020

Karim Baksh



न्यूनतम यूक्याकन सूची से
जाँचा एवं सही पाया।

जिला अवर लिखावक
जनपदित जिला अवर लिखावकरी / पितृपल
जाति सं. 2119
जामशेदपुर जामशेदपुर अ. नियम 1008
को धारा 404(B) के अन्तगत नहीं है।

19/11/2020

Free chyt

SALE DEED

101, 54,000 =
H.R 3 =
P.P. - 1 =

THIS SALE DEED IS MADE ON THIS THE 19TH DAY OF
NOVEMBER 2020 AT JAMSHEDPUR; B Y :-

19/11/2020
दस्तावेज जाँचा

KARIM BAKSH S/O Late Maula Baksh, by faith Muslim, by Caste
Sheikh, by occupation Business, Nationality Indian, resident of 75,
Zakirnagar East, Kuli Road, P.O. Azadnagar, P.S. Mango, Jamshedpur,
District Singhbhum East, State Jharkhand, hereinafter called the
SELLER (which expression shall unless repugnant to the context
include his legal heirs, successors, administrators and legal
representatives, assignees) of the ONE PART;
Aadhaar No.5238 8023 9231;
PAN- CHOPB0155N ;

Karim, M. S. K.
19-11-2022

3.

IN FAVOUR OF

SHABANA KHATOON W/O Md. Ajmal Karim , by faith Muslim, by Caste Sheikh, by Occupation Household affairs Nationality Indian, resident of D/25,D/26, Noamundi Babu Line Camp, P.S. Noamundi, District West Singhbhum, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include her legal heirs, successors, administrators and legal representatives, assignees) of the OTHER PART;

Aadhaar No. 6468 7326 9213 ;

PAN- ATUPK6077G ;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.18,00,000/- (Rupees eighteen lakhs) only paid in different installments through cash and cheque.

WHEREAS, the Seller is sole, absolute and lawful owner of all that land measuring an area 2 katha i.e. 3.30 Decimals, together with house thereon, situated in Mouza Pardih, P.S. Mango, Thana No.1641, Ward No.8 Mango Nagar Nigam, recorded under New Khata No.537, Portion of New Plot No.475 a,b,c, within Dist. East Singhbhum morefully described in the schedule below ;

AND WHEREAS, the Seller has purchased the above land mentioned in the schedule below along with other land by means of registered Sale deed bearing Deed No.7894 (Sl. No.9526), dated

Karimulla
19-11-2019

4.

06.11.2010 registered at Dist. Sub-Registry office Jamshedpur from its former owners Rahim Bakhsh and five others all of Zakirnagar, P.S. Azadnagar, Mango, and thereafter the Seller got his name mutated in respect of the said land in the records of the landlord the State of Jharkhand through **C.O. Mango vide Mutation Case No. 118/R27/2019-2020, vide order dt. 05.08.2019** ; and rent for the said land has been paying regularly to the landlord **through C.O. Mango.**

AND WHEREAS, after purchasing the schedule below land along with other land the Seller has constructed pucca house thereon and the Seller has been in peaceful possession over the schedule below land and house property without any interruption from any body with power to dispose of the same in any manner he likes;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the schedule below **land and house property** for a total consideration amount of **Rs.18,00,000/- (Rupees eighteen lakhs) only** and the Purchaser has also agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the said sum of **Rs.18,00,000/- (Rupees eighteen lakhs) only** paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule below by the

Kaayam Mohan
19-11-2019

5.

Seller, the Seller does hereby absolutely and forever sell, convey and transfer the all that property mentioned in the schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser her heirs, successors without any interruption from the side of the Seller or any person/s claiming under the Seller.

2. That the Seller has delivered possession of the schedule below land and house 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 in any manner she likes and the Purchaser shall be at liberty to get her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through **C.O. Mango** and shall pay rent for the same in her own name.

3. That from this day all the right, title, claim and interest of the Seller in the schedule below property will cease to exist and will vest in the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the property mentioned in the schedule below hereby sold by this deed of sale is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that she has good and perfect title over the schedule below property which she has not sold, charged

Ka, m, b, k
19-11-2000

6.

or transferred the same in any way to any one else prior to this Sale Deed.

6. That if for any defect of title or possession of the Seller in the schedule below property shall be found, the Purchaser suffers any loss, then the Seller will be liable to compensate the same.

SCHEDULE

(Description of the land hereby sold)

District East Singhbhum, District Sub-Registry office Jamshedpur, situated in **Mouza Pardih**, P.S. Mango, Thana No.1641, Ward No.8 Mango Nagar Nigam, recorded under-

<u>New Khata No.</u>	<u>New Plot No.</u>	<u>Area</u>
537	475 a-	170 sq.ft.
"	b-	100 sq. ft.
	c-	1170 sq.ft.
	Total area:-	<u>1440 Sq.ft.</u>

i.e. 2 kathas or 3.30 Decimals of homestead land, together with house thereon having pucca built up area 200 sq.ft.

Which is bounded by :-

North : Subi Khatoon ;

South : Niyautulla & Mister Saheb ;

East : Alley ;

West : Rasta ;

The above land is situated on the Other Road.

7.

Koti, M. S. S.
19-11-2022

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

Annual Rent : Rs.10/- per decimal payable to the landlord, the State of Jharkhand, through C.O. Mango.

The above land is situated within the Holding No.0010013934000A1 of Ward No.8 Mango Nagar Nigam.

Rent Receipt Vol. No. 101 ; Page- 87 ;

MEMO OF CONSIDERATION

The consideration amount of Rs.18,00,000/- only paid by the Purchaser to the Seller in the following manner :-

<u>Sl.No.</u>	<u>Mode</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (in Rs.)</u>
1.	Cheque No.83301581		Canara Bank, Noamundi Branch	15,00,000/-
2.	Cash in different installments			3,00,000/-
			Total:-	<u>Rs.18,00,000/-</u>

19-11-2020

19-11-2020

8.

IN WITNESS WHEREOF the Seller is executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executant/Seller who admits the same to be true and correct.


Advocate.

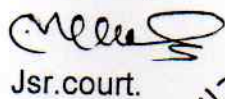
19-11-2020

WITNESSES:

1. Anisur Rahman S/o Mozaffer Hussain
4/D H.No. 182 A JSLaw Nagar Kapatli Chandli
19/11/20

2. M.D Aslam - Karim S/o M.D Fajal - Karim
R/o OLD Purilya Road No 19 PS Ajada nagar
Mango Jamsed pur
19-11-20

Printed by :


Jsr.court.

19/11/2020

Drafted by :-


Advocate, Jsr.court.

19-11-2020

19-11-2020

Kaori mulla
17/11/20

9.

PURCHASER



Shabana Khatoon
19/11/20



Sign. of the Purchaser
(SHABANA KHATOON)

P. C. GORE

Advocate 19-11-2020

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been obtained by me.

Advocate.

19-11-2020



Pre Registration Docket

Date :- 19-11-2020 01:42 pm

Office Name :- District SRO - Jamshedpur
Token No:- 2020000090213

Appoinment :- 17-Nov-2020 Time:- 13:30

Article	Sale Deed
Pre Registration Date	20-Oct-2020
No. Of Pages	42
Stamp Duty	72000
Paid Stamp Duty	0
Total Fees	₹ 55,264.

Property Id: **409406**

Valuation No. : 561819 / 2020 :- 2020-2021 | User Id : 3029 | Date : 19-November-2020 13:30:PM

State : Jharkhand | District : EastSinghbhum | Tahsil : Jamshedpur
Land Type : Urban | Corporation : Mango Nagar Nigam | Village/City : Pardih

Pardih - Other Road

Page Number - 87

Holding Number - 0010013934000A1

Khata Number - 537

Plot Number - 475

Ward Number - 8

Volume Number - 101

Construction Type :PUCCA

Property Rates

Residential construction (N)

₹2970/- Square Feet

Valuation Rule : Residential Construction

Property Details

1	Land area	3.30 Decimal
2	Area of Constructed Property	200 Square Feet
3	Have Depreciation certificate	No
4	Age	0 to 10 Years
5	Certificate number	
6	Residential Usage Type	House
7	GST NUMBER	
8	Builder Name	
9	Builder Address	

Karim Lal

1	SP	1,260
Total		1,260
Property Id:409406		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	54,000
Total		54,004

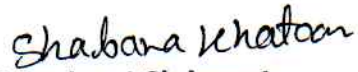
All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate

19/11/20



Vendee / Claimant

19/11/20



Vendor / Executant

19/11/20

Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.3 x 299640=988812	₹9,88,812/-
2	Constructed Property Valuation	1. 200 x 2970=594000	₹5,94,000/-
A	Total		₹15,82,812/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹15,82,900/-
Total Amount in Words : Fifteen Lakhs Eighty Two Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Alley, West: Rasta, South: Niyautulla and Mister Saheb, North: subi Khatoon
Area	Land area : 3.30 Decimal, Area of Constructed Property : 200.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 832110
Government/Market Value	1582812
Transaction Amount	1800000

SELLER	-Mr. KARIM BAKSH, Address - 75, Zakirnagar East, Kuli Road, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East Singhbhum- ,Father/Husband Name Late Maula Baksh , PAN No.- *****155N,Permission Case No.- , Aadhaar No. *****9231
PURCHASER	-Mrs. SHABANA KHATOON, Address - D/25, D/26, Noamundi Babu Line Camp, P.S. Noamundi, District West Singhbhum- ,Father/Husband Name Md Ajmal Karim , PAN No.- *****077G,Permission Case No.- , Aadhaar No. *****9213

Witness Information	Mr. AUISUR RAHMAN , Address - H. No. 182A, Islam Nagar, Kapali, Near Kalim Store, P.S. Chandil, Districr Seraikella Kharsawan-, Father/Husband Name-Mozaffar Hussain
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Identifier Details	Mr. MD ASLAM KARIM , Address - Road No. 19, Old Purulia Road, Zakirnagar, P.S. Azadnagar, Jamshedpur, East Singhbhum-, Father/Husband Name-Md Fazal Karim
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Property Id:409406		
Fee Rule:Sale Deed		
1	Stamp Duty	72,000

Karim