



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cec3ea96bd71267c94fe

Receipt Date : 29-Jun-2021 12:16:01 pm

Receipt Amount : 60000/-

Amount In Words : Sixty Thousands Rupees Only

Token Number : 20210000060180

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MAHESH PARASAD ( Vendee )

GRN Number : 2106171882



Defence  
कर फेरान  
Aoj:1

:- For Office Use :-

2021/SSR/4377/BK/2201

2021-06-29 12:16:01 PM

60000/-

MAHESH PARASAD ( Vendee )

2106171882

2021-06-29 12:16:01 PM

60000/-

MAHESH PARASAD ( Vendee )

2106171882

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।

दस्तावेज से माध्यम से पूर्व से किसी प्रकार की सेवा नहीं  
की गयी है।

रसीद - मुद्रांक  
1/8/21

Satish Kumar

150,000

60,000



Sirajul Haque

Sirajul Haque  
11/7/21



Anil Dhaliver

Anil Dhaliver  
Advocate

Safiqul Haque  
11/7/21

रजिस्ट्रार कार्यालय  
106.2  
23

11/7/21

2.

SALE DEED

THIS SALE DEED IS MADE ON THE 15<sup>TH</sup> DAY OF JULY, 2021 AT JAMSHEDPUR, BY:-

- (1) SIRAJUL HAQUE (PAN- AAFPH7294G & UID No.5788 0231 1408) and
- (2) SAFIQU L HAQUE (PAN- AAFPH7293B & UID No.2831 0364 5363), Both Sons of Late Jamshed Ali Mullah, both by faith Islam, by caste Syed, by occupation Business, Nationality Indian, Resident of No.1, JN No. 22, Cross Road No 4, Jawahar Nagar, Mango, PO. Azadnagar, PS. Mango, Town Jamshedpur, District East Singhbhum, in the State of Jharkhand, Pin Code 832110, and No.2, H. No.28, Cross RoadNo 4, Ettar Line, Azadnagar, PO. Azadnagar,

15,000  
30,000  
11/7/21

11/7/21



Almasia

Advocate

15/7/21  
Sriyaji Hegde



सिराजुल हक पिता-सय जमशेद अली मुल्ला

जवाहर नगर थाना- मातंगी

01/07/2021

1042

जमशेदपूर



01/07/2021

Sirajul Haque  
1/9/21  
Sattiqul Haque  
1/9/21

3.

PS. Mango, Town Jamshedpur, District East Singhbhum, in the State of Jharkhand, Pin Code 832110, jointly hereinafter called the **SELLERS** ( which expression shall unless by or repugnant to the context to the subject shall mean and meaning thereof deemed to be the aforesaid Sellers and also includes their legal heirs, successors, legal representatives, administrators, executors and assigns ) of the ONE PART.

**IN FAVOUR OF**

**MAHESH PRASAD**, Son of Shri Jethan Mahto, by faith Hindu, by caste Kurmi (in Bihar), by occupation Service, Nationality Indian, Resident of Village Basanpur, Uttarnawan, PS. Uttarnawan, District Nalanda, in the State of Bihar, Pin 803119, hereinafter called the **PURCHASER** ( which expression shall unless by or repugnant to the context to the subject shall mean and meaning thereof deemed to be the aforesaid Purchaser and also includes his legal heirs, successors, legal representatives, administrators, executors and assigns ) of the **OTHER PART**.

**PAN- ANWPP3714B & UID No. 7701 2708 7471;**

**Nature of Deed:** Sale Deed. .

**Consideration Amount:** Rs. 15,00,000/- (Rupees Fifteen Lakhs ) only.

WHEREAS the Sellers are the absolute and lawful owners of the landed property mentioned in the schedule below along with other land (i.e. Present Survey Khata No.2, being Present Plot No.1062, land measuring 1340 sq. ft. equivalent to 3.08 Decimals of Raiyati Homestead vacant land within Survey Ward No.9 MNAC (Now Mango Nagar Nigam) situated in Mouza Pardih, P.S. Mango, Thana No.1641, within District East Singhbhum, District Sub Registry Office at Jamshedpur).

Sirajul Haque  
11/7/21

Safiqul Haque  
11/7/21

4.

**AND WHEREAS,** father of the present sellers namely Jamshed Ali Mullah Son of Ahmad Ali Mullah purchased the Schedule below land along with other land by virtue of registered Sale Deed, bearing Deed No.594 dated 09.06.1976 registered at Sub Registry Office Jamshedpur on payment of valuable consideration amount and he was in peaceful possession over the same during his life time.

**AND WHEREAS,** after the death of said Jamshed Ali Mullah, his legal heirs and successors, two sons namely **SIRAJUL HAQUE** and **SAFIQUL HAQUE** the present Sellers jointly inherited the schedule below land along with other land and they got succession mutation in their names vide Mutation Case No.480/R/27/2019-2020 order passed on 25.11.2019 from the Anchal Adhikari Mango and paying rent in their names till date, Volume No.104, Page No.55 and they came in actual peaceful possession over the same without any interruption from anybody.

**AND WHEREAS,** now the Sellers being in urgent need of money voluntarily expressed their intent of selling the schedule below landed property and Purchaser agreed to purchase the same for a total consideration amount of Rs.15,00,000/- (Rupees Fifteen Lakhs ) only

**NOW THIS SALE DEED WITNESSETH AS UNDER**

1. That the Purchaser paid entire amount of Rs.15,00,000/- (Rupees Fifteen Lakhs ) only in different installments through Cheques, details mentioned in Memo of Consideration as hereunder to the Sellers as full and final consideration amount for the schedule below property, the receipt of which is hereby admitted and acknowledged.

Sirajul Haque  
1/9/21  
Sadiqul Haque  
1/9/21

5.

2. That the Sellers after having receipt the entire consideration amount have delivered physical possession of the schedule below property to the Purchaser.
3. That the Sellers have ceased their all right, title, claim, and interest in the schedule below property and the same has vested unto the above named Purchaser and he will hold, possess and enjoy the same as absolute owner forever quite freely and peacefully without any let or hindrance from the side of the Sellers.
4. That the Sellers hereby declare that the schedule below property is free from all encumbrances, liens and charges and is marketable.
5. That if any defect transpires in the title and possession of the Sellers with respect to the schedule below property and the Purchaser is either dispossessed, in that event the Sellers will be civilly or criminally liable to compensate losses sustained by the Purchaser.
6. That the Purchaser will get the schedule below property mutated in his name in the office of the C.O. Mango and all rent will be paid by him in place of the Sellers.

### SCHEDULE

(Description of the land hereby sold)

All that piece and parcel of Homestead Vacant land Measuring an Area **1340 sq. ft. equivalent to 3.08 Decimals** recorded under Present Survey Khata No.2, Present Survey Plot No.1062 within Survey Ward No.9 MNAC (Now Mango Nagar Nigam) situated in Mouza Pardihi, P.S. Mango, Thana No.1641, within District East Singhbhum, District Sub Registry Office at Jamshedpur,  **Holding No.- 0090009177000MO**

Sirejul Haque  
1/7/21

Sadiqul Haque  
1/7/21

6.

of Mango Nagar Nigam Jamshedpur, Rent Receipt Vol. No 104, Page No.55.

**which is bounded by:-**

North : School Boundary wall,  
South : Sellers' Nij Rasta,  
East : Rasta,  
West : Sellers' Nij.

Annual Rent : Rs.3/- only per decimal payable to the landlord the state of Jharkhand through C.O. Mango.

Rent Receipt Vol. No.104, Page No.55.

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

**MODE OF PAYMENT**

Entire consideration amount of Rs.15,00,000/- (Rupees Fifteen Lakhs ) only, has been paid by the Purchaser to the Sellers in the following manner:-

1. Rs.5,00,000/- only vide Cheque No.958977 dated 07.04.2021,
2. Rs.5,00,000/- only vide Cheque No.958978 dated 07.04.2021 and
3. Rs.5,00,000/- only vide Cheque No.958980 dated 28.06.2021 all drawn on SBI, Bihar Shariff Bazar Branch.

Sajid Haque  
11/7/21  
Safiqul Haque  
11/7/21

7.

In witness whereof the Sellers have set their respective hands on the date first written above at Jamshedpur.

Witnesses :-

1. IMADUDDIN NDBABAR S/o MD SALAUDDIN  
Zakir Nagar East Mango.

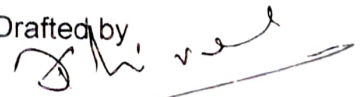
2. Sajay Pramanik S/o Ajay Pramanik  
NH-33 Karmaram Basti Mango

Printed by



Jsr. Court.

Drafted by



Advocate, Jsr. Court.

PURCHASER



11/7/21  
1234



Advocate

Certified that the fingers print of the left hand of each person whose Photographs are affixed in this deed have signed before me or taken by me

  
Advocate