



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d075c1e03b3845668dca

Receipt Date : 07-Sep-2021 01:10:02 pm

Receipt Amount : 54500/-

Amount In Words : Fifty Four Thousands Five Hundred Rupees Only

Token Number : 20210000093677

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ISHTIYAQUE AHMAD ANSARI (Vendee)

GRN Number : 2107391527



-- For Office Use --

Handwritten notes:
18/09/21
2107391527



2021/ISR/4248/BK/3938

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरा दस्तावेज पर मुद्राक शुल्क का भुगतान का प्रमाण हेतु उपयोग अतः मद्राक अधिनियम 1879 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

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देवदत्त सिंह (सी.ओ.ओ.)

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Sublime
13,62,500

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page

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54500



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by the pen of her husband

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218 एनएचएल
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न्यूनतम प्लगकन सूची से
जाँचा एवं जहाँ पाया।

SALE DEED

THIS SALE DEED is made on this the 07th day of
September 2021 at Jamshedpur

: BY :

AINUL NISA (Aadhaar No: 5621 7968 0796 and Pan
No : CNRPN4645Q) Wife of Late Taiyab Ali, by faith
Muslim, by caste Ansari, by Nationality Indian, by
occupation House-wife, resident of Holing No. 16, Cross
Road No. 6E, Azadnagar, Mango, within P.S. and P.O.
Mango, Town District East Singhbhum State of
Jharkhand-832110 hereinafter called the "VENDOR"



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(which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **One Part**;

IN FAVOUR OF

ISHTIYAQUE AHMAD ANSARI (Aadhaar No: 8931 7347 2811 and Pan No: AGKPA8708K) Son of Late Taiyab Ali, by faith Muslim, by caste Ansari by Nationality Indian, by occupation Teacher, resident of Holing No: 16, Cross Road No: 6E, Azadnagar, Mango, within P.S. and P.O. Mango, Town District East Singhbhum State of Jharkhand-832110 hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **Other Part**;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT : Rs. 13,62,500/- (Rupees Thirteen Lakhs Sixty Two Thousand Five Hundred) only

WITNESSETH AS FOLLOWS:-

WHEREAS the land mentioned under New Khata No 493, being New Plot No. 318, 319 and other plots, of Mouza Pardih, Survey Ward No. 8, MNAC has been recorded in the recent survey settlement operation in the



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names of Manvendra Choudhary and others who later jointly sold land measuring Ten Kathas, in Portion of New Plot Nos: 318 and 319, recorded under Khata No: 493, situated at Mouza Pardih, Survey Ward No: 8, MNAC to Farid Mian, son of Kitab Khan, by virtue of Sale Deed No: 3740, Serial No: 7077, dated 05-06-1979 which was duly registered at Jamshedpur Dist. Sub registry office, on receipt of valuable consideration amount;

AND WHEREAS later on said Farid Mian sold land measuring 1800 Sq. ft. in Portion of New Plot No: 318 and land measuring 1800 Sq. ft. in Portion of New Plot No: 319 (Total land measuring Five Kathas i.e. 8.25 decimals) recorded under New Khata No: 493, situated at Mouza Pardih, Survey Ward No: 8, MNAC, within P.S. Mango, Town Jamshedpur, District East Singhbhum in favour of the present Vendor by virtue of Sale Deed No: 2159, Serial No: 2447 dated 27-03-1981 registered at Jamshedpur Dist. Sub registry office, on payment of valuable consideration amount;

AND WHEREAS after purchasing the aforesaid land the name of the present Vendor has been mutated in the records of Circle Officer Jamshedpur vide Mutation Case No: 372/M-2016-2017 and since then the Vendor has



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been exercising all acts of ownership and possession over the same without any interruption from any corner, on payment of rent to the Circle Officer Jamshedpur now Mango;

AND WHEREAS the Vendor is in urgent need of money for her personal emergent expenses and also to clear her old debts as such she has decided to sell the land measuring Two Kathas Ten dhurs i.e. 1800 Sq. ft. Approx. in Portion of New Plot No: 318 recorded under New Khata No: 493, situated at Mouza Pardih, Survey Ward No: 8, MNAC, within P.S. Mango, Town Jamshedpur, District East Singhbhum more fully described in the schedule below on total consideration amount of Rs. 13,62,500/- (Rupees Thirteen Lakhs Sixty Two Thousand Five Hundred) only and accordingly on hearing so after inspecting all its document the Present Purchaser has agreed to purchase the aforesaid land more fully described in the schedule below from the present Vendor on the said consideration amount on the following terms and conditions as stated below:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:;

- 1) That in Pursuance of the agreement and in consideration of a sum of Rs. 13,62,500/- (Rupees Thirteen Lakhs Sixty Two Thousand Five Hundred) only



As per
Amd. Act
by the Govt
of Maharashtra
02/01/21

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paid by the Purchaser to the Vendor, the receipt of which sum the Vendor above-named hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the property mentioned in the schedule below, the Vendor by these present does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto with full privileges and advantages **TO HAVE AND TO HOLD** the same without any interruption, hindrance or disturbances from or by the present Vendor and/or any other person or persons claiming under her.

2) That the Vendor has handed over the peaceful possession of the schedule below land to the Purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendor has completely divested off all her rights, title, interest in the schedule below land and henceforth the Vendor shall cease to have any manner of title to the said property or claim on the said land.

4) That from the date of possession the Purchaser shall use, enjoy and possess the said land according to his



Handwritten notes in the top right corner: "20/10/21" and "Mango and Mango Notified Area Committee".

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desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get his name mutated in the office of the Landlord through Circle Office Mango and Mango Notified Area Committee and accordingly shall pay the rent and Holding Tax for the same in his own name to the concerned authorities.

5) That the Vendor is the sole and bonafide owner of the aforesaid land and she is fully entitled to dispose off the schedule below land to the Purchaser.

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:-

a) that the Vendor is the lawful owner of the schedule below land and accordingly she has transferred the same in favour of the Purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said land.

c) that from this day the Purchaser shall have quiet and peaceful possession and enjoyment over the schedule below land.



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- 6) That the Vendor hereby assures the Purchaser that prior today she has not negotiated the schedule below land or any part thereof with any third person by way of sale or lease or any other mode of transfer save and except with the present purchaser by executing this sale deed today.
- 7) That the vendor hereby undertakes that if in any defect in the title or possession of the vendor over the schedule below land is found then in such event the vendor and her legal heirs will fully compensate the purchaser if he sustains any loss.
- 8) That the Vendor has further agreed to execute and register, at the cost of the Purchaser, any other deeds of assurance, if necessary to more perfectly ensure the ownership and possession of the Purchaser, over the schedule below land.
- 9) That the Vendor has handed over the Xerox copy of all relevant documents in connection with the schedule below land to the Purchaser.
- 10) That the schedule below land is situated on Branch Road.



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Handwritten notes in Urdu: "F. Toob and W. S. by the son of M. A. J. Uddin 07/09/21"

"SCHEDULE"

All that Piece and Parcel of Raiyati Homestead land measuring Two Kathas Ten dhurs i.e. 1800 Sq. ft. Approx. in Portion of New Plot No: 318 recorded under New Khata No: 493, situated at Mouza Pardih, Survey Ward No: 8, MNAC, Holding No - 0010005709000A1, Volume no - 26 and Page no - 44 within P.S. Mango, Town Jamshedpur, District East Singhbhum, District Sub-registry office at Jamshedpur, which is bounded as follows:

- North : Road
- South : Alley
- East : Mushtaque Ahmad
- West : Naushad

Annual rental of Rs.10/- only payable to the Circle Officer Mango.

IN WITNESSES WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

- 1) G. Ahmad (Iftikhar Ahmad)
G/o Tajab Ali, C.R. No. 6E/16
Azad Nagar, Mango JSR.
- 2) T. Faizan (Tauheed Faizan) s/o Mushtaque
Ahmad (C.R. No. 6E/16 Azad Nagar Mango
JSR.

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:10:

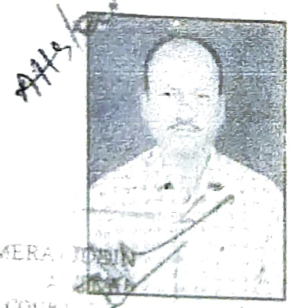
Drafted, read over and explained the contents of this sale deed to the Executant/Vendor who found and admitted the same to be true and correct.

Typed at

[Signature]
MD. MERAJUDDIN
ADVOCATE
CIVIL COURT, ISR. Advocate
02/9/21

Jamshedpur Court

**NAME OF THE PURCHASER:-
ISHTIYAQUE AHMAD ANSARI**



Meraudin



MD. MERAJUDDIN
ADVOCATE
CIVIL COURT, ISR.

02/9/21

Signature and finger print of left hand of the Purchaser above named.

Certified that the finger prints of left hand of each person, whose photographs are affixed in the document, have been obtained by me

[Signature]
MD. MERAJUDDIN
ADVOCATE
CIVIL COURT, ISR. Advocate
02/9/21