



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d33dfa8c4d72082f649c

Receipt Date : 07-Sep-2021 01:23:21 pm

Receipt Amount : 54500/-

Amount In Words : Fifty Four Thousands Five Hundred Rupees Only

Token Number : 20210000093686

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : MUSHTAQUE AHMAD (Vendee)


GRN Number : 2107392192



:- For Office Use :-

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20210000093686



इस रसीद का उपयोग करके ही दस्तावेज पर मूद्राक शुल्क का भुगतान के प्रमाण हतु हो लिया जा सकता है। पूनः प्रिन्ट का अथवा मोटा कौपी आदि द्वारा इसी रसीद का दूसर दस्तावेज पर मूद्राक शुल्क का भुगतान क प्रमाण हतु उपयोग भारतीय मूद्राक अधिनियम 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

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Handwritten signature and date: 07/09/21

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विषय 21 के अर्धीन लका. भारतीय म्दाप-अधिकारिक
(विशेष म्दाप ऐका.) 18.09 की अनुमती
का 10. म. 22... के अर्धीन
पशासक म्दाप-सहित (मा म्दाप-मुम्दा
के दिनुष का म्दाप-मुम्दा अर्धीन गती)

निबधन-पदाधिकारी

न्यूनतम मूल्योक्ति सूची से
जोचा एवं सही पाया।

खाना जल 493 लीटर
जल 319 लीटर
7/9/2021

जिला अयट निबन्धक

कल्याणिक दम्दार / निबन्धक
जति के...
मोहनपुर काकाजी अर्धीन 1908
की धारा 804E के अन्तर्गत नहा 3।

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LLP 3=0
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दस्तावेज 19/9/2021

SALE DEED

THIS SALE DEED is made on this the 07th day of Sept.
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"
(which expression shall unless, excluded by or repugnant

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to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **One Part** ;

IN FAVOUR OF

MUSHTAQUE AHMAD (Aadhaar No: 6677 5736 4450 and Pan No: ANHPA8686N) Son of Late Taiyab Ali, by faith Muslim, by caste Ansari, by Nationality Indian, by occupation Service, 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

WITNESETH 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

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recorded in the recent survey settlement operation in the 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

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: 318 (Total land measuring Five Kathas i.e. 3.25 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

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No. 372/M-2016-2017 and since then the Vendor has 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: 319 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

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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.



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4) That from the date of possession the Purchaser shall use, enjoy and possess the said land according to his 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 complete owner of the aforesaid land and she is fully entitled to dispose off the schedule below and 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.

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

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 an 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 all other deeds or 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 relevant documents in connection with the schedule below land to the Purchaser

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10) That the schedule below land is situated on Branch Road.

"SCHEDULE"

All that Piece and Parcel of Raiyati Homestead land measuring Two Kathas Ten dhurs i.e. 1800 Sq. ft. = 4.12 Dec. Approx. in Portion of New Plot No: 319 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 : Abid

West : Vendor's nij now sold to Ishtiyaque Ahmad Ansari

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.

L. Tahir Ahmad
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WITNESSES

1) J. Ahmad (Jaffer Khar Ahmad)
S/o Late Taiyab Ali (C.R.No. 61E/16,
Azad Nagar Mangro JSR.

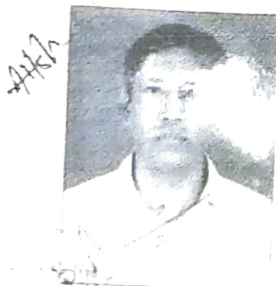
2) T. Faizan (Tanzeed Faizan) S/o Mushtaque
Ahmad (C.R.No. 11E/16 Azad Nagar Mangro JSR).

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
Jamshedpur Court

M Advocate
02/9/21

NAME OF THE PURCHASER:-
MUSHTAQUE AHMAD



Mushtaque Ahmad
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

M Advocate
02/9/21