



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fccdc70dfc4266ed4b27

Receipt Date : 17-Nov-2021 11:14:41 am

Receipt Amount : 112100/-

Amount In Words : One Lakh Twelve Thousands One Hundred Rupees Only

Token Number : 20210000120580

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : JITENDRA KUMAR AND ANOTHER (Vendee)

GRN Number : 2108384329

Singh Rupa
17/11/2021
Sudhakar Bhowmik
17/11/2021



:- For Office Use :-

Deface
[Signature]



2021/JSR/STY4/BK1/1752

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 अप्रदनीय अपराध है। इस रसीद को सिस्टिम से कुल

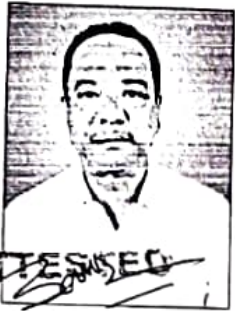
जितेंद्र कुमार
17/11/2021

मिनाहा कुमारी
17/11/2021

880/1000

PS mango

Stam 112/100



ATTESTED

S. N. SARKAR
JAWAHAR NAGAR, JAMSHEDPUR

Sirajul Haque

17/11/2021



S. N. SARKAR
JAWAHAR NAGAR, JAMSHEDPUR

Safiqul Haque

17/11/21



खुशी खाल २ लाख रुपैया
1062 बर्तिकातुन १२ वरुन
दर लेखी छै।

17/11/2021

मिल्ला उपर लिखतराक

कालिका विपुल मे देवदारी / विक्रम
कोट नं- २४२५ जमिन मे गड ३।
इटासामु गलावरी इन्डियन १५०
के का ५५(८) के जनाके रहे छै।

न्यूनतम मूल्यांकन भूनी म
जोका एट सही गला।

-2-

17/11/2021

SALE DEED

म २५ के जमीन काका, जमकीक स्टाम-प्रविधिक
इटासामु (२), १३९९ के प्रकृती
का १३, का... २३... के प्रकृती
इटासामु-प्रविधिक (म स्टाम-प्रविधिक
विपुल वा स्टाम-प्रविधिक प्रकृती

THIS DEED OF SALE IS MADE ON THIS THE 17th DAY OF
November, 2021 AT JAMSHEDPUR, BY:-

Kachyell

M, 84030
W/A 300
P/A 100

- 1) MR. SIRAJUL HAQUE, Son of Late Jamshed Ali Mullah and
 - 2) MR. SAFIQUUL HAQUE, Son of Late Jamshed Ali Mullah
- both by faith Muslim, by Caste Syed, by Occupation Business, Nationality Indian, resident of Cross Road No.4, Jawahar Nagar, Mango, P.S. Azadnagar, Town Jamshedpur, District East Singhbhum, Jharkhand hereinafter called the "SELLERS" (which expression unless repugnant to the context shall mean and include their respective legal

दस्तावेज जांचा

Contd....3/

17/11/2021
17/11/2021

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heirs, successors, administrators, executors, representatives, nominees and assigns) of the **One Part**

No.1 UID No.:-5788 0231 1408 & PAN:- AAFPH7294G

No.2 UID No.:-2831 0364 5363 & PAN:- AAFPH7293B

IN FAVOUR OF

- 1) **MR. JITENDRA KUMAR**, Son of Late Surendra Prasad, and
- 2) **MRS. MINAKSHI KUMARI**, Wife of Jitendra Kumar, by faith Hindu, by Caste General (C.N.T. Not Applicable), by Occupation No.1 Service and No.2 Business, Nationality Indian, resident of GW-01, Ground Floor, Kanchan Block, Chira Chas, Project-3, Vastu Vihar, Chas, Bokaro, Jharkhand and also resident of Q. No. 304, US Tower-2, G+3 Block, Police Line, Golmuri, P.O. and P.S. Golmuri, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **"PURCHASERS"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, legal representatives and assign) of the **Other Part**;

No.1 UID No.:- 5814 1916 7774 & PAN:- AUJPK8687N

No.1 UID No.:- 3854 8130 6580 & PAN:- JTFPM2172G

NATURE OF DEED **S A L E D E E D.**

CONSIDERATION MONEY
lakhs one thousand) Only.

Rs.28,01,000/- (Rupees twenty eight

WHEREAS, the seller is the sole, absolute and lawful owner of all that piece and parcel of land measuring 33'ft. x 40' ft. i.e. 1320 Sq.ft. or 3.03 Decimals, being in portions of New Plot No. 1062 , recorded under New Khata No. 2, in Mouza -PARDIH, Ward No. 9 Mango Nagar Nigam (earlier M.N.A.C.), P.S. Mango, Thana No. 1641, District Sub

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Registry office at Jamshedpur, District East Singhbhum, morefully described in Schedule below;

AND WHEREAS, the father of the Sellers namely Jamshed Ali Mullah has purchased the aforesaid land morefully described in the schedule below along with other land in Old Plot No. 192, corresponding to New Survey settlement Plot No. 1062, of Mouza - Pardih, ward No.9, District East Singhbhum, from its previous owner namely Ajit Singh, by means of Registered Sale Deed, bearing Sale Deed No. 5940 Dated 09.06.76 registered at Sub-Registry Office Jamshedpur, and since purchased he hold and possessed the same as absolute owners thereof without any interruption from any body till his life time (be it noted that the said Jamshed Ali Mulla purchased the said land along with other land before present survey Settlement 1979 and-but unfortunately in present survey settlement of this land in the name of previous owner Ajit Singh, which was finally published in the year 1979);

AND WHEREAS, said Jamshed Ali Mullah during his life time he was in continue possession over the same as sole and absolute owner thereof and he died on 01.01.2005 and leaving behind the present Sellers being his sons legal heirs and successors and accordingly the present Seller have inherited all the movable and immovable properties including the schedule below land along with other lands from their deceased father and hold and possesses the same as absolute owner thereof without any interruption from any body and having every power to transfer the same in any manner whatsoever they like;

AND WHEREAS, the present Sellers got mutated their names in respect of land said land morefully described in the schedule below along with other lands, by way of Succession in the Office of the Anchal Adhikary (C.O.) Mango Jamshedpur, vide Mutation Case No. 480/R27 of 2019-2020, vide its ordered dated 25.11.2019, and paying ground

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rent etc. for the same by obtaining rent receipt from the said office and as such their name has noted in Vol. No. 104, Page No. 55, in the Register-II of the said Office;

AND WHEREAS, now being in urgent need of money the Sellers have agreed with the Purchasers for ABSOLUTE SALE of the said landed property fully mentioned in the schedule below for a total consideration amount of Rs.28,01,000/- (Rupees twenty eight lakhs one thousand) Only and the Purchasers have also agreed to purchase the same at that price;

AND WHEREAS, the above named Sellers agreed to execute this Sale Deed in favour of the Purchasers with respect to the aforesaid land morefully described in Schedule below on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in consideration of the said sum of Rs.28,01,000/- (Rupees twenty eight lakhs one thousand) Only paid by the Purchasers to the Sellers, the receipt of which is hereby admitted and acknowledged, as full and final payment in respect of sale of the said land morefully described in schedule below by the Sellers, the Sellers do hereby absolutely sell, convey, transfer the all that property mentioned in the schedule below in favour of the Purchasers by this sale Deed TO HAVE AND TO HOLD THE same unto the Purchasers or their heirs, successors without any interruption from the side of the Sellers or any person/s claiming under them together with all the right, title, claim and interest which the Sellers here before enjoyed in respect of the land mentioned in the Schedule below.

2. That the Sellers have delivered physical possession of the aforesaid land morefully described in Schedule below to the Purchasers and

Contd....6/

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from this day the Purchasers shall possess and enjoy the same as absolute owners in all possible ways with power to dispose of the same in any manner they like.

3. That, henceforth the Purchasers shall also be entitled to mutate their name in respect of the said property hereby sold fully described in Schedule below to the sherista of the said landlord State Jharkhand through the C.O. Mango (Jamshedpur) and shall pay rent for the same in their own name and also pay the other tax/es to its concerning authority.

4. That from this day all the right, title, claim and interest of the Sellers in the property morefully described in schedule below shall cease to exist and will vest in the Purchasers and the Purchasers will become the absolute owner thereon from this day.

5. That the Sellers do hereby covenant with the Purchasers that they have not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, has not been charged, mortgaged, hypothecated, gifted, sold, transferred or have not been encumbered in any manner whatsoever whether in title or in possession in respect of schedule below property.

6. That the Sellers hereby declare that they have good and perfect title over the said property mentioned in the Schedule below which they have not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.

7. That the Sellers have delivered all the relevant documents (Photo copies) in connection with the Schedule below property to the Purchasers.

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8. That the Sellers hereby agree to keep harmless and indemnified from all losses, expenses and costs incurred or suffered by the purchaser arising out of any defect in title of the Sellers over the said property morefully described in the schedule below.

9. That the Sellers have further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchasers that may be required to more perfectly confirm the ownership and possession of the Purchasers in the Schedule below property.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of home stead vacant land measuring 33'ft. x 40' ft. i.e. 1320 Sq.ft. or 3.03 Decimals, being in portions of New Plot No. 1062 recorded under New Khata No. 2, in Mouza -Pardih, Ward No. 9 Mango Nagar Nigam (earlier M.N.A.C.), P.S. Mango, Thana No. 1643, District Sub Registry office at Jamshedpur, District East Singhbhum, which is bounded by:

- North : School Boundary
- South : 12' wide Road
- East : Plot of Mahesh Kumar
- West : Sellers Nij

Its Holding No.:- 0090009177000M0

Annual Rent : Rs. 24/- only payable to the landlord the State of Jharkhand Through C.O. Mango (Jamshedpur);

That the above property is on Branch Road.

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MEMO OF CONSIDERATION

The consideration money of Rs.28,01,000/- (Rupees twenty eight lakhs one thousand) Only has been paid by the Purchaser to the Seller which is more fully detailed below:

Sl No.	Transfer/ R.T.G.S.	Date of Payment	Amount (In Rupees)	Bank Name
1.	657155	21.09.2021	51,000/-	S.B.I.
2	657156	18.10.2021	2,29,000/-	S.B.I.
3	657157	19.10.2021	2,80,000/-	S.B.I.
4	Cash	21.10.2021	1,55,750/-
5	586311	21.10.2021	10,42,625/-	P.N.B.
6	586312	21.10.2021	10,42,625/-	P.N.B.
Total Rs. 28,01,000/- only				

Location of the land shown in the Sketch map in red colour annexed herewith which shall form part of this deed.

IN WITNESS, whereof the Sellers do hereunto set their hand in it at Jamshedpur on this the day, month and year as mentioned above.

Read over and explained the contents of this sale deed to the executants who admit the same to be true and correct.

Signature

Witnesses :

1. Deepak Kumar Mahato S.O. Shircheran Mahato
vill. Chokay PO. Raha, P.S. Rajnagar Distt. Seraikela.
Kharsawan Jharkhand. PIN Code. 821012

2. *Signature*
S/O Bhr. Mah. Mahato
S. 38/19 Rajnagar
Seraikela Kharsawan.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

खेतीदार नाम झारखण्ड सरकार		रेपत का नाम, अधिभावक का नाम, रिपत अजीत सिंह, अज्ञात-अ एक अंग									
जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	मानगो	हलाका का नाम	हल्का-2	मोजा का नाम	वार्ड नं.-9 अ.क्षे.मानगो	खाता का प्रकार			
खेवट नम्बर	खाता नम्बर		2	धाना का नाम	घाटशिला	धाना नम्बर	16412				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 दक्खिन 4	चौहद्दी	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मूलाविक लगान/ सेस	लगान			खास बर्त
(1)	(2)	(3)	(4)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
2	1062	फजलुद्दीन अजीत सिंह		दोन तीन नई परती एक सात 1	0 (हेक्टर) 32 (आर) 0		1 - कावित लगान	0	0	0	1 - कापमी
खाता मे कुल प्लोट संख्या		1	खाता का कुल मिजान		0 (एकड़) 32 (आर) 0	खाता का कुल		0 0 0			

यह एक कंप्यूटर जनित प्रति है

11/17/2021 12:41:24 AM

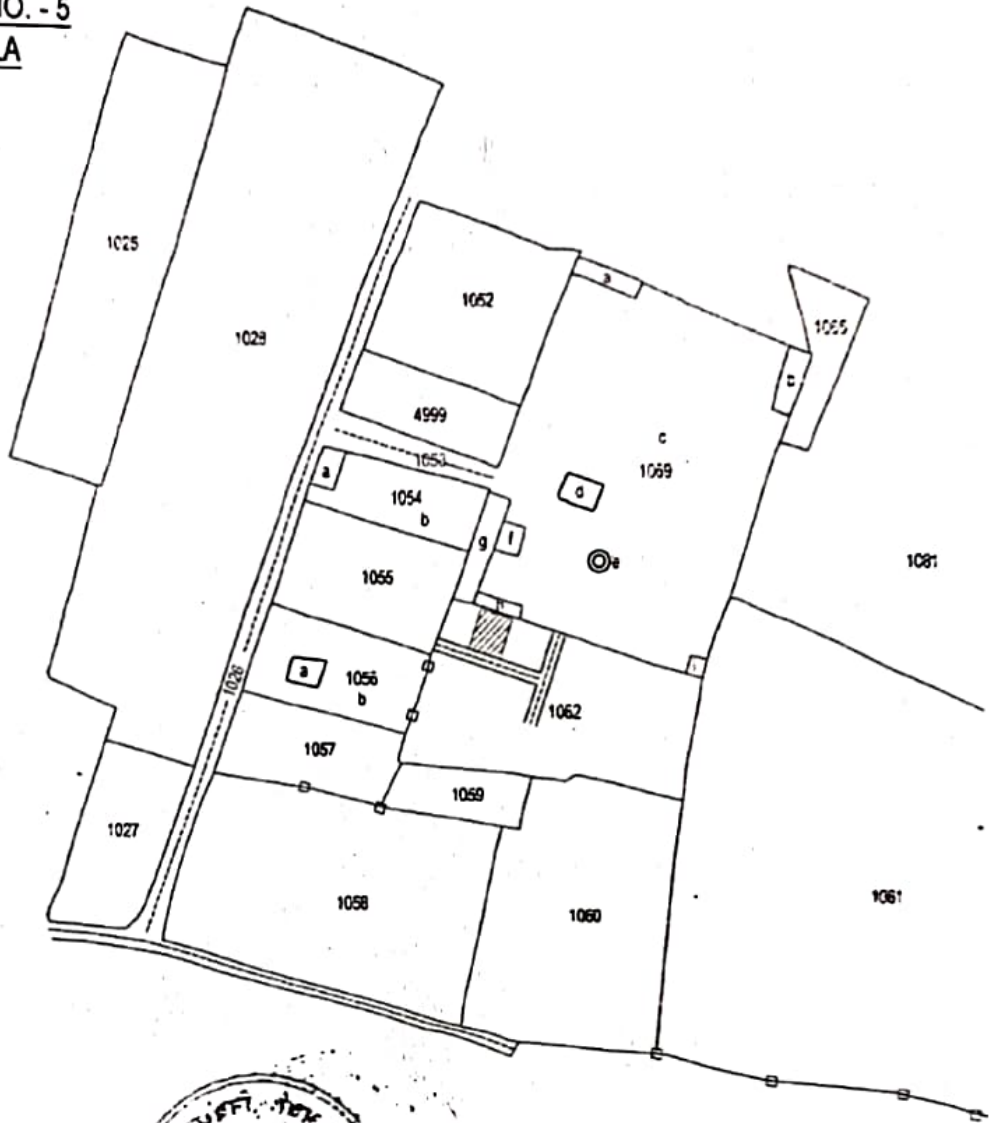
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

प्लेट का नक्शा देखने के लिए प्लेट नंबर क्लिक करें।

अजीत सिंह
अ.क्षे.

AC JAMSHEDPUR
WARD NO. - 9, SHEET NO. - 5
REV. THANA - GHATSILA
DIST. - SINGHBHUM
SCALE - 1cm = 20 meter
YEAR - 1970 - 71



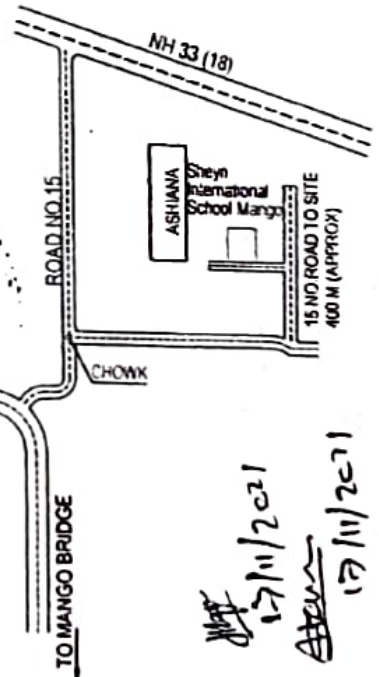
AREA SHOWN IN

KHATA NO	PLOT NO	AREA
2	1062 (P)	1320 Sq.ft. or (3.17 Dec)

NORTH - SCHOOL BOUNDARY
 SOUTH - 12' WIDE ROAD
 EAST - PLOT OF MAHESH KUMAR
 WEST - SELLER NJ



1505/11/15



17/11/2021
 17/11/2021

A. Amin
 Reg. No. 242/02-03

[Handwritten signature]

CHECK & INC. *10/25/72*
 DATE OF ORDER *10/25/72*
 DATE OF DELIVERY *10/25/72*
 DATE OF RECEIPT *10/25/72*

Date of Acquisition
 Date of delivery of the copy
 Date on which the copy was made for delivery
 Date of receipt over the copy to the applicant

FOLO NOT AVAILABLE

10/25

FOLIO NOT AVAILABLE
 DATE OF ACQUISITION
 DATE OF DELIVERY OF THE COPY
 DATE ON WHICH THE COPY WAS MADE FOR DELIVERY
 DATE OF RECEIPT OVER THE COPY TO THE APPLICANT

FOLIO	DESCRIZIONE	MISURE	MISURE		MISURE	MISURE	MISURE	MISURE	MISURE	MISURE	MISURE
			AREA	ALTRA							
1											
2	<i>PIAZZA 475</i> <i>10/25/72</i> <i>10/25/72</i>	<i>1060</i>	<i>10/25/72</i>	<i>10/25/72</i>	<i>10/25/72</i>	<i>10/25/72</i>	<i>10/25/72</i>	<i>10/25/72</i>	<i>10/25/72</i>	<i>10/25/72</i>	<i>10/25/72</i>

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झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



CRSI/P/1/29302 1/12/2022

जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अवतल का नाम	मानगो	हल्का	हल्का-2
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	108	पृष्ठ संख्या वर्तमान	47	थाना नं.	16412
कमिक संख्या	केस नं.	मौजा का नाम/ राजस्व थाना नं.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें संबंधित है खाता भाग नं. वर्तमान	पृष्ठ संख्या वर्तमान
9302	1194 /R27 2021 - 2022	वार्ड नं.-9 अक्षे मानगो/ 16412	घाटशिला	(अवलाधिकारी) 12/01/2022	By Sale Deed No. 5152 Dated 17/11/2021	2 104 55	47
						कारोबार विस्तृत सूचना खाता नं. प्लॉट नं. क्षेत्रफल	31
						2 1062 3.03 डिसमील	12/01/2022
क्रेता का नाम :	जिंदेन्द्रा कुमार/पिता-Late Surendra Prasad, जाति—, पता-GW-01, Ground Floor, Kanchan Block Chira Chas, Project-3, Vastu Vihar, Chas, Bokaro) एवं (MINAKSHI KUMAR/पति-Jitendra Kumar, जाति—, पता-GW-01, Ground Floor, Kanchan Block, Chira Chas, Project-3, Vastu Vihar, Chas, Bokaro)		जमाबंदी रेयत का नाम : SIRAJUL HAQUE, SAFIQU HAQUE-पिता-JAMSHED ALI MULLA		विक्रेता का नाम : SIRAJUL HAQUE,SAFIQU HAQUE, पिता-Late Jamsbed Ali Mulla, जाति-सेप्ट, पता-Cross Road No.4, Jawahar Nagar, Mango, P.S. Azadnagar, Town Jamsbedpur, District East Singhbhum		
 HARISH CHANDRA MUNDA मानगो							
राजस्व कर्मचारी हल्का-2 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तांतरित। यह एक कंप्यूटर जनित प्रति है							
Convexion Slip Successfully signed and Saved							

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

धाना वो धाना नम्बर

V

फारद मलकी / फारद रेगली Page No. : 47

नाम रेयत मय वलियत जग्गाबन्दी Vol. No. : 108

वो राकुनत नम्बर। Receipt No. : 0199222552

मानगो | वार्ड नं.-9 अ.धे.मानगो | 16412 | JITENDRA KUMAR, MINAKSHI KUMARI

खाता संख्या	खेरा रांछा	रकबा (एकड़ में)
2	1062	0 एकड़ 3.03 डिसागील 0 हेक्टर

अराजो नकदी	अराजो भावती	हाफरील हिराब लगान भावती
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जोत का साताना मांग मय राफरील (बकाया वो हात) मौजूदा साल का।

मांग बावत	साताना	बकाया			हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	
माल (नकदी)	31.00				31.00
गुजारी (भावती)	7.75				7.75
सेस	15.50				15.50
सूद	15.50				15.50
मृतफरकात	6.20				6.20
मौजान	75.95				75.95

तफरील अदायकारी

अदायकारी बावत	बकाया				मोतातवा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष		
माल (नकदी)					31.00	
गुजारी (भावती)					7.75	
सेस					15.50	
सूद					15.50	
मृतफरकात					6.20	
मौजान अदायकारी					75.95	

(१) मौजान कुल (लफजो में) : Seventy Five Rupees and Ninety Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 75.95

तारीख अमला तहसील कुन्दा : 20-01-2022

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print