



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f9c30ddcaf929a291464

Receipt Date : 03-Feb-2023 11:07:00 am

Receipt Amount : 34850/-

Amount In Words : Thirty Four Thousands Eight Hundred And Fifty Rupees Only

Token Number : 202300009958

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : YASHMIN PARWEEN ( Vendee )

GRN Number : 2315568127



:- For Office Use :-

Delivered  
*[Signature]*



2023/JSR/716/BK1/672

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।

इस रसीद के माध्यम से मुद्रांक शुल्क का भुगतान किया गया है।  
कॉपी सेवा श्री. पी. जी. श्री. श्री.

*[Signature]*  
10/2/23  
Yashmin Parween  
10/2/23

10/2/23

Caloraphu.  
8,70,200/-

P.S.  
Mango.

Stamp:  
34,850/-

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न्यूनतम मूल्यांकन सूची से  
जाँच एवं सही पाया।

जिला अदालत निरवधक

उपस्थानित दस्तावेज में संश्लेषकारी / प्रिंसपल  
जगति में शहीद अंकित की गई है।  
प्रो. जमशेदपुर काराकारी अधिनियम 1909  
की धारा 49(B) के अन्तर्गत नहीं है।

खाता नम्बर... 266  
फ्लॉट नम्बर... 3619  
देय प्रतिबंधित सूची में दर्ज नहीं है।

**SALE - DEED**

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लिंगम 21 के अर्धीन ग्राह्या: भारतीय स्टाम्प-अधिनियम  
(1915यन स्टाम्प ऐक्ट), 1989 की अनुसूची  
1 या 1क, से 23 के अर्धीन  
बध्यावत् स्टाम-एहित (या स्टाम्प-शुल्क  
से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

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निर्देशन-पदाधिकारी

THIS DEED OF SALE is made on this the 10<sup>th</sup> day of Feb, 2023

at JAMSHEDPUR, BY and BETWEEN:-

MD. SHAHABUDDIN, S/o late MOHAMMAD MOHIUDDIN, (U.I.D. No. XXXX  
XXXX 3126, PAN:- AKXPS9240D), by faith Muslim (Islam), by nationality  
Indian, by Category General (Non C.N.T.), by Occupation Business, Resident  
of H. No. 13, Line No. 6, B - Block, Road No. 4, Dhatkidih, Near Alam  
Pharma, P.O. & P.S. Bistupur, Town Jamshedpur, Distt. East Singhbhum,

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A-26,106=00  
U-03=00  
PR-01=00

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10/2/2023  
दस्तावेज जाँचा



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831001, in the state of Jharkhand, represented through his attorney namely 1. **JAHANGIR ALAM S/o MAQSOOD ALAM, (U.I.D. No. XXXX XXXX 3732, PAN:- BDRPA2551F)**, by faith Muslim (Islam), by Category General (Non C.N.T.), by nationality Indian, by occupation Business, resident of H. No. 16, Cross Road No. 7, Bagan Shahi, Near Shahi Masjid, P.O. Azad Nagar, P.S. Mango, Town Jamshedpur, Distt. East Singhbhum, 832110, in the state of Jharkhand, and 2. **MOHAMMAD WASIM FIROZ S/o late MD. KASIM, (U. I. D. No. XXXX XXXX 3581, PAN:- ABAPF7269F)**, by faith Muslim (Islam), by Category General (Non C.N.T.), by nationality Indian, by occupation Business, resident of H. No. 18, Road No. 7, Bagan Shahi, Near Sabri Masjid, P.O. Azad Nagar, P.S. Mango, Town Jamshedpur, Distt. East Singhbhum, 832110, in the state of Jharkhand, vide **G.P.A No. 2021/JSR/5800/BK4/374**, in Book No. BK4, Volume No. 53 from Page No. 205 to 278, dated 30.11.2021, registered at office of the District S.R.O. Jamshedpur, hereinafter called the **VENDORS/SELLERS** (which expression shall unless repugnant to the context include his/her/its/their heirs, successors, administrators, legal representatives and assigns) of the **ONE PART**.

IN FAVOUR OF

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**YASHMIN PARWEEN**, W/o **RAYIS ZAMA**, D/o **ABDUL HALIM ANSARI**,  
(U.I.D. No. XXXX XXXX 2701, PAN:- HHPPP2122B), by faith Muslim (Islam),  
by Category General (Non C.N.T.), by nationality Indian, by occupation House  
Wife, resident of Bara Bazar, Main Road, P.O. & P.S. Chaibasa, Distt.  
Chaibasa, PIN – 833201, in the state of Jharkhand, hereinafter called the  
**VENDEE/PURCHASER** (which expression shall unless repugnant to the  
context include her heirs, successors, administrators, legal representatives  
and assigns) of the **OTHER PART**.

**NATURE OF DEED** : **Sale Deed**

**CONSIDERATION VALUE:** **Rs. 8,70,200/- (Rs. Eight Lakh Seventy  
Thousand Two Hundred) only.**

**WHEREAS** the Vendor/Seller is sole and absolute owner of the schedule  
below vacant land which is situated within the Distt. of East Singhbhum, Distt.  
Sub-Registry Office at Jamshedpur, Pargana Dhalbhum, mouza Pardih, P.S.  
Mango, Thana No. 1641, Survey Ward No. 8, M.N.A.C. bearing Khata No.  
266, portion of present Survey Plot No. 3619, area measuring 1150 Sq. Ft, i.e.  
2.64 Decimals of raiyati homestead land.

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**WHEREAS**, the Schedule below land is recorded in the name of present Survey Settlement Operation namely **John. P. D. Costa S/o late B. D. 'Costa and J. Martin D' Costa S/o late B. D. 'Costa** which is published as a recorded tenant in the year of 1979, and the present Vendor/Seller namely **MD. SHAHABUDDIN S/o MOHAMMAD MOHIUDDIN** had purchased the schedule below vacant land from **SHRI YOGENDRA NATH SINGH**, son of late **MANGAL DEO SINGH** through a registered Sale Deed bearing Sale Deed No. 1712, Serial No. 1979, dated 11.4.2000 and thereafter he got it mutated vide **Mutation Case No. 9 / 1 / 2000-2001**, and paying the rent continuously to the state of Jharkhand through the **C.O. Jamshedpur**, and thus the schedule below land has come bonafidely in the peaceful physical possession in the hand of the present Vendor/Seller and he through his above named attorney has agreed to sell to the present Vendee/Purchaser upon the valuable consideration amount.

**AND WHEREAS** the Vendor (Seller) being in urgent need of money for his personal emergent expenses, as such he has decided to sell the schedule below land and has agreed with the Purchaser/Vendee for **ABSOLUTE SALE** of the said schedule below vacant land to the purchaser, through his attorney named as 1. **JAHANGIR ALAM S/o MAQSOOD ALAM** and 2. **MOHAMMAD WASIM FIROZ S/o late MD. KASIM** before the Distt. Sub-Registrar Office at

*Manjiv Agarwal*

*10/2/23*

*Manjiv*

*10/2/23*

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Jamshedpur, for a total consideration amount of **Rs. 8,70,200/- (Rs. Eight Lakh Seventy Thousand Two Hundred)** only and the Vendee (Purchaser) has paid **Rs. 8,70,200/- (Rs. Eight Lakh Seventy Thousand Two Hundred)** only and the Vendee (Purchaser) has accepted to purchase of the same.

**NOW THIS DEED OF SALE WITNESSETH:-**

1. That in pursuance of the above consideration amount of **Rs. 8,70,200/- (Rs. Eight Lakh Seventy Thousand Two Hundred)** only, paid by the Purchaser (Vendee) to the Seller (Vendor), it receipt whereof the said sum does hereby accept, acknowledge as full and final and highest consideration amount, against sale of the schedule below vacant land and does hereby convey his said land to the purchaser by this **DEED OF SALE**.
2. That the Vendor/Seller is completely divested of all his interest and right in the said land and shall cease to have any right or title in the schedule below land hereby sold to the purchaser by these presents.
3. That the Vendor/Seller on receipt of full and final consideration amount from the Vendee/Purchaser has delivered physical possession of the said land in favour of the Vendee/Purchaser today.

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4. That the Vendee/Purchaser shall must leave/provide 2' ft land towards the alley side from her purchased land for welfare and drainage system.
5. That the Vendee/Purchaser will be at liberty to get her name mutated in the records of the **C.O. Mango** and will pay ground rent and other taxes in her own name after proper registration of this Sale Deed.
6. That prior to execution of this **DEED OF SALE**, the vendor has not conveyed or delivered or sold to any other party/ies and the same is free from all kind of encumbrances, charges and liens.
7. That in consideration of the said sum of **Rs. 8,70,200/- (Rs. Eight Lakh Seventy Thousand Two Hundred)** only, paid by the purchaser to the seller, the receipt of which is hereby admitted and acknowledged as full and final consideration amount in respect of the schedule below vacant land in favour of the purchaser by this deed of sale **TO HAVE AND TO HOLD** the same unto the above named purchaser, her heirs, successors without any interruption from the side of the seller or any person/s claiming under the seller.



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8. That if the purchaser sustains any loss due to defect the right, interest, possession and title of the vendor in respect of the schedule below vacant land in any manner the vendor shall be fully liable to compensate to the purchaser and shall recoup the purchaser for such losses together with all litigation expenses that may incur by the purchaser to perfect her title in the demised land.
9. That the Principal of discussed G.P.A. is still alive and the said G.P.A. is still not revoked.

### SCHEDULE

ALL THAT piece and parcel of land measuring area 1150 sq ft., = 2.64 Decimal, i.e. North - 42' ft 9" inch, South - 42' ft 1 ½" inch, East - 27' ft 4" inch, West - 27' ft 0" inch, of Raiyati Homestead vacant Land, recorded under Khata No. 266, portion of Plot No. 3619, situated at Mouza Pardih, P.S. Mango, Thana No. 1641, Ward No. 8, M.N.A.C. Volume No. 2, Page No. 64, Mango Nagar Parishad Holding No. 008000958000M0, situated on the other road in the Distt. of East Singhbhum & District Sub-Registry Office at Jamshedpur, in the State of Jharkhand, which is bounded and butted by as follows:-

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NORTH BY - Portion of Plot No. 3619,  
SOUTH BY - Jamal Akhtar Ansari,  
EAST BY - Portion of Plot No. 3619,  
WEST BY - 16' ft Wide Road,

Annual rent Rs. 5/- only payable to the Superior landlord, the State of Jharkhand, through the C.O. Mango.

**IN WITNESS WHEREOF** the Vendor has hereunto set his hands with the Vendee today at Jamshedpur, on this the day, month and year first above mentioned.

Read over and explained the contents of this Deed of the Executants, who admit it to be true and correct.

**MEMO OF CONSIDERATION**

Amount of Rs. 8,70,200/- (Rs. Eight Lakh Seventy Thousand Two Hundred) only has been paid by the Vendee to the Vendor in kind of on line payment.

Hongyi Khan  
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WITNESSES:-

1. Jamal Akhtar Ansari, S/o - Late  
Abdul Halim Ansari, P.O. - H.No. - 952,  
Line No. - 4, Mohammadan line, Sakchi  
Jamsheerpur, Distt. - East Singhbhum.
2. Tousif Jamal Ansari, S/o - Jamal Akhtar  
Ansari, P.O. - H.No. - 952, Line No. - 4, Mohammadan  
line, Sakchi, Jamsheerpur, Distt. -  
East Singhbhum. Tousif

NAME OF THE PURCHASER

YASHMIN PARWEEN

Affidavit



MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT. JSR.

Yashmin Parween

10/2/23

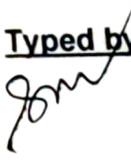


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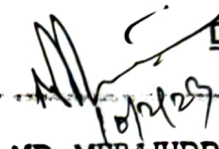
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Typed by: -




Drafted by:



MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.

"Certified that the fingers print of the left hand of each persons, whose photographs are affixed in this document, have been obtained by me and in my presence".

Advocate



MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.