



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4969e4338f2d476fe621

Receipt Date : 03-Sep-2022 02:09:21 pm

Receipt Amount : 89000/-

Amount In Words : Eighty Nine Thousands Rupees Only

Token Number : 20220000105523

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : FIRDOUSE JAHAN AND MD FIROZ AHMAD (Vendee)

GRN Number : 2213266782



-: For Office Use :-

2022/JSR/4477/BK1/4171

Handwritten signature



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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद में माहौल से पूर्व में सर्व खासगी ली गई है

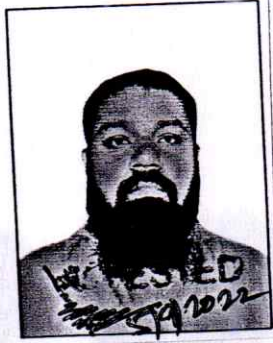
Non-Au

Firdouse Jahan, Md. Firoz Ahmad

Copyrayw
22,25,000/-

1-21
Mango,

Stamp:
89,000/-



22/08/2022
Noor Ahmad



खाता नम्बर 389

फ्लोर नम्बर 725

देय प्रतिबंधित सूची में दर्ज नहीं है।

5/9/2022
Deepak Kumar Bagt
Advocate

जिला अन्तर विचल्यक

05/9/22

नियम 21 के अन्तर्गत जारी: भारतीय स्टांप-अधिकार
(इलेक्ट्रॉनिक स्टांप ऐक्ट, 1889) की अनुसूची
1 या 1क, से 23, के अन्तर्गत
बिना स्टांप-सहित (या स्टांप-रहित) के
विशेष या स्टांप-मुक्त अर्पित नहीं है।

लक्ष्मणपुर कारखाने में मजदूरी / रिमपल
जानि से समीप अर्पित की गई है।
कोटा-तापपुर कारखाने 2 अधिनियम 190E
के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

05/09/22

SALE DEED

05/9/22

05/9/22

THIS DEED OF SALE IS MADE ON THIS THE 5th DAY OF
'AUGUST' 2022 AT JAMSHEDPUR;

BY:

MOHAMMAD NOOR AHMAD, (PAN – BOAPA2348E and UID
No. XXXX XXXX 0149), son of Late Mohammad Mustafa, by faith
Muslim, by Caste General, by occupation Business, by Nationality
Indian, resident of House No.79, Kuli Road, Madarsa Talimul
Quran, Zakirnagar, P.O. & P.S. Azadnagar, Mango, Town
Jamshedpur, District East Singhbhum, State of Jharkhand, Pin –
832110, hereinafter called the **SELLER** (which expression shall
unless, excluded by or repugnant to the context, mean and include
his legal heirs, successors, executors, administrators, legal
representatives, nominees and assigns) of the **ONE PART**;

For Chagabir

41-66, 750=00
LL - 03=00
PR - 01=00

05/9/22
दस्तावेज जाँचा

Noor Ahmad
5/9/2022

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IN FAVOUR OF

- 1) FIRDOUSE JAHAN, (PAN – AKYPJ7672D and UID No.XXXX XXXX 8136), wife of Mohammad Firoz Ahmad, by occupation Housewife and
- 2) MD. FIROZ AHMAD, (PAN – AFIPA9647J and UID No.XXXX XXXX 1106), son of Late Md. Murtaza, by occupation Service;

Both by faith Muslim, by Caste General, by Nationality Indian, both are resident of House No.07, Road No.17, Cross Road No.08, Green Valley, Zakirnagar, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 832110, hereinafter called the PURCHASERS (which expression shall unless, excluded by or repugnant to the context, mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART.**

NATURE OF THE DEED:

DEED OF SALE

CONSIDERATION AMOUNT:

Rs.22,25,000/- (Rupees Twenty two lakhs twenty five thousand) only.

WHEREAS, the Seller Mohammad Noor Ahmad above referred, vide a registered Sale Deed, bearing Deed No.4301, Sl. No.4710, dated 15.10.2016, completed on the same date, recorded in Book No.I, Volume No.615, from Page No.1 to 92, registered at District Sub-Registry Office, Jamshedpur, purchased for valuable consideration amount, all that piece and parcel of raiyati Homestead land, measuring

Neer Arora
5/9/2022

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an area 4 (four) Kathas or 6.60 Decimals, being in Old Plot No.296, recorded under Old Khata No.68, corresponding to New Plot No.725, recorded under New Khata No.389, situated in Mouza PARDIH, P.S. Mango, Thana No.1641, Ward No.8, MNAC, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, from its previous lawful owners Firoza Bano and four others and since its purchaser the Seller above named has been peaceful possession over the same without any let, hindrance or disturbances from any person or concern and is the sole, absolute, lawful and bonafide owner thereof, by exercising all acts of ownership thereto;

AND WHEREAS, the Seller, in order to further ensure his right, title and interest over the aforesaid purchased property, more fully described in the schedule below has mutated the same in his own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshedpur, **vide Mutation Case No.514/ R27/ 2017-2018, Order dated 13.07.2017** and since he is paying rent for the same and obtained rent receipt in his own name, **entered in Volume No.55, Page No.39;**

AND WHEREAS, the Seller, being in urgent need of money, voluntarily expressed his intent of selling the aforesaid property, more fully described in the Schedule below and having come to know the intention of the Seller, the Purchasers hereof have approached to the Seller and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of **Rs.22,25,000/- (Rupees Twenty two lakhs twenty five thousand) only;**

Noman Ahmad
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AND WHEREAS, on the aforesaid approach made by the Purchasers, the Seller has agreed to sell his said property more fully described in the Schedule below, by this Sale Deed, on a total consideration amount of **Rs.22,25,000/- (Rupees Twenty two lakhs twenty five thousand) only**;

NOW THIS DEED OF SALE WITNESSETH:

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.22,25,000/- (Rupees Twenty two lakhs twenty five thousand) only**, paid by the purchasers to the seller, **by Cheque/ Bank Transfer**, the receipt of which sum the seller does hereby admits and acknowledges as full, final and highest consideration amount of the schedule below property and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and possession, privileges and advantages the seller here before enjoyed over the scheduled property **UNTO AND TO THE USE** of the purchasers, absolutely and forever.
- 2) THAT, from today, the seller has also delivered the physical possession of the schedule below property in favour of the purchasers and the purchasers from this day shall possess and enjoy the schedule below land as its absolute owners in every possible manner with power to dispose of the same in any manner they like, without any let or hindrance of the seller, his heirs or any other person/s claiming through him.
- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchasers, is free from all encumbrances, liens or

Niranjan Kumar
5/9/2022

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charges and prior to this transfer the seller has not sold or otherwise alienated the same or part thereof to any other person(s) and if for any defect of title or possession of the seller over the schedule below property the purchasers suffer any loss due to dispossession from the same or part thereof then the seller shall remain liable to compensate all such losses sustained to the purchasers.

- 4) THAT, henceforth the purchasers shall be at liberty to mutate their names in the Office of the landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur, in respect of the scheduled property and shall pay the rent for the same in their joint names.
- 5) THAT, the Purchasers shall also be at liberty to have or get their names registered in the Office of Mango Notified Area Committee/ Mango Nagar Nigam or any other concerned authority and accordingly shall pay the Municipal/ Holding and/or charges/ taxes for the same, in their joint names.
- 6) THAT the purchasers shall or may construct residential house and/ or other structures, whatsoever they like, over the schedule below plot of land or part thereof and will take electricity and water connection, from the concerned authority in their joint names.
- 7) THAT, the seller hereby also assures the purchasers that he shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the scheduled property to further ensure the right, title and interest of the purchasers over the same.

North
5/9/2022
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8) THAT the seller has handed over all relevant documents in respect of the schedule below property to the purchasers.

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area 4 (four) Kathas or 6.60 Decimals i.e. in the Northern side – 67'ft., in the Southern side – 61'ft., in the Eastern side – 53'ft. and in the Western side – 44.75'ft., being in Old Plot No.296, recorded under Old Khata No.68, corresponding to New Plot No.725, recorded under New Khata No.389, situated in Mouza PARDIH, P.S. Mango, Thana No.1641, Ward No.8, Mango Nagar Nigam, District Sub-Registry Office and Town Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand.

which is bounded by:

North : 15'ft. wide Road;
South : Salim;
East : 20'ft. wide Road;
West : Moyeen.

Annual rent payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

Mango Nagar Nigam Holding No.0080000838000M0.

The schedule above property is situated at other road.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

Nov 5/9/2022

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IN WITNESS WHEREOF, the Sellers has hereunto signed at Jamshedpur, on this Deed of Sale, on the day, month and year first above mentioned.


Read over and explained the contents of this Deed to the Seller and he has admitted all the contents to be true and correct.


Advocate.

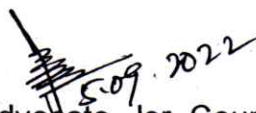
WITNESSES:

1. Md. Salim Ansari
S/o ^{Late} Abdul sattu
P/o - Green valley, Kuli Road
Rd No. 17 H. No. 2 ZAKIR NAGAR
Azad Nagar mango I.S.R.
2. Tawarak Hunai
Late S/o Babati Hussain
Add. Green valley Kuli Road
H. No - 319. Near Royal Garden Main gate
P.S - Azad Nagar.
Mango
Jamshedpur.

Printed by:


Jsr. Court.

Drafted by:


Advocate, Jsr. Court.

Noon Ahmad
5/9/2022

NAME OF THE PURCHASERS :

FIRDOUSE JAHAN



Firdouse Jahan



Deepak Kumar Bagri
Advocate

MD. FIROZ AHMAD



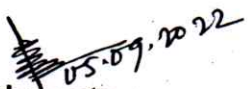
MD. FIROZ AHMAD



Deepak Kumar Bagri
Advocate

Signature and left hand fingerprints of the Purchasers.

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.


05.09.2022
Advocate.



M.N.A.C. JAMSHEDPUR

Ward No - 8

Sheet No - 9.

Thana - Mango

Thana No - 1641

Year of :- 1970-71

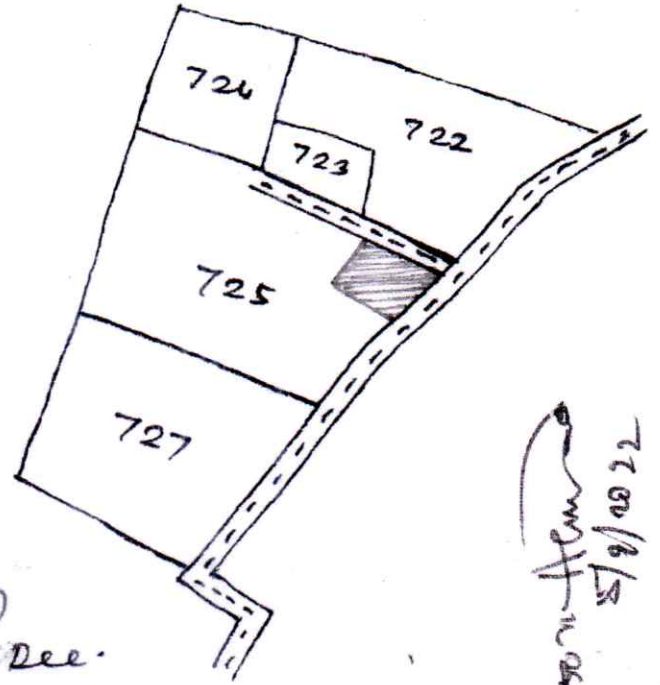
Scale of :- 1cm = 20m

Khata No - 389

Plot No - 725

Area - 4 Katha (more/less) = 6.60 Dec.

Land mark on -



M.N.A.C. 5/9/08 22

Side of :- North - 67'-0"

South - 61'-0"

East - 53'-0"

West - 44'-9"

Bounded by :- North - 15' feet wide Road.
South - Salim.
East - 20' ft. wide Road.
West - Majeen.

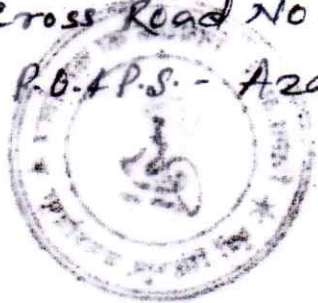
Purchaser :- 1. FIRDOUSE JAHAN

W/o :- Md. Firoz Ahmad.

2. MD FIROZ AHMAD

G/o :- Late Md. Murtuza.

Add :- H.No-7, Cross Road No-8, Green Valley
Zakirnagar, P.O.A.P.S. - Azad Nagar, Mango, (J.S.R.)



Surveyor
B. C. Mahato
(Mango, J.S.R.)
Regd. No. 01535/2011



Document Registration Summary 1

Date :-05-Sep-2022

- Government/Market Value: ₹2175400/-
- Transaction Amount: ₹2225000 /-
- Paid Stamp Duty: ₹89000 /-

Receipt : 704919

Receipt Date : 05-09-2022

Presenter Name: -

On Date 05-09-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

PR	₹1
SP	₹1500
LL	₹3
A1	₹66750
Stamp Duty	₹89000

Total ₹157254

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	89000	89000	0	GRAS	FirdouseJahanAndMdFirozAhmad	GRN Number : 2213266782 DEPT Transaction Id : 4969e4338f2d476fe621 Transaction Type :	89000
PR	1	1	0	GRAS	FirdouseJahanAndMdFirozAhmad	GRN Number : 2213287904 DEPT Transaction Id : f177dccc4267ca550386 Transaction Type :	1
SP	1500	1500	0	GRAS	FirdouseJahanAndMdFirozAhmad	GRN Number : 2213287904 DEPT Transaction Id : f177dccc4267ca550386 Transaction Type :	1500


A1	66750	66750	0	GRAS	FirdouseJahanAndMdFirozAhmad	GRN Number : 2213287904 DEPT Transaction Id : f177dccc4267ca550386 Transaction Type :	66750
LL	3	3	0	GRAS	FirdouseJahanAndMdFirozAhmad	GRN Number : 2213287904 DEPT Transaction Id : f177dccc4267ca550386 Transaction Type :	3
Sub Total	157254	157254	0				

Article : Sale Deed Number of Pages : 100

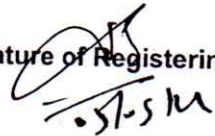
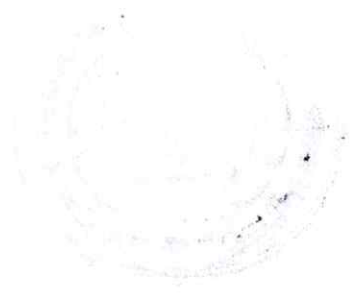
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000105523

Deed Type	Sale Deed
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 89000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 66750, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2175386/- ,Transaction Amount :- Rs.2225000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Pardih Location :- Other Road, Pardih Property Boundaries :- East: 20 FT WIDE ROAD, West: MOYEEN, South: SALIM, North: 15 FT WIDE ROAD Volume Number - 55Page Number - 39Khata Number - 389Plot Number - 725Holding Number - 0080000838000M0 Area Of Land :- 6.60 Decimal

Sh./Smt.MOHAMMAD NOOR AHMAD s/o/d/o/w/o MOHAMMAD MUSTAFA has presented the document for registration in this office

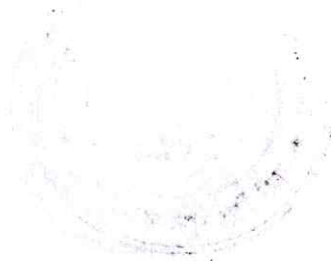
today dated :- 05-Sep-2022 Day :- Monday Time :- 14:49:56 PM












MOHAMMAD NOOR AHMAD(Individual)

Party Name	Document Type	Document Number
MOHAMMAD NOOR AHMAD	PAN/UID	BOAPA2348E



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1	MOHAMMAD NOOR AHMAD Address1 - H NO.79 KULI ROAD MODARSA TALIMUL QURAN AZKIRNAGAR PS- AZADNAGAR MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: BOAPA2348E,Permission Case No.-	Yes	Mohammad Noor Ahmad Address:- HOUSE NO-79, TALIMUL QURAN, COOLI ROAD ZAKIR NAGAR, MANGO JAMSHEDPUR, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India	SELLER Age:42			
2	MD FIROZ AHMAD Address1 - H NO.7 ROAD NO.17 CROSS ROAD NO.8 GREEN VALLEY ZAKIRNAGAR TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AFIPA9647J,Permission Case No.-	Yes	Md Firoz Ahmad Address:- House No-07, , Road No- 17,Cross Road No-08, Green Valley Zakirnagar, Jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India	PURCHASER Age:49			
3	FIRDOUSE JAHAN Address1 - H NO.7 ROAD NO.17 CROSS ROAD NO.8 GREEN VALLEY ZAKIRNAGAR TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AKYPJ7672D,Permission Case No.-	Yes	Firdouse Jahan Address:- HOLDING NO- 07 ROAD NO- 08, , GREEN VALLEY, ZAKIRNAGAR MANGO JAMSHEDPUR, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India	PURCHASER Age:43			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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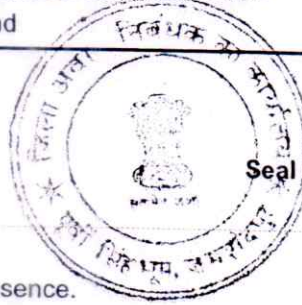
1	MD SALIM ANSARI S/o-D/o LATE ABDUL SATTAR Address1 - 02 KULI ROAD NO.17 GREEN VALLEY AZADNAGAR MANGO TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			Md. Salim Ansari
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Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TAWARAK HUSSAIN Address1 - H NO.36 KULI ROAD NEAR ROYAL GARDEN MARRIAGE HALL GREEN VALLES AZADNAGAR TOWN JAMSHEDPUR, Address2 - , , , Jharkhand			

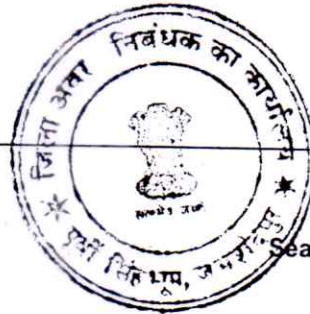
Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MOHAMMAD NOOR AHMAD**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**MD SALIM ANSARI**) Son/Daughter/Wife of (**LATE ABDUL SATTAR**) resident of (**02 KULI ROAD NO.17 GREEN VALLEY AZADNAGAR MANGO TOWN JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 05-Sep-2022

Seal and Signature of Registering Officer

05.09/22



Pre Registration Docket

Date :- 05-09-2022 11:09 am

Office Name :- District SRO - Jamshedpur
Token No:- 20220000105523

Appoinment :- 05-Sep-2022 Time:- 12:0

Article	Sale Deed
Pre Registration Date	29-Aug-2022
No. Of Pages	50
Stamp Duty	89000
Paid Stamp Duty	0
Total Fees	₹ 68,254.

Property Id: **805566**

Valuation No. : 1088395 / 2022	:- 2022-2023	Date : 29-August-2022 12:32:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih	
Pardih - Other Road	-		
Volume Number - 55			
Page Number - 39			
Khata Number - 389			
Plot Number - 725			
Holding Number - 0080000838000M0			
Property Rates			
Residential Land (Y)			
₹329604/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	6.60 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.6 x 329604=2175386.4	₹21,75,386/-
A	Total		₹21,75,386/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹21,75,400/-
Total Amount in Words : Twenty One Lakhs Seventy Five Thousands Four Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FT WIDE ROAD, West: MOYEEN, South: SALIM, North: 15 FT WIDE ROAD
Area	Land area : 6.60 Decimal
Other Description of the Property	Pin Code - 831018
Government/Market Value	2175386.4
Transaction Amount	2225000

SELLER	-Mr. MOHAMMAD NOOR AHMAD, Address - H NO.79 KULI ROAD MODARSA TALIMUL QURAN AZKIRNAGAR PS-AZADNAGAR MANGO TOWN JAMSHEDPUR- ,Father/Husband Name MOHAMMAD MUSTAFA , PAN No.- *****348E,Permission Case No.- , Aadhaar No. *****0149
PURCHASER	-Mr. MD FIROZ AHMAD, Address - H NO.7 ROAD NO.17 CROSS ROAD NO.8 GREEN VALLEY ZAKIRNAGAR TOWN JAMSHEDPUR- ,Father/Husband Name MD MURTAZA , PAN No.- *****647J,Permission Case No.- , Aadhaar No. *****1106
	-Mrs. FIRDOUSE JAHAN, Address - H NO.7 ROAD NO.17 CROSS ROAD NO.8 GREEN VALLEY ZAKIRNAGAR TOWN JAMSHEDPUR- ,Father/Husband Name MOHAMMAD FIROZ AHMAD , PAN No.- *****672D,Permission Case No.- , Aadhaar No. *****8136

Witness Information	Mr. TAWARAK HUSSAIN , Address - H NO.36 KULI ROAD NEAR ROYAL GARDEN MARRIAGE HALL GREEN VALLES AZADNAGAR TOWN JAMSHEDPUR-, Father/Husband Name-LATE BAFATI HUSSAIN
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Identifier Details	Mr. MD SALIM ANSARI , Address - 02 KULI ROAD NO.17 GREEN VALLEY AZADNAGAR MANGO TOWN JAMSHEDPUR-, Father/Husband Name-LATE ABDUL SATTAR
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Fee Rule:Sale Deed		
1	Stamp Duty	89,000

1	SP	1,500
Total		1,500

Fee Rule:Sale Deed		
1	A1	66,750
2	LL	3
3	PR	1
Total		66,754

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All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

15/9/2022

Firdouse Jahan
Md. Iqbal
Vendee / Claimant

Noon H
Vendor / Executant

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant