

M.N.A.C Jamshedpur

Mouza - Pardihi

Ward NO - 08

Sheet No - 6

Scale of :- 1 cm = 20M

Year of - 1970 - 71


Thana - Mango

Thana NO - 1641

Khata NO - 1089

Plot NO - 2619

Area - 2 Katha 6 Dhur (3.81 Decmire)

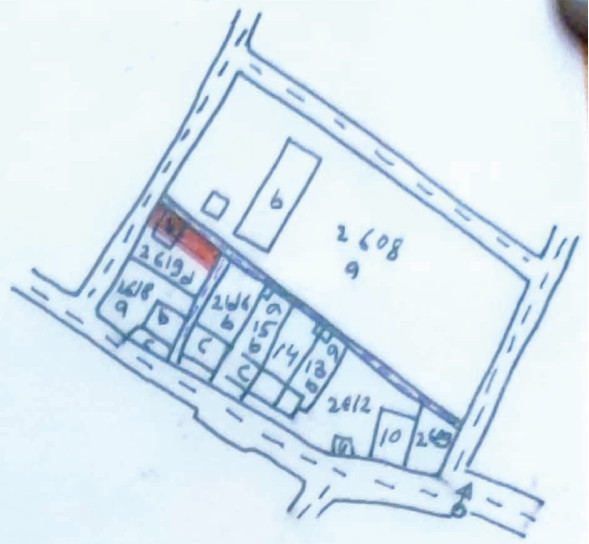
Land Mark on - 

Side of :- North - 74' 0"

South - 77' 0"

East - 22' 0"

West - 22' 0"



Bounded by :- North - Road
South - Md Nisar Ahmad
East - Road
West - Road

Purchaser :- Shabana Tabassum W/O shahnawaz Alam

Add :- House NO - 972, Mohammadan Line NO - 03

PO - Sakchi, Kalmati, East Singhbhum

Jharkhand - 831001

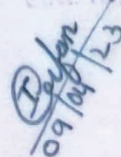
Trace by

श्री मापक आमीन

श्री० इरफान अंसारी

सरायकेला खरसावी, झारखण्ड

Land Reg. No. - 194/2014-15


09/08/23



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : eac912dfa286f9a948af

Receipt Date : 11-May-2023 02:34:01 pm

Receipt Amount : 135812/-

Amount In Words : One Lakh Thirty Five Thousands Eight Hundred And Twelve Rupees Only

Token Number : 202300060774

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SHABANA TABASSUM (Vendee)

GRN Number : 2317137018



Shabana Tabassum

:- For Office Use :-

Defaced
Copy



M. (Sign)

2023/JSR/2453/BKT/11/2277

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 प्रमाण के अभाव में

में किये गये प्रमाण को असा नही ली जायेगी

सुक्रवाक
33,95,300/-

P.S
Azadnagar

स्टाफ
135812/-



M-Lyunt
11/05/23



ATTESTED
Md Zibrail Ali
11/05/2023

खाता नम्बर... 1089,.....
प्लॉट नम्बर... 2619,.....
देय प्रतिबंधित सूची में दर्ज नहीं है।

11/5/2023

अनुच्छेद 24 की अधीन आका: भारतीय स्टाम्प-अधिनियम
(1992) के अन्तर्गत 1999 की अनुसूची
1 या 1क, से... 23,.... के अधीन
समाप्त स्टांम-सहित (या स्टांम-शुल्क
के बिना) या स्टांम-शुल्क अपेक्षित नहीं।

विशेष अंतर विवरण

एप... / प्रिन्ट
... की गई है।
जो... अधिनियम 1998
की धारा 49(B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।

11/5/23

SALE DEED 11/5/23

11/5/23

THIS DEED OF SALE MADE ON THIS THE 11th DAY
OF APRIL, 2023 AT JAMSHEDPUR BY;
MAY

11/5/23
A-1,01,859=00
U-03=00
PR-01=00

MR. MOHAMMAD NAJEEB AHMAD (PAN:
ACWPA8706H, UID: **xxxx-xxxx-6644**) son of Abdul
Rafique, age about 62 years, by faith Muslim, by cast
General, by occupation Service, resident of House No. 3,
Cross Road No. 10-B, Zakir Nagar East, Po – Azad nagar,
Town- Jamshedpur, District – East Singhbhum, Jharkhand,
PIN- 832110, hereinafter called the **SELLER of the ONE**
PART;

11/5/2023
दस्तावेज जाँचा

M. Raju
11/08/23

IN FAVOUR OF

SHABANA TABASSUM, (PAN: AKDPT2312D; UID: xxxx-xxxx-8599), age about 32 years, wife of Shahnawaz Alam, by faith Muslim, by Cast Obc(Rayeen), by Occupation Business, by nationality Indian, Resident of House No. 972, Mohammadan Line, Line No-03, Po – Sakchi, Kalimati, Sakchi, Town- Jamshedpur, District East Singhbhum, Jharkhand, PIN- 831001, hereinafter called the **PURCHASER of the OTHER PART :**

CONSIDERATION AMOUNT : **Rs. 33,50,000/-**

GOVERNMENT VALUE : **Rs. 33,95,300/-**

WITNEAAETH AS FOLLOWS:

WHEREAS, the vendor is absolute lawful owner of all that piece and parcel of residential homesteaded land area measuring 3.81 decimal i.e. 1661 Sq. ft. in Plot No. 2619, Khata No. 1089, in Mouza Pardih, Thana No. 1641, P.S. Azadnagar, District Sub- Registry at Jamshedpur, in district of East Singhbhum more fully mentioned in the schedule below which has been acquired by the mutual partition between brothers and father through notarized Deed of Mutual Partition at Jamshedpur on dated 20.12.2013 after death of his father Late Abdul Rafique who was purchased from the previous owner by virtue of Regd. Sale Deed No. 3763 dated 23.06.1966 executed in their favour by ABDUL RAHAMAN son of Late Arshad Ali and since then he is in peaceful possession over the same without any interruptions from anybody.

m/s
11/08/23

AND WHEREAS now with a view to purchase some new property the First Party/ Seller want to sell their above described Property (more fully described in the schedule below) and having come to learn the Second Party/Purchaser approached First Party/Seller and offered a consideration money of Rs. 33,50,000(Rupees Thirty Three lakhs Fifty Thousand) only which have been accepted by the First Party.

AND WHEREAS the above named purchaser being satisfied with the title and ownership of vendor in respect of above said property more fully described in Schedule below and offered consideration as price thereof:

AND WHEREAS, the Vendor finding the offer of Vendee highest has agreed to sell and the purchaser has agreed to purchase the said property more fully described in the Schedule below on the aforesaid consideration amount and accordingly an agreement for sale has been executed between the Vendors and Purchasers.

NOW THIS DEED OF SALE INCLUDING ALL ITS TERMS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-

1. That in pursuance to the above agreement for sale Vendee has paid consideration amount of Rs.33,50,000/- (Rupees Thirty Three lakhs Fifty Thousand) only to the vendors detail of which is being given below and vendors have issued receipt whereof the Vendors hereby admit and acknowledge as full and final consideration for sale of the property more fully

M. K. Singh
11/10/2019

described in the schedule below, the vendor hereby sell, convey, transfer and assign all that property together with all their rights, title, interest and easement and appurtenances thereto unto the Purchaser TO HAVE AND TO HOLD the same as absolute owner thereof with all right, title, interest, possession of the Vendor hereto before enjoyed in respect of the said property more fully described in the schedule below.

2. That, the vendor/s has delivered physical possession of the schedule below property to the purchaser/s and from this day the purchaser/s will possess and enjoy the same as absolute owner/s in all possible ways, with power to dispose of the same, by transferring right, title, interest and possession of the schedule below property by way of sales, gift, mortgage or any other ways whatsoever in any manner they like. And they also has right to get mutated their names in the records of the state government i.e. the state of Jharkhand through Circle Officer, Mango.
3. That, from today the vendor/s shall cease to have any right, title and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the purchaser/s.
4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the vendor/s will never make any

M. Agud.
11/05/2023

claim over the same along with their legal heirs and successors.

5. That the vendor/s hereby declares that they have good and perfect title over the schedule below property, and if for any defect of title or possession of the vendor/s in the schedule below property, the purchaser/s suffers any loss. Then the vendor/s will be held liable to compensate the said loss to the purchaser/s or to their legal heirs and successors.

6. That, the vendor/s further may execute any deed of assurances if required in future in favour of the purchaser/s to perfect the title of the purchaser/s for the said property.

7. That, the vendor/s will deliver all original relevant document to the purchaser/s with respect to the schedule below property, and they also undertakes that they have not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.

8. That, the purchaser/s is entitles to obtain mutation of the schedule below the property in their names in the record of the state government (register II) through circle officer at Mango, and accordingly shall pay rent

M. Kapur.
11/05/23

or any other charges for the same, and obtain mutation of thereof in their names.

9. That the terms and the conditions of this sale Deed will be binding on both the parties i.e. the vendor/s, and the purchaser/s which shall mean and include their respective legal heirs and successors. Jamshedpur court alone has jurisdiction in any or all matters arising out of this Sale Deed.

SCHEDULE

ALL THAT piece & parcel of home states residential land admeasuring **3.81 Decimal**, i.e. 1661 sq.ft. (Northern Side: 74' ft; Southern side 77' ft, Eastern Side 22' ft, Western Side 22' ft) consisting of a **Khaparaposh house of 203.5 Sq.ft.**; **Pucca house of 478.5 Sq.Ft** and **Vacant land 978 Sq.ft.** Situated within the recorded under Plot no. 2619, recorded under Khata No. 1089, of Mouza- Pardih, P.S. Azadnagar, Block – Mango, RHN- Ghatsila, Thana NO. 1641, Halka No. 03, survey Ward No. 08 M.N.A.C., Correspondent survey ward no.10, Holding no. 0010013721000A1, **Vol. No. 23,** **Page No. 79,** under the District Sub Registry Office at Jamshedpur, District East Singhbhum, Pargana - Dhalbhum , and State Jharkhand; ✓

M. Najeeb
11/05/23

The Boundary of the land is as follows:-

On the North : Road;
On the South : Md Nisar Ahmad;
On the East : Road;
On the West : Road;

IN WITNESS WHEREOF the vendor/s has hereunto set and subscribes his hand on this sale Deed, after reading and satisfying and satisfying with all the contents of this Sale Deed, today at Jamshedpur, on the date aforementioned.

M. Najeeb
11/05/23

SELLER

[MOHAMMAD NAJEEB AHMAD]

WITNESSES

1. *Shahnawaz Alam*
11-05-2023
Name: Shahnawaz Alam, S/o Ghulam Mohammad
Add : H.No.972, Line No.03,
Mohammadan Line, Sakchi,
Jamshedpur-831001

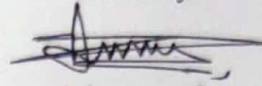
2. *Md. Kalim*
11/05/2023
Name: Md Kalim, S/o Md Ayub
Add : Q.No.22/H6, I.C.Road, B.H.Area, Kadma
Jamshedpur, 831005

M. Zayid
11/05/23

Read over and explained the contents of this Deed of Sale to the Seller who admitted it to be true and correct.

Printed through Computer

Drafted by


Advocate, Jsr
11/05/23


PURCHASER
[SHABANA TABASSUM]



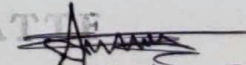
Shabana Tabassum
11/05/23



ATTE


Md Zibrail Ali
Advocate
11/05/23

It is certified that the figure prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

ATTE

Advocate
Md Zibrail Ali
Adv
11/05/23

MANGO NAGAR NIGAM, MANGO

HOLDING TAX RECEIPT

Receipt No TRN60600417052023020447

Date : 17-05-2023

Old Holding No : 20892

Ward No : 10

Department / Section : Revenue Section

Account Description : Holding Tax & Others

SAF No : SAF757901170523021428

Application Type : Mutation

Property Type : Independent Building

Owner Name SHABANA TABASSUM C/O

Address : ZAKIRNAGAR EAST ROAD NO-10 B.,

MANGO, east singhbhum Pin - 832110

MOB No : 8877189162

A Sum of Rs. 0.00 (in words) Zero Only

towards Holding Tax & Others vide Cash

Dated 17-05-2023 Drawn on NA

Place Of The Bank.

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	1 / 2023-2024 To 4 / 2023-2024	2.00
	Total	2.00
	Rainwater Harvesting Tax	0.00
	Penalty Amount	0.00
	Rebate on current Demand	0.25
	Adjust amount	1.75
	Amount Received	0.00
	Advance Amount	4.45



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right

For Details Please Visit : suda.jharkhand.gov.in
or Call us at 18002586545

In Collaboration With
Sparrow Softech Pvt. Ltd.
H-11 Harmu Housing Colony, Sajanand
Choy & Fanchi