



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 68087806dea3927881a2

Receipt Date : 27-Aug-2021 01:07:56 pm

Receipt Amount : 60000/-

Amount In Words : Sixty Thousands Rupees Only

Token Number : 20210000091189

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : PRAMOD JAISWAL ( Vendee )

GRN Number : 2107205144



:- For Office Use :-

Deface  
52/511  
0000



2021/JSR/4084/BK1/3796

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।

यदि इस रसीद का उपयोग किसी अन्य दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु किया जायेगा तो इस रसीद को नष्ट कर दिया जायेगा।

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Subsidy  
15,00,000

PS  
Mays

Stamp  
60,000



Handwritten notes and signatures around the portrait.



Handwritten notes: 33 लाख प्लॉट, 1066 वर्ग फुट, 27/8/21

ATTESTED  
R. K. DAS  
Advocate for Court

15/8/21  
अनुच्छेद 21 के अधीन प्राप्ता: भारतीय स्टांप-अभिनयन (विशेष स्टांप सेक्ट), 1999 की अनुसूची 1 या 1क, सं. 23 के अधीन बंधावस्तु स्टांप-सहित (या स्टांप-मुक्त के विपक्ष में स्टांप-मुक्त प्रदेकित नहीं)।

जिला अलग निलम्बक  
स्थापित 20... जारी / विमपल  
जाति क. 2/1/1... शीकत श्री गंध है। न्यूनतम मूल्यांकन सूची से कोटानामपुर कारतकारी अधिनियम 1938 जांचा एंव सही पाया। की धारा 46(A) के अन्तर्गत नहीं है।  
27/8/21

निबंधन-पदाधिकारी

**SALE DEED**

Free chyo

THIS DEED OF SALE IS MADE ON THIS THE 27th DAY OF August 2021 AT JAMSHEDPUR, BY :-

45,000  
300  
100

**MR FAZIL KHAN**, Son of Late Fahimuddin Parvez Khan, by faith - Muslim, by Caste - Khan, by Occupation -Business, Nationality - Indian, resident of Abdullah Mansion, Kashidih Road, Sakchi, P.O. and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **"SELLER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, legal representatives and assigns) of the **One Part**;

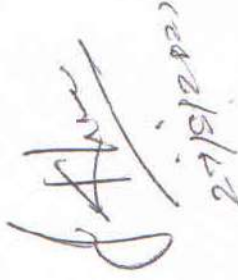
UID No.:- 4529 7196 1201 & PAN:- AMWPK1396B

**IN FAVOUR OF**

**MR. PRAMOD JAISWAL**, Son of Mr. Ramawatar Jaiswal by faith Hindu, by Caste Jaiswal, by Occupation Business, Nationality Indian, resident of H. No. 31C, Jawahar Road, Daiguttu, Mango,

Contd...3/

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-3-

P.O. and P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his, heirs executors, administrators, legal representatives and assigns) of the **Other Part**;

UID No. 7339 6346 5334 & PAN No:- BANPJ1086K

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

**CONSIDERATION MONEY : Rs.15,00,000/- ( Rupees Fifteen lakhs) only.**

**WHEREAS**, Seller is the sole, absolute and lawful owner of all that piece and parcel of Homestead vacant land measuring 2 Kathas or 1440 Sq.ft. i.e. 3.30 Decimals being in portion of Plot No. 1066, recorded under Khata No. 313, in Mouza PARDIH, Ward No. 9 Mango Nagar Nigam, P.S. Mango, Thana No.1641, District East Singhbhum, District Sub Registry Office at Jamshedpur, morefully described in the below Schedule;

**AND WHEREAS**, the aforesaid plot of land recorded under Khata No. 313, in Mouza PARDIH, Ward No. 9 Mango Nagar Nigam, P.S. Mango, morefully described in the schedule below has been recorded in the name of Fazluddin Khan (now deceased the grandfather of present seller) in the present municipal survey settlement Khatian, rent etc. realize in his name as such his name has been noted in Volume No. 22 Page No. 37, in the Register II office of the Anchal Adhikary (C.O.) Mango, Jamshedpur, and he hold and possessed over the same as an absolute owner thereof without any interruption from anybody till his life time

**AND WHEREAS**, said recorded tenant Fazluddin Khan died leaving behind Fahimuddin Parvez Khan (now deceased father of

Contd...4/



-4-

the present seller) as his only son, legal heirs and successor, and accordingly he inherited all the movable and immovable property including schedule below property left by his deceased father and he hold and possessed over the same as absolute owner thereof without any interruption from anybody till his life time;

**AND WHEREAS,** said Fahimuddin Parvez Khan died leaving behind present seller being his only son, legal heirs and successor, and accordingly he inherited the all the movable and immovable property left by his deceased father and accordingly he hold and possesses the same as absolute owner thereof by exercising all acts of ownership without any interruption from any body and has got every right to transfer the same in any manner whatsoever he likes, thinks, fits and proper, Nobody except the present seller has got any right, title or possession over the same;

**AND WHEREAS,** now being in urgent need of money the Seller has agreed with the purchaser for ABSOLUTE SALE of the Schedule below land for a total consideration amount of Rs.15,00,000/- (Rupees Fifteen lakhs) only and the Purchaser also has agreed to purchase the same at the price;

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-**

1. That, in consideration of the said sum of Rs.15,00,000/- (Rupees Fifteen lakhs) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the Schedule below land by the Seller, the Seller does hereby absolutely and forever sell, convey and transfer the all that land mentioned in the Schedule below in favour of the Purchaser by this deed of sale TO HAVE AND TO HOLD, the same unto the Purchaser or his heirs, successors without any interruption from the side of the Seller or any person/s claiming under him.



Contd...5/




-5-

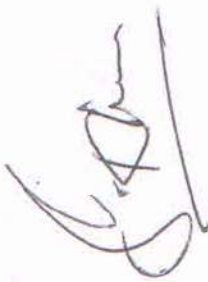
2. That the Seller has delivered possession of the landed property fully mentioned in the Schedule below to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes and the Purchaser shall be at liberty to get mutated his name in the records of the landlord the State of Jharkhand through C.O. Mango (Jamshedpur) and shall pay ground rent etc. for the same in his name and obtain receipt for the same.
3. That, from this day all the right, title, claim and interest of the Seller in the Schedule below land will cease to exist and will vest in the Purchaser and the Purchaser will become the absolute owner thereof from this day.
4. That, the land mentioned in schedule below hereby conveyed by this sale Deed is free from all encumbrances, charges and lines.
5. That the Seller hereby declare that he has good and perfect title over the said land mentioned in the schedule below which he has not sold, charged or transferred the same in any way to any one else prior to this Sale Deed.
6. That, if for any defect of title or possession of the Seller in the Schedule below land shall be found, the purchaser suffer any loss then the Seller will be liable to compensate the same.

**SCHEDULE**

(Description of the Land hereby sold)



**ALL THAT** that piece and parcel of Homestead vacant land measuring 2 Kathas or 1440 Sq.ft. i.e. 3.30 Decimals being in portion of Plot No. 1066, recorded under Khata No. 313, in Mouza PARDIH, Ward No. 9, Mango Nagar Nigam, P.S. Mango, Thana No.1641, District East Singhbhum, District Sub Registry Office at Jamshedpur, which is bounded By:-



North : Jaswant Singh;  
South : Rasta  
West : Rasta;  
East : P. No. 1080;

Contd...6/

*[Handwritten signature]*  
27/8/21

-6-

**Annual Rent** : Rs. 12.50/- only, payable to the landlord the State of Jharkhand Through C.O. Mango (Jamshedpur).

The location of the land shown in Red Colour in the Sketch Map annexed herewith with shall form part of this Deed.

IN WITNESS WHEREOF the seller is executing this sale deed, on this the date, month year, mentioned above.

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

Witnesses

*Rajbansh Tiwary* 27/8/2021  
1. RAJBANSH TIWARY S/o - Sharda nand Tiwary  
H.No-19 Road No-1 Deiguttu mango Jamshedpur.

*Rashmin Khan* 27/8/2021  
2. Rashmin Khan  
W/o Fazil Khan  
of Abdullah masjid, Kandi's Road  
Sakchi, DSE

TYPED BY

*[Signature]*  
JSR, COURT.

DRAFTED BY

*[Signature]* 27/8/2021  
ADVOCATE J.S.R. COURT

**PURCHASER**



ATTESTED  
*[Signature]* 27/8/2021  
R. K. DAS  
Advocate JSR Court



Pramod Jaiswal  
27.8.2021

*[Signature]*

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been taken by me.

*[Signature]* 27/8/2021  
Advocate

*[Signature]*



## Pre Registration Docket

Date :- 27-08-2021 03:09 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20210000091189

Appoinment :- 27-Aug-2021 Time:- 12:20

Article	Sale Deed
Pre Registration Date	27-Aug-2021
No. Of Pages	32
Stamp Duty	60000
Paid Stamp Duty	0
Total Fees	₹ 45,964.

Property Id: **579038**

Valuation No. : 775691 / 2021	:- 2021-2022	User Id : 94	Date : 27-August-2021 15:01:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih	
Pardih Word No9 - Other Road		-	
Volume Number - 22			
Page Number - 37			
Holding Number - 0090004790000M0			
Khata Number - 313			
Plot Number - 1066			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.30 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.3 x 329604=1087693.2	₹10,87,693/-
A	Total		₹10,87,693/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹10,87,700/-
Total Amount in Words : Ten Lakhs Eighty Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: P. NO. 1080, West: RASTA, South: RASTA, North: JASWANT SINGH
Area	Land area : 3.30 Decimal
Other Description of the Property	Pin Code - 831012

Government/Market Value	1087693.2
Transaction Amount	1500000

SELLER	- <b>Mr. FAZIL KHAN</b> , Address - ABDULLAH MANSION, KASHIDIH ROAD, SAKCHI, P.O AND P.S- SAKCHI, TOWN-JAMSHEDPUR- <b>Father/Husband Name</b> LATE FAHIMUDDIN PARVEZ KHAN , <b>PAN No.- *****396B,Permission Case No.- , Aadhaar No. *****1201</b>
PURCHASER	- <b>Mr. PRAMOD JAISWAL</b> , Address - H.NO-31C, JAWAHAR ROAD, DAIGUTTU, MANGO, P.O AND P.S- MANGO, TOWN-JAMSHEDPUR- <b>Father/Husband Name</b> RAMAWATAR JAISWAL , <b>PAN No.- *****086K,Permission Case No.- , Aadhaar No. *****5334</b>

Witness Information	<b>Mrs. RASHMIN KHAN</b> , Address - ABDULLAH MANSION, KASHIDIH ROAD, SAKCHI, JAMSHEDPUR-, <b>Father/Husband Name-FAZIL KHAN</b>
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Identifier Details	<b>Mr. RAJBANSH TIWARY</b> , Address - ROAD NO. 1, DAIGUTTU, MANGO, JAMSHEDPUR-, <b>Father/Husband Name-SARDA NAND TIWARY</b>
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Fee Rule:Sale Deed		
1	Stamp Duty	60,000

1	SP	960
<b>Total</b>		<b>960</b>

Fee Rule:Sale Deed		
1	A1	45,000
2	LL	3
3	PR	1
<b>Total</b>		<b>45,004</b>

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.



K 27/37

Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant





## Document Registration Summary 1

Date :-27-Aug-2021

- Government/Market Value: ₹1087700/-
- Transaction Amount: ₹1500000 /-
- Paid Stamp Duty: ₹60000 /-

Receipt : 524716

Receipt Date : 27-08-2021

Presenter Name: -

On Date 27-08-2021 Presented at District SRO -  
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

PR	₹1
SP	₹960
LL	₹3
A1	₹45000
Stamp Duty	₹60000

Total ₹105964

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	60000	60000	0	GRAS	PramodJaiswal	GRN Number : 2107205144 DEPT Transaction Id : 68087806dea3927881a2 Transaction Type :	60000

PR	1	1	0	GRAS	PramodJaiswal	GRN Number : 2107209197 DEPT Transaction Id : 8cf53c933506bf6023e9 Transaction Type :	1
SP	960	960	0	GRAS	PramodJaiswal	GRN Number : 2107209197 DEPT Transaction Id : 8cf53c933506bf6023e9 Transaction Type :	960
A1	45000	45000	0	GRAS	PramodJaiswal	GRN Number : 2107209197 DEPT Transaction Id : 8cf53c933506bf6023e9 Transaction Type :	45000
LL	3	3	0	GRAS	PramodJaiswal	GRN Number : 2107209197 DEPT Transaction Id : 8cf53c933506bf6023e9 Transaction Type :	3
Sub Total	105964	105964	0				

Article : Sale Deed Number of Pages : 64

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 :- 20210000091189

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 60000, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 45000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1087693/- , Transaction Amount :- Rs.1500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Pardih Location :- Other Road, Pardih Word No9 Property Boundaries :- East: P. NO. 1080, West: RASTA, South: RASTA, North: JASWANT SINGH Volume Number - 22Page Number - 37Holding Number - 0090004790000M0Khata Number - 313Plot Number - 1066 Area Of Land :- 3.30 Decimal

Sh./Smt.FAZIL KHAN s/o/d/o/w/o LATE FAHIMUDDIN PARVEZ KHAN has presented the document for registration in this office







today dated :- 27-Aug-2021 Day :- Friday Time :- 15:19:49 PM






FAZIL KHAN(Individual)

Party Name	Document Type	Document Number
FAZIL KHAN	PAN/UID	AMWPK1396B

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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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>FAZIL KHAN</b> Address1 - ABDULLAH MANSION, KASHIDIH ROAD, SAKCHI, P.O AND P.S- SAKCHI, TOWN- JAMSHEDPUR, Address2 - , , , Jharkhand <b>PAN No.:</b> AMWPK1396B, <b>Permission Case No.-</b>	Yes	Fazil Khan <b>Address:-</b> ABDULLAH MANSION, , KASIDIH ROAD, , Sakchi, Bistupur, , East Singhbhum, 831001, , Jharkhand, India		<b>SELLER</b> <b>Age:37</b>			
2	<b>PRAMOD JAISWAL</b> Address1 - H.NO-31C, JAWAHAR ROAD, DAIGUTTU, MANGO, P.O AND P.S- MANGO, TOWN- JAMSHEDPUR, Address2 - , , , Jharkhand <b>PAN No.:</b> BANPJ1086K, <b>Permission Case No.-</b>	Yes	Pramod Jaiswal <b>Address:-</b> H NO-31 C, , JAWAHAR ROAD DAIGUTTU, MANGO JAMSHEDPUR, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India		<b>PURCHASER</b> <b>Age:37</b>			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>RAJBANSH TIWARY</b> S/o-D/o <b>SARDA NAND TIWARY</b> <b>Address1 - ROAD NO. 1, DAIGUTTU, MANGO, JAMSHEDPUR,</b> <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

**Witness:**

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



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RASHMIN KHAN</b> Address1 - ABDULLAH MANSION, KASHIDIH ROAD, SAKCHI, JAMSHEDPUR, Address2 - , , , Jharkhand			

  
Signature of Operator

  
Seal and Signature of Registering Officer

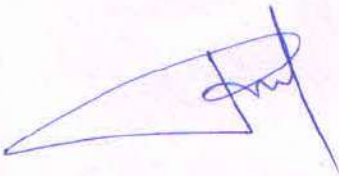
Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **FAZIL KHAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **RAJBANSH TIWARY**) Son/Daughter/Wife of ( **SARDA NAND TIWARY**) resident of ( **ROAD NO. 1, DAIGUTTU, MANGO, JAMSHEDPUR**) and by occupation ( **Business**).

  
Signature of Registering Officer

  
Seal and Signature of Registering Officer

Date:- 27-Aug-2021





Token No.: 20210000091189

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **27-Aug-2021** by **FAZIL KHAN**, S/O, D/O, W/O **LATE FAHIMUDDIN PARVEZ KHAN** resident of **ABDULLAH MANSION, KASHIDIH ROAD, SAKCHI, P.O AND P.S- SAKCHI, TOWN-JAMSHEDPUR .**

This deed was registered as Document No:- **2021/JSR/4084/BK1/3796** in Book No :- **BK1**, Volume No :- **744** from Page No :- **537** to **600** at, office of **District SRO - Jamshedpur**

Date:- **27-Aug-2021**

  
Registering Officer

