



**Government of Jharkhand**  
**Receipt of Online Payment of Stamp Duty**

Asghar K. K.

NON JUDICIAL

Receipt Number : 01ec9592352b29baf9cb

Receipt Date : 02-Jul-2024 02:30:43 pm

Receipt Amount : 188000/-

Amount In Words : One Lakh Eighty Eight Thousands Rupees  
Only

Token Number : 202400077000

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : REHANA KHATOON ( Vendee )

GRN Number : 2402871394



:- For Office Use :-

2024 | JSR | 3030 | BK1 | 280 |



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।

Rehana Khatoon

Rehanakhatoon

Calcutta  
₹ 7,00,000/-

Mango

₹ 1,88,000/-

Asghar Ali Ansari



खाता नम्बर 486  
प्लोट नम्बर 2622  
देय प्रतिबन्धित सूची में दर्ज नहीं है।

न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।

12  
Rs.  
217

नियम 21 के अन्तर्गत भारतीय स्टाम्प-अधिनियम  
(इंडियन स्टाम्प ऐक्ट) 1908 की अनुसूची  
1 या भाग 2...3... के अन्तर्गत  
पदावत् स्थापित (या स्टाम्प-शुल्क  
से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

02/07/2024

जिना अदर निबन्धित

02/07/2024

कन्यास्थित दस्तावेज में लेख्यकारी / प्रिंसिपल  
जाति के अंकित की गई है।  
छोटानागपुर अधिनियम 1908  
की धारा 45(B) के अन्तर्गत नहीं है।

Rehamakhatun  
निकायन-प्रवाधिकारी

:: 2 ::

02/07/2024

SALE DEED:

THIS SALE DEED is made on this the 02<sup>nd</sup> Day of July, 2024, at  
Jamshedpur: BY:-

Mr. ASGHAR ALI ANSARI (UID No. XXXX XXXX 9560, PAN  
No.AHTPA0526F), Son of Late Md. Khalil, By Caste General, by faith  
Muslim, by nationality Indian, by occupation - Business, resident of  
Holding No. 28069, Road No. 13, Near Hanfiya School, Jawahar Nagar,  
P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, State  
of Jharkhand - 832110, duly constituted attorney of his mother Smt. Zaibun  
Nisa wife of Late Md. Khalil, R/o: H. No. 154, Road No. 13, Jawaharnagar,  
P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand, vide  
a General Power of Attorney Deed No. IV - 45, dated: 15/1/2010, registered  
at District Sub registry Office at Jamshedpur, (The Principal is alive and  
living on the day of execution of this indenture and the power of attorney is  
not revoked till today). hereinafter referred to as the **VENDOR / SELLER**  
(Which expression shall unless repugnant to the context shall mean and  
include her legal heirs, successors, executors, administrators, legal  
representatives, nominees and assigns) of the OTHER PART.

Phagbic  
4-141,000=00  
4-02=00  
10-01=00

02/07/2024

Rehamakhatun

Asghar K. A.

::3::

**IN FAVOUR OF:**

**Mrs. REHANA KHATOON alias REHANA KHATUN (UID No. xxxx  
xxxx 9235, Pan No. BVAPK0663B), wife of SHAFIKUR RAHMAN, by  
Category – General, by faith Muslim, by Nationality Indian, by  
Occupation Household affairs, resident of H. NO. 22, Sabir Nagar,  
Jawaharnagar, Near Taiyaba Masjid, within P.O. Azadnagar, Town  
Jamshedpur, District East Singhbhum, State of Jharkhand - 832110,  
hereinafter called the “PURCHASER/VENDEE” (which expression  
shall unless, excluded by or repugnant to the context, mean and include  
her heirs, successors, executors, legal representatives, nominees and  
assigns) of the OTHER PART;**

**NATURE OF DEED:**

**SALE DEED;**

**CONSIDERATION AMOUNT: Rs.47,00,000/- (Rupees Forty seven  
Lakhs) only.**

**WITNESSETH AS FOLLOWS:-**

WHEREAS, ALL THAT piece and parcel of raiyati land, having area measuring 0-17-00 (B.K.D.) Seventeen kathas i.e. North: 100' ft., South: 100' ft., East: 124' ft., West: 120' ft., recorded under old Khata no. 1, being in portion of old Plot Nos. 3, New Plot No.2622 within Ward No. 9 MNAC, in Mouza Mango, Thana No. 1642, P.S. Mango, Pargana Dhalbhum, Town Jamshedpur, in the District Singhbhum, together with other land recorded in the name of LATIFUR RAHMAN in survey Settlement Khatian finally published in the year 1979. Aforesaid landed property area measuring 0-17-00 (B.K.D.) Seventeen kathas purchased

Rehana Khatun

As per

by MD. KHALIL, S/o Late Noor Mohammad, resident of Mango, Jawaharnagar, Road No.13, P.S. Mango, Jamshedpur, from its former owner namely: LATIFUR RAHMAN, S/o Late Amir Ali, resident of Road No.13, Mango, Jawaharnagar, P.S. Mango, Jamshedpur, by means of a registered SALE DEED bearing No.3151, dated:27/2/1985, registered at the Office of the Registrar of Assurance, Calcutta.

AND WHEREAS, said Md. Khalil died leaving behind his wife SMT. JAIBUN NISA as his legal heir and successor and thereafter said landed property mutated in favour of SMT. JAIBUN NISA, wife of Late Md. Khalil through **Mutation Case no. 705/2001-2002 Dated 14.12.2001** by the office of the Circle Office Jamshedpur and rent has been paid by Smt. Jaibun Nisa, wife of Late Khalil to Govt. of Jharkhand in her name entered in Volume No. 40, Page No.25.

AND WHEREAS, Smt. Zaibun Nisa, wife of Late Md. Khalil appointed her true and constituent attorney Mr. ASGHAR ALI ANSARI Son of Late Md. Khalil through registered Power of attorney being its no. IV - 45 Sl, No. 278 Dated 15.01.2010, registered at the office of the District Sub Registry office at Jamshedpur regarding the aforesaid landed Property. And since then the Vendor has been in peaceful physical possession over the same without any interruption from any corner.

AND WHEREAS, the Vendor being in urgent need of money to meet her financial expenses, the Vendor decided to sell a portion of aforesaid landed property, more clearly mentioned in the schedule below for full, final and highest consideration amount of **Rs.47,00,000/- (Rupees Forty seven Lakhs) only**, to which the Purchaser agreed and offered to pay the same to the Vendor, hence to avoid all or any kind of legal disputes, and complication, the parties have decided to execute this Sale Deed, on the following terms and conditions, mentioned hereinafter.

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

Rehana Khatun

1 That in pursuance of an agreement and paid consideration amount of Rs.47,00,000/- (Rupees Forty seven Lakhs) only, is paid by the purchaser to the Vendor by Cheque/cash, details of which is mentioned in Memo of consideration hereinafter, for the landed property, more fully described in the schedule below, the receipt of which is hereby admitted and acknowledged as full, final and the highest consideration amount against the sale of the schedule below property, and the Vendor by these presents does hereby sell, convey, transfer, deliver and assign all that schedule below property, in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser, along with her legal heirs and successors without any interruption, from or by the present Vendor, or any person claiming under her, with all her right, title, interest, and possession, in respect of the schedule below property.

2 That the Vendor has delivered peaceful physical possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose off the same by way of sale, gift, mortgage, or any other ways whatsoever in manner she likes, and the Purchaser is at liberty to get her name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, Jamshedpur, and pay rent and taxes for the same in her own name and obtain receipt thereof.

3 THAT, from this day the vendor shall ceases to have any right, title and interest over the said schedule below property, and all the right, title and interest of the vendor in the schedule below property now will be completely vested unto the purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens or charges of any kind whatsoever.

4 THAT, the Vendor hereby declares that it has good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendor in the schedule below property the purchaser suffers any loss then the vendor will be liable to compensate the same to the Purchaser or her legal heirs and successors.

Rehana Khatoon

5 THAT, the Vendor is further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendor that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor only.

6 THAT, the Vendor has delivered copy of all relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale deed, the Vendor does not hold any right, title or interest along with her legal heirs and successors to claim back the schedule below property. The schedule below property is free and is never acquired by the State or Central Government.

7 THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

**SCHEDULE:**

In the District East Singhbhum, Town and District sub Registry Office at Jamshedpur, within Ward No. 9 MNAC, in Mouza Mango, Thana No. 1642, P.S. and Anchal Mango, H. No. 009000756500A6, Pargana Dhalbhum, State of Jharkhand, recorded under Khata No., Plot No., area and boundary as follows:-

<u>Khata</u>	<u>Plot No.</u>	<u>Area:</u>
486	2622(P)	66'ft X 32'ft = 2112 sq. ft. i.e. 4.84 Decimals;

Boundary:

North:	4'ft Alley;	32'ft.
South:	18'ft Road;	32'ft.
East:	Vendor's Nij;	66'ft.
West:	S. Rahman.	66'ft.

Feet measurement:

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

Rehana Khatoon

*Agar to him*

The above landed property is shown in Red colour in the sketch map attach herewith, which also forms part of this Sale Deed.

MEMO OF CONSIDERATION:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount(Rs.)</u>
16/02/2023	013342	Union Bank	Rs. 1,00,000/-
10/09/2023	018006/018007	Union Bank	Rs. 3,00,000/-
23/06/2023	016337/016338	Union Bank	Rs. 3,00,000/-
18/12/2023	018032/018033	Union Bank	Rs. 3,00,000/-
	By Cash/Transfer		Rs. 1,00,000/-
	By Cash/Transfer		Rs. 1,00,000/-
	By Cash/Transfer		Rs. 1,00,000/-
19.06.2024	533688	Canara Bank	Rs. 34,00,000/-
Total amount paid to the vendor is			Rs. 47,00,000/-

(Rupees Forty Seven Lakhs) Only

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

Read over and explained the contents of this Deed to the Vendor in Hindi, who found and admitted the same to be true and correct.

WITNESSES:

1. *Altuf Hussain s/o Agnul-Hug*

*[Signature]*

Drafted by  
Advocate:

2. *Abdul Rahman Asari s/o. Shafiqur Rahman*

Printed by:

*[Signature]*

*Mango - SSR*

*Rehana Khatun*

As per V. No.

::8::

PURCHASER:

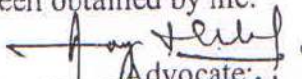


Rehana Khatoun

Certificate:

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

Rehana Khatoun

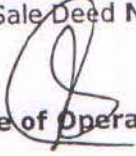
  
Advocate:  
AVIJIT MANDAL  
Enrollment No.-14/2010  
(Advocate Jsr. Court)



LL	3	3	0	GRAS	RehanaKhatoon	<ul style="list-style-type: none"> <li>• GRN Number : 2402871459</li> <li>• DEPT Transaction Id : 87dc6006d5b56f1e0b3c</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	330114	330114	0				

Article : Sale Deed Number of Pages : 74

Signature of Operator



Signature of Head Clerk

ROBIN KUJUR

Signature of Registering Officer

DHARMENDRA KUMAR

RehanaKhatoon



OFFICE OF THE SUB REGISTRAR  
Office Name :- District SRO - Jamshedpur  
District Name :- EastSinghbhum  
State Name :- Jharkhand

### Deed Endorsement

Token No :- 202400077000

Deed Type	Sale Deed
Number of Pages	74
Fee Details	Stamp Duty :- Rs. 188000, PR :- Rs. 1, SP :- Rs. 1110, A1 :- Rs. 141000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1983117/- ,Transaction Amount :- Rs.4700000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Mango Mango Word No-9 Location :- Other Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: Vendor's Nij;, West: S. Rahman., South: 18ft Road; , North: 4ft Alley Khata Number - 486Plot Number - 2622Volume Number - 40Page Number - 25Holding Number - 0090007565000A6 Area Of Land :- 4.84 Decimal

Sh./Smt. ASGHAR ALI ANSARI s/o/d/o/w/o LATE MD KHALIL has presented the document for registration in this office

today dated :- 02-Jul-2024 Day :- Tuesday Time :- 15:35:06 PM





ASGHAR ALI ANSARI (Power Of Attorney)

Party Name	Document Type	Document Number
ASGHAR ALI ANSARI	PAN/UID	AHTPA0526F



Rehana Khatoon

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASGHAR ALI ANSARI Address1 - Holding No. 28069, Road No. 13, Near Hanfiya School, Jawahar Nagar, P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand 832110, Address2 - ... , Jharkhand PAN No.: AHTPA0526F, Permission Case No.-	Yes	Yes	Asghar Ali Ansari Address:- HOUSE NO 28069, NEAR HANFIYA SCHOOL, ROAD NO 13, JAWAHARNAGAR, Azadnagar, Jamshedpur, East Singhbhum, 832110, Azadnagar, Jharkhand, India		SELLER Age:45			
2	ZAIBUN NISA ... , Jharkhand PAN No.:	No	No	Address:-	ASGHAR ALI ANSARI	SELLER Age:81			

...  
Jharkhand  
PAN No.:  
AHTPA0526F

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	REHANA KHATOON Address1 - H. NO. 22, Sabir Nagar, Jawaharnagar, Near Talyaba Masjid, within P.O. Azadnagar, Town Jamshedpur, District East Singhbhum, State of Jharkhand - 832110, Address2 - MANGO ... Jharkhand PAN No.: BVAPK0663B, Permission Case No.-	Yes	Yes	Rehana Khatun Address:- House No-22, Near Taiba Masjid, Sabir Nagar, Jawahar Nagar, Po- Azadnagar, Jamshedpur, , Purbi Singhbhum, 832110, , Jharkhand, India		PURCHASER Age:58			Rehana Khatun

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MOHAMMAD ALTAF HUSSIAN S/o-D/o AYNUL HAK Address1 - H NO 142 ROAD NO 13, HANFIYA SCHOOL JAWAHARNAGAR, AZADNAGAR EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.:			Altaf Hussian

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ABDUL RAHMAN ANSARI Address1 - JAWAHAR NAGAR MANGO P.O AND P.S MANGO CITY JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator



Above signature & thumb Impression are affixed in my presence.



Seal and Signature of Registering Officer

DHARMENDRA KUMAR

Above mentioned, ( ASGHAR ALI ANSARI ), has/have admitted the execution before me. He/ She/ They has / have been identified by (MOHAMMAD ALTAF HUSSIAN) Son/Daughter/Wife of (AYNUL HAK) resident of (H NO 142 ROAD NO 13, HANFIYA SCHOOL JAWAHARNAGAR, AZADNAGAR EAST SINGHBHUM) and by occupation (Business).

Signature of Registering Officer

DHARMENDRA KUMAR

Date:- 02-Jul-2024

Rehana Khatun



Seal and Signature of Registering Officer

DHARMENDRA KUMAR



## Pre Registration Docket

Date :- 02-07-2024 03:43 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 202400077000

Appointment :- 02-Jul-2024 Time:- 11:5

Article	Sale Deed
Pre Registration Date	24-Jun-2024
No. Of Pages	37
Stamp Duty	188000
Paid Stamp Duty	0
Total Fees	₹ 1,42,114.

Property Id: **1247621**

Valuation No. : 1708825 / 2024	:- 2024-2025	Date : 02-July-2024 15:15:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-9	
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Khata Number - 486			
Plot Number - 2622			
Volume Number - 40			
Page Number - 25			
Holding Number - 0090007565000A6			
<b>Property Rates</b>			
<b>Residential Land (Y)</b>			
₹409735/- Decimal			
<b>Valuation Rule : Residential Land</b>			
<b>Property Details</b>			
1	Land area	4.84 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.84 x 409735=1983117.4	₹19,83,117/-
A	Total		₹19,83,117/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹19,83,200/-
Total Amount in Words : Nineteen Lakhs Eighty Three Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Vendor's Nij;, West: S. Rahman., South: 18'ft Road; , North: 4'ft Alley
Area	Land area : 4.84 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	1983117.4
Transaction Amount	4700000

SELLER	-Mrs. ZAIBUN NISA , <b>Father/Husband Name</b> LATE MD KHALIL,, <b>Party Category</b> -Individual For Power of Attorney , <b>PAN No.-</b> <b>Date Of Birth</b> -01-Jan-1943, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> <b>Address</b> - H. No. 154, Road No. 13, Jawaharnagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, Jharkhand
	-Mr. ASGHAR ALI ANSARI , <b>Father/Husband Name</b> LATE MD KHALIL,, <b>Party Category</b> -Power Of Attorney , <b>PAN No.-</b> *****526F <b>Date Of Birth</b> -28-Jun-1979, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****9560, <b>Address</b> - Holding No. 28069, Road No. 13, Near Hanfiya School, Jawahar Nagar, P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand 832110
PURCHASER	-Mrs. REHANA KHATOON , <b>Father/Husband Name</b> SHAFIKUR RAHMAN,, <b>Party Category</b> -Individual , <b>PAN No.-</b> *****663B <b>Date Of Birth</b> -22-Dec-1965, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****9235, <b>Country</b> -INDIA, <b>State Name</b> -Jharkhand, <b>District Name</b> -EAST SINGHBHUM, <b>City/Village/Town Name</b> -JAMSHEPDUR, <b>Locality</b> -MANGO, <b>Address</b> - H. NO. 22, Sabir Nagar, Jawaharnagar, Near Taiyaba Masjid, within P.O. Azadnagar, Town Jamshedpur, District East Singhbhum, State of Jharkhand - 832110, <b>Pin Code</b> -831012

Witness Information	<b>Mr. ABDUL RAHMAN ANSRI</b> , <b>Address</b> - JAWAHAR NAGAR MANGO P.O AND P.S MANGO CITY JAMSHEDPUR-, <b>Father/Husband Name</b> -SHAFIQR RAHMAN
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Identifier Details	<b>Mr. MOHAMMAD ALTAF HUSSIAN</b> , <b>Address</b> - H NO 142 ROAD NO 13,HANFIYA SCHOOL JAWAHARNAGAR,AZADNAGAR EAST SINGHBHUM-, <b>Father/Husband Name</b> -AYNUL HAK
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Fee Rule:Sale Deed		
1	Stamp Duty	1,88,000

1	SP	1,110
Total		1,110
Fee Rule:Sale Deed		
1	A1	1,41,000
2	LL	3

3	PR	1
Total		1,41,004

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.

*Asykar*  
02/07/24

**Deed Writer / Advocate**

Rehana Khatoun

**Vendee / Claimant**

*Asykar A. A.*

**Vendor / Executant**


Token No.: 202400077000

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date 02-Jul-2024 by ASGHAR ALI ANSARI , S/O, D/O, W/O LATE MD KHALIL resident of Holding No. 28069, Road No. 13, Near Hanfiya School, Jawahar Nagar, P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, State of Jharkhand 832110 .,  
This deed was registered as Document No:- 2024/JSR/3030/BK1/2801 in Book No :- BK1, Volume No :- 534 from Page No :- 1 to 74 at, office of District SRO - Jamshedpur

Date:- 02-Jul-2024

  
Registering Officer  
DHARMENDRA KUMAR