



# 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  
Receipt



M. Jayant

2023/JSR/2453/BKT/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 प्रमाण की शक्ति नहीं रहेगी

33,95,300/-

P.S. Asochaga

135812/-



M. Zibrail Ali 11/05/23

ATTESTED  
Md Zibrail Ali  
Mediator



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

अधिनियम 21 के अधीन प्रारम्भ: भारतीय स्टाम्प-अधिनियम (संशोधन स्टाम्प ऐक्ट), 1899 की अनुसूची 1 या 1क, से... 23... के अधीन सहायक स्टाम-सहित (या स्टाम्प-शुल्क विमुख या स्टाम्प-शुल्क जपेक्षित नहीं)।

विशाल अहमद मिश्रा क्लर्क

उपरोक्त दस्तावेज़ में प्रामाणिकता / प्रिंटिंग जांच के लिए जांच की गई है।  
विशाल अहमद मिश्रा क्लर्क अधिनियम 1908 की धारा 43(2) के अन्तर्गत नहीं है।

न्यूनतम नुमांदा सूची से जाँचा एवं सही पाया।

विशाल अहमद मिश्रा क्लर्क 11/5/23

SALE DEED 11/5/23

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

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;

Rechargeable  
M-1,01,859=00  
U-03=00  
PR-01=00

11/5/2023  
दस्तावेज जाँचा

M. (G) m.  
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. Raju  
11/05/25

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. Nayak  
11/05/2018

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. Layak.  
11/10/23

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. Zibrail  
11/03/23

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.  
11/03/23

**PURCHASER**  
**[SHABANA TABASSUM]**




Shabana Tabassum  
11/03/23



**ATTN**

Md Zibrail Ali  
11/03/23  
Advocate

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.

**ATTN**  
  
Advocate  
Md Zibrail Ali  
11/03/23

शा. संका **अध्यापिका क्षेत्राजमोदपुर** परगना  
 शा. संका **अध्यापिका क्षेत्राजमोदपुर** परगना

**खेती खतियान ।**

शेका संकेत **पिंडवाम**

क्र. सं.	खेती का नाम	खेती का प्रकार	खेती का क्षेत्रफल (अ. म.)	खेती का मूल्य		अन्य विवरण
				स. सं.	र. सं.	
1089	अध्यापिका क्षेत्राजमोदपुर	खेती	2619	0.00	20	
	अध्यापिका क्षेत्राजमोदपुर	खेती		0.00	90	
		खेती		0.00	10	
		खेती		0.03	70	
		खेती		0.04	80	

12 (B) 2024-2025  
 151 20 25 88 रजमोदपुर  
 1978-79

शे. संका **पिंडवाम** क्षेत्राजमोदपुर तालुका

अध्यापिका क्षेत्राजमोदपुर तालुका  
 अ. म. 2619  
 अ. म. 90  
 अ. म. 10  
 अ. म. 70  
 अ. म. 80



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

April 19, 2023

भाग वर्तमान	23	पृष्ठ संख्या	79											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	पालभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	होलिडिंग संख्या	1089/ABC	तौजी संख्या	0	थाना नम्बर	16421	खाता का प्रकार	रैयती					
अब्दुल रफीक, पिता-अब्दुल लतीफ														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार		लगान	सेस								
1089	2619/क	0 हे 0 आर20 सेमी	कबिल लगान।		0	0.2								
1089	2619/ख	0 हे 0 आर80 सेमी												
1089	2619/ग	0 हे 0 आर10 सेमी												
1089	2619/घ	0 हे 3 आर70 सेमी												
	कुल परिमाण	0 हे 4 आर80 सेमी												
तारीख	प्राप्ति पत्र संख्या	सान से	सान तक	भागत बकाया	भागत घानू सान	रोड सेस बकाया	रोड सेस घानू सान	शिक्षा सेस बकाया	शिक्षा सेस घानू सान	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घानू सान	कृषि सेस बकाया	कृषि सेस घानू सान	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्युटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्साट का नक्शा देखने के लिए प्साट नंबर क्लिक करें

बकशा देखें

BACK





Form I

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continuous Khatian

Anchal- मानगो Rev P.S- घाटशिला State of- झारखण्ड Police Station- घाटशिला  
R.T.No 16421 Khata Type रेयती

खाता नम्बर	रेयत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
1089	अब्दुल रफीक , पिता-अब्दुल लतीफ	2619/1	05	0 ऐ	4 डि	0.9 हे	151.2	नमांतरण अधिनियम 85 के मु0 स0 415(2)(1)/2000-01के आदेशनुसार खाता वयामानगो खोला गया है	0 / 13
		2619/2	05	0 ऐ	0 डि	0 हे			
		2619/3	05	0 ऐ	0 डि	0 हे			
1089	अब्दुल रफीक , पिता-अब्दुल लतीफ	2619/क	05	0 हे	0 आर	20 सेमी	0	काबिल लगान ।	23 / 79
		2619/ख	05	0 हे	0 आर	80 सेमी			
		2619/ग	05	0 हे	0 आर	10 सेमी			
		2619/घ	05	0 हे	3 आर	70 सेमी			

यह एक कंप्यूटर जनित प्रति है

4/19/2023

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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 )

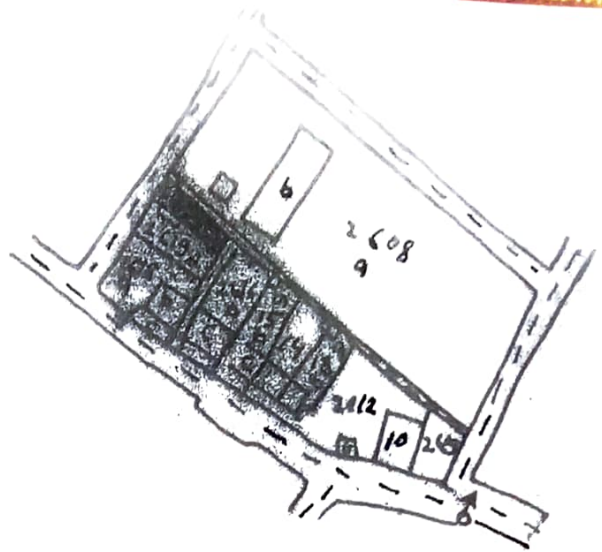
Land Mark on -

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, Kalimati, East Singhbhum  
Jharkhand - 831001



Trace by

मू मापक आमीन  
मो० इरफान अंसारी

मरायत न खसलादी, झारखण्ड

No - 49/201

M. Land.

09/08/23