



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** fccd90c99e05470061a0

**Receipt Date :** 06-May-2023 03:45:27 pm

**Receipt Amount :** 42500/-

**Amount In Words :** Forty Two Thousands Five Hundred Rupees Only

**Token Number :** 202300055186

**Office Name :** District SRO - Jamshedpur

**Document Type :** Sale Deed

**Payee Name :** SYED ASGHAR IMAM ( Vendeer )

**GRN Number :** 2317057867



--: For Office Use :-

Deed  
9/5/23  
2023/JSR/5612/BK1/5227

9/5/23

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 भाग 62 अन्तर्गत दण्डनीय अपराध है।

सिद्धांत के अनुसार तैयारी  
मुद्रांक शुल्क का भुगतान

Nameet Kumar  
9/5/23



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3adb3b20c78b0ea64cb3

Receipt Date : 10-Oct-2023 01:37:40 pm

Receipt Amount : 3800/-

Amount In Words : Three Thousand Eight Hundred Rupees Only

Token Number : 202300055186

Office Name : District SRO - Jamshedpur

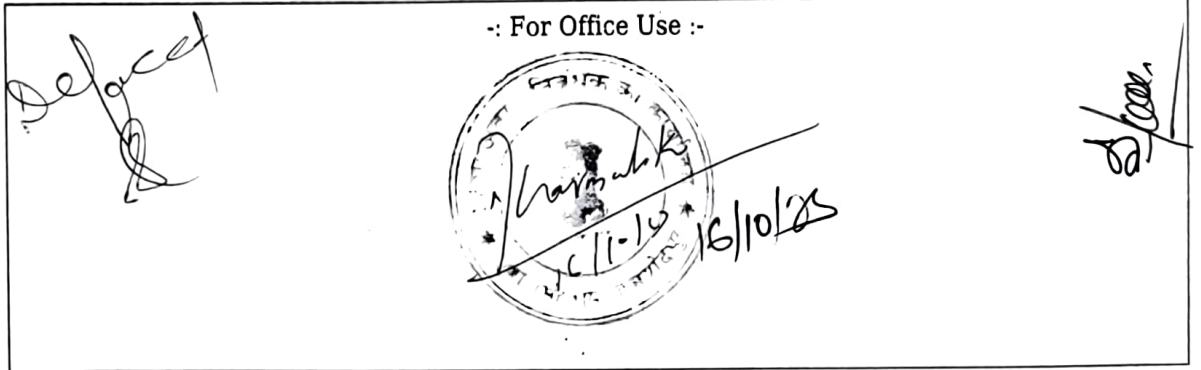
Document Type : Sale Deed

Payee Name : SYED ASGHAR IMAM ( Vendee )

GRN Number : 2319658999



:- For Office Use :-



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, 1999 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Handwritten text in Hindi:   
रसीद का प्रयोग 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, 1999 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Handwritten signature: Nameet Kumar

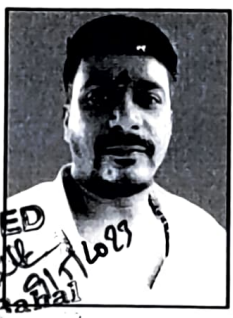
Handwritten date: 16/10/23

Handwritten date: 16/10/23

संभवतः  
11,57,400/-

P.S  
Mago,

शुद्ध  
42500/-  
+ 3800  
46,300/-



ATTESTED  
Navneet Kumar  
9/5/23

Navneet Kumar  
9/5/23



Navneet Kumar  
9/5/23

खाता नम्बर... 208,  
प्लॉट नम्बर... 377,  
देय प्रतिशक्ति सूची में दर्ज नहीं है।

9/5/23

विधायक 21 के अधीन गणना: भारतीय स्टाम्प-अधिनियम  
(संशोधन स्टाम्प ऐक्ट), 1989 की अनुसूची  
1 या 1क, से 2, 3, ... के अधीन  
प्रमाणित स्टाम्प-सहित (या स्टाम्प-शुल्क  
से विमुक्त या स्टाम्प-शुल्क अज्ञेय नही)।

जिला अवर निबन्धक

सम्बन्धित दस्तावेज में लेखकारी / प्रिंसिपल  
जाति के ... अंकित की गई हैं।  
छांटानगपुर जिले के अधिनियम 1908  
की धारा 46(3) के अन्तर्गत नहीं हैं।  
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सूचना सूचकांक सूची से  
जांच की जा रही है।

9/5/23

SALE DEED

fechogubh  
4- 347, 22-00  
LI - 03-00  
PR - 01-00

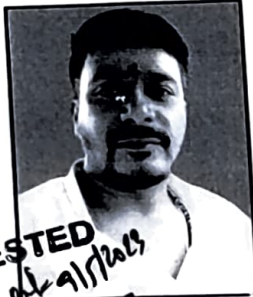
Navneet Kumar  
निबंधक / लेखकारी  
9/5/23

THIS SALE DEED IS MADE ON THIS THE 9th DAY OF MAY, 2023,  
AT JAMSHEDPUR;

BY:

NAVNEET KUMAR (PAN : AUBPK8758L, UID No. XXXX XXXX  
1540), Son of Mr. Narendra Kumar Singh, by faith Hindu (General  
Caste), by nationality Indian, by occupation Business, resident of

9/5/23



Nameet Kumar

9/5/23



ATTESTED  
Date 9/5/23  
Datt K. Bahadur  
Advocate

Nameet Kumar

9/5/23  
16/10/23

नवनीत कुमार पिता - नरेन्द्र कुमार सिंह  
 निवासी - जयपुर, जिला - जयपुर  
 माता - धारा - माता  
 9/5/23 के जयपुर लेखपालों या अधिकारियों के से एक शी  
 के कोषागार (सबसे) हैं ने ल० 1054 20  
 प्रपत्रों में जयपुर निकायन कार्यालय में (..... स्थान पर) निवेदन के लिए  
 किया

निवेदन-पत्र की प्रतिलिपि  
 9/5/23  
 16/10/23



21/10/22  
Nanded Kumar  
9/5/22

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H.No. 102, New Subhash Colony, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831012, constituted Attorney for (1) SASTHI NANDI (PAN : AAMPN0150G, UID No. XXXX XXXX 5904), Son of Late Tarani Prasad Nandi, (2) CHANDANA NANDI (PAN : AMWPN7091G, UID No. XXXX XXXX 9774), Wife of Late Debasish Nandi, daughter-in-law of Late Tarani Prasad Nandi and (3) HENA NANDI (PAN : ARUPN8655K, UID No. XXXX XXXX 9416, Wife of Late Harendra Nandi, daughter-in-law of Late Tarani Prasad Nandi, all by faith Hindu (General Caste), by nationality Indian, by occupation House hold affairs, resident of H.No. 59, Pennar Road, Sakchi, P.O. & P.S. Sakchi, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831001, vide General Power of Attorney No. 2022/JSR/5183/BK4/342 dated 15.10.2022 registered at District Sub-Registry Office, Jamshedpur, hereinafter referred to as the **SELLERS** (which expression shall unless, excluded by or repugnant to the context, mean and includes their heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

**SYED ASGHAR IMAM (PAN : AAUPI6372F, UID No. XXXX XXXX 2079)**, son of Late Syed Abdul Ghaffar, by faith Muslim (General Caste), by nationality Indian, by occupation Advocate, resident of Road No. 15/A, Bari Colony, near LPG Gas Godown, Jawaharnagar, P.O. Azadnagar, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees

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and assigns) of the **OTHER PART**;

**NATURE OF DEED: SALE DEED**

**CONSIDERATION AMOUNT:** Rs. 10,00,000/- (Rs. Ten lakhs) only;

**GOVT. VALUE** : Rs. 11,57,400/- only;

**WHEREAS** ALL THAT piece and parcel of raiyati lands being in New Plot No. 377 and other Plots, recorded under New Khata No. 208, situated in Mouza Pardih, Ward No. 9 MNAC, P.S. Mango, Thana No. 1641, Block Mango, town Jamshedpur, District East Singhbhum, stands recorded in the name of TARANI PRASAD NANDI, son of Bhagirathi Nandi, resident of Pennar Road, Sakchi, Jamshedpur, in the Khatian as per last Survey Settlement records of 1979 (entered in Vol. 21 Page No. 20 of Register-II), and he had been in peaceful physical possession over the said lands during his lifetime and after his demise, his three sons namely Harendra Nandi (now deceased), Debasish Nandi (now deceased) & Sasthi Nandi;

**AND WHEREAS** said Harendra Nandi died leaving behind his wife Hena Nandi (i.e. Seller No. 3 hereof) and Debasish Nandi also died leaving behind his wife Chandana Nandi (i.e. the Seller No. 2 hereof) who have inherited the share of their respective husbands;

**AND WHEREAS** now the sellers are the absolute, lawful and bonafide owners of the property described in the Schedule hereunder written and have been in peaceful physical possession over the same without any hindrance or disturbance from any person or corner, and are also exercising all their right, title and interest over the said land;

**AND WHEREAS** the SELLERS, being in urgent need of money,

9/5/23

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voluntarily expressed their intent of selling their Schedule below property and having come to know the intention of the SELLERS, the PURCHASER hereof has approached to them proposed and offered to purchase the same;

**NOW THIS SALE DEED WITNESSETH:**

1. That in pursuance of the above agreement and in consideration amount of Rs. 10,00,000/- (Rs. Ten lakhs) only paid by the PURCHASER to the SELLERS in the manner described in MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledge, accept and admit, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and dispose of the said immovable property more specifically described in the Schedule hereunder written to the PURCHASER, the SELLERS by these presents do hereby sale, convey, transfer and assign unto the PURCHASER ALL THAT said immovable property together with all right, title, interest, claim, privileges, advantages TO HAVE AND TO HOLD the same without any interference or objection or disturbance by and from the SELLERS and/or person/s claiming through and/or under and/or intrust of them.

2. That the PURCHASER will hold, enjoy and possess the said Schedule below property, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLERS or others. Hence onwards the SELLERS are completely divested of all their interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the PURCHASER by these presents.

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3. That the SELLERS, on receipt of full consideration amount from the PURCHASER herein, hereby delivers free and peaceful possession of the said immovable property and all relevant original documents, papers, etc. in respect of the said immovable property, to the PURCHASER.

4. That the PURCHASER out of his own funds and/or through the financial source of others and/or any financial institution including bank etc. shall construct Boundary wall, house and other structures, install boring, other water source, electricity etc. over the said property and will hold, enjoy and possess the same as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLERS or others. Hence onwards the SELLERS are completely divested of all their interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the PURCHASER by these presents.

5. That the SELLERS hereby represent and declare that:

i) they are the true, absolute and lawful owners of the said property and there is no other co-claimant or co-owner or co-sharer in this property except them.

ii) prior to execution of this Sale Deed, the SELLERS have not sold or transferred or delivered or assigned or mortgaged the said property to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings etc.

iii) the above premises or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.



Named with  
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Named with

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- iv). hence onwards the PURCHASER will hold, enjoy the said property as its absolute owner with full power to convey, transfer, sale, mortgage or assign the same in any manner he likes.
- v). the PURCHASER shall be at liberty to get the property described in the Schedule below, mutated in his name in the records of the Superior landlord the State of Jharkhand, through C.O., Mango and pay ground rent in his name.
- vi) the SELLERS hereby assure the PURCHASER to sign and execute any further papers, no-objection, documents etc. at the cost of the PURCHASER, that may be necessary and/or deemed to be required for mutating the said immovable property in his name in the records of the Superior landlord and for their peaceful possession forever.
- vii) the PURCHASER will be at liberty to apply and got Holding No. with respect to the property described in the Schedule below in his name before Competent Authority as the case may be and pay Holding tax in his name.
- viii). in case the PURCHASER suffers any loss or damage and/or dispose from the premises due to defect in title of the SELLERS, the SELLERS in such circumstances shall be liable to compensate the PURCHASER for such loss.
- ix). all the previous documents relating to the property described in the Schedule below has/have been handed over by the SELLERS to the PURCHASER and the documents/sketch map annexed herewith and/or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties hereto by themselves personally as well as through expert, and in the event of any wrongful activities,

Named with  
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defective title and/or other disputes they will be held liable for the same, and they will not question with the Advocate and/or District Sub-Registry Office, for any irregularity.

6. That the SELLERS further agree and covenant with the PURCHASER, to execute any further or other documents and/or other deeds and things as may be necessary to complete and make perfect the title of the PURCHASER, in respect of the Schedule below property, at the cost of the PURCHASER.

#### **SCHEDULE**

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring an area 1.57 Kathas or 2.66 Decimals (more or less), out of 4.395 Decimals, being in portion of New Plot No. 377, recorded under New Khata No. 208, situated in Mouza Pardih, Ward No. 9 MNAC, Holding No. 0090008170000M0 issued by Mango Nagar Nigam, P.S. Mango, Thana No. 1641, Block Mango, town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, and all its advantages, privileges, services and amenities thereon;

Which is bounded and butted as follows:

NORTH BY : National Highway 33;

SOUTH BY : Portion of Plot No. 379;

EAST BY : Portion of Plot No. 379;

WEST BY : Portion of Plot No. 377;

The property aforementioned is situated on the NH 33 and is shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed;

9/15/23

Manoj Kumar

Ground rent is payable to the landlord, the State of Jharkhand, through the C.O., Mango.

MEMO OF CONSIDERATION

The purchaser paid the said consideration amount of Rs. 10,00,000/- (Rs. Ten lakhs) only to the sellers in the following manner:

Cheque Nos.	Dated	Drawn on	Amount
000036	10.10.2023	HDFC Bank, Azadnagar Branch,	7,00,000/-
000038	16.10.2023	HDFC Bank, Azadnagar Branch,	3,00,000/-

IN WITNESS WHEREOF, the Sellers have set their hands on this Sale deed at Jamshedpur, on the date, month and year first above mentioned.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.

WITNESSES :

- Md. Amir Iqbal  
S/o:- Khushal Ali  
P/o:- Katali, P.S. Ch...  
Anwar Khan
- Anwar Khan  
S/o:- Akhtar Khan  
P/o:- Zaidpur, Hazratpur  
Mango, P.S. ...

Naimeet vasa  
9/15/23

Drafted, read over and explained the contents of this deed to the executants who admit the same to be true and correct.

Advocate: *[Signature]*  
9/15/23



*[Signature]*  
9/15/23



ATTESTED  
*[Signature]*  
9/15/23

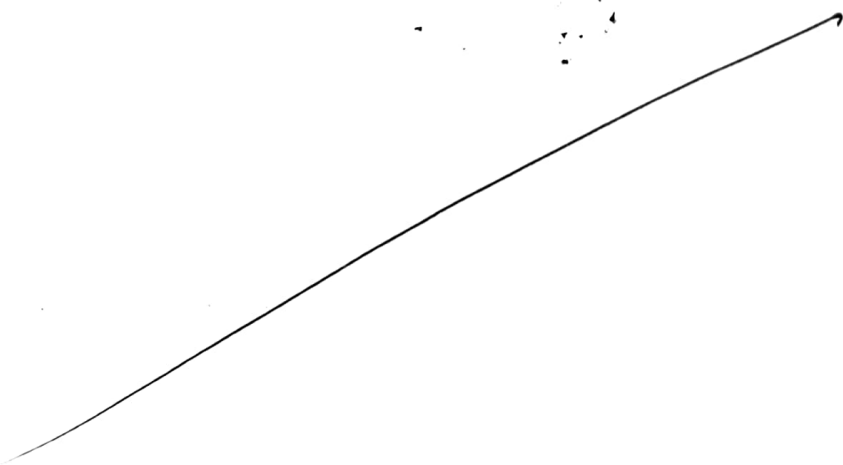
*[Signature]*  
9/15/23

PHOTOGRAPH, SIGNATURE & FINGER PRINTS OF THE PURCHASER

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

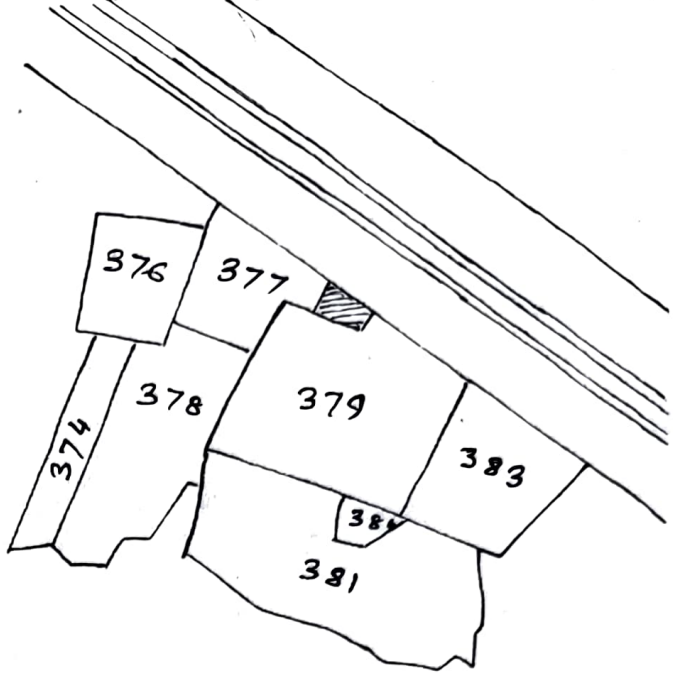
Printed through Computer: *[Signature]*

Advocate: *[Signature]*  
9/15/23



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S

M.N.A.C. JAMSHEDPUR  
 Ward No-9  
 Sheet No-3  
 Thana - Mango  
 Thana No-1641  
 Year of:- 1970-71  
 Scale of:- 1cm = 20m.



Land Mark on -

Khat No	Plot No	Area	Bounded by:-
208	377	1.57 Katha = 2.66 Dec.	N- N.H. - 33 S- plot No-379 (portion) E- plot No-379 (portion) W- Portion of plot No-377

Purchaser:- SYED ASGHAR INAM  
 S/O:- Late Syed Abdul Ghaffar.  
 Add:- Road No-15, Bari Colony, Jawahar Nagar  
 Mango, (J.S.R.)

*Handwritten signature and notes:*  
 20/10  
 S/O  
 N. A. C. Jamshedpur



*Handwritten signature:*  
 B. C. Mahata

Surveyor  
 B. C. Mahata  
 Jamshedpur, J.S.R.  
 Reg. No. 100/1971