



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0cf3872a574c5aa11df2

Receipt Date : 21-May-2024 12:57:22 pm

Receipt Amount : 80000/-

Amount In Words : Eighty Thousands Rupees Only

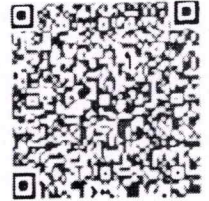
Token Number : 202400062666

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

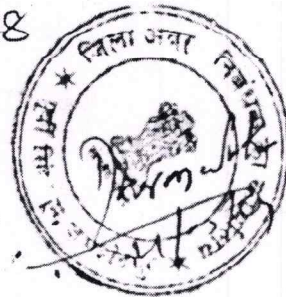
Payee Name : SHEKH ANAIN (Vendee)

GRN Number : 2402195776



2024/JSR/2396 | BK1/2228

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, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

चित्त

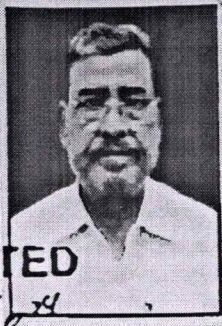
net yojana

1/5/2024

20,00,000/-

P.S. mango.

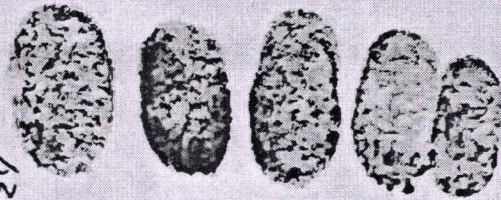
80,000/-



ATTESTED

MAHENDRA KUMAR
ADVOCATE

md.yousuf
21/5/2024



जिला अदालत जामशेदपुर
जिल्ला अदालत जामशेदपुर / जिल्ला
नजीक जामशेदपुर जामशेदपुर
सदरमार्ग पर जामशेदपुर जामशेदपुर
की धारा 40A(2) के अन्तर्गत नजीक

लगायत 21 के अन्तर्गत जामशेदपुर जामशेदपुर
जामशेदपुर जामशेदपुर जामशेदपुर
1 या 12, 23, 24 के अन्तर्गत
जामशेदपुर जामशेदपुर जामशेदपुर
के विषय में जामशेदपुर जामशेदपुर

न्यूनतम मूल्यांकन सूची से
जोड़ा एवं सही पाया।

md.yousuf
21/5/24

md.yousuf
21/5/24

19
21/5

md.yousuf
निर्वाहक-पदाधिकारी
21/5/24

:2:

खाता नम्बर.....256.....

प्लॉट नम्बर.....451.....

देय प्रतिबन्धित सूची में दर्ज नहीं है।

md.yousuf
21/5/24

SALE DEED

THIS SALE DEED is made on this the 21 Day of May 2024 at
Jamshedpur.

: BY :

MD YOUSUF (Aadhaar No: XXXX XXXX 8314 and Pan No:

AAEPY0293M) son of Late Zahurul Hassan, by faith Muslim,

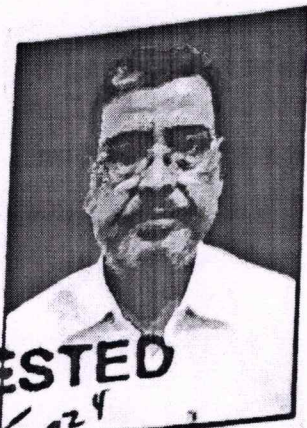
by Category General (Non-CNT) by Nationality Indian, by

occupation Business, resident of 7, Cross Road No: 4,

Azadnagar, Mango near Payal Cinema, within P.S. Mango,

Rohit
A - 60,000 = 00
U - 62 = 00
R - 61 = 00

md.yousuf
21/5/24

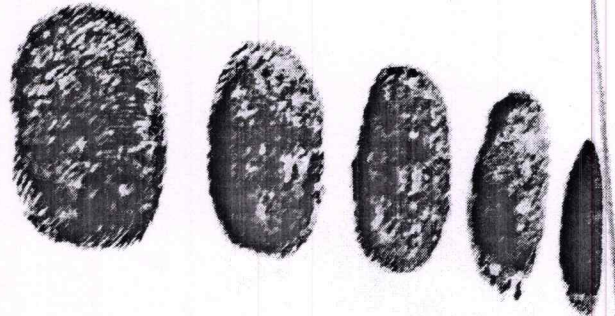


ATTESTED

MAHENDRA KUMAR
ADVOCATE

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21/5/2024



श्री मो. युसुफ पिता का नाम श्री श. ग. र. अल. हसन
 निवास-स्थान, पानगौ जति पेरम जो
 लेखकारी, चोखदार या अन्य पानगौ मानगौ क्षेत्र का निवासी
 पञ्चायतनामा संख्या 20 को अधीन लेखकारिता का
 दफ्तरी में जो पानगौ क्षेत्र पानगौ (नवगौ) के मा 10/5/24 के
 पुरातन (या अन्य) में पानगौ अथवा निबंधन कार्यालय में (स्थान पर)
 निबंधन के लिए पेश किया।



निबंधन पदाधिकारी का हस्ताक्षर
21/5/24

21/5/2024
:3:

Town Jamshedpur, District East Singhbhum, State Jharkhand
831012 hereinafter called the "VENDOR" (Which expression
shall unless, excluded by or repugnant to the context mean
and include his heirs, successors, executors administrators,
legal representatives nominees and assigns) of the **One Part;**

IN FAVOUR OF

SHEKH ANAIN (Aadhaar No: XXXX XXXX 6564 and Pan
No: AGTPA4272F) Son of Shekh Abbas, by faith Muslim, by
Category General (Non CNT) by Nationality Indian, by
occupation Business, resident of KC 1354/1d ,Khawja Colony,
Golmuri, Near Golmuri Masjid, within P.S. and P.O Golmuri,
Town Jamshedpur, District East Singhbhum, State
Jharkhand- 831003 hereinafter called the "**PURCHASER**"
(which expression shall unless, excluded by or repugnant to
the context mean and include his successors, executors,
administrators, legal representatives, nominees and assigns)
of the **Other Part;**

NATURE OF DEED : SALE DEED

TOTAL CONSIDERATION AMOUNT : Rs.20,00,000/-

(Rupees Twenty Lakhs) only.

Md. Zahurul Hassan
21/5/2024

4.

WITNESETH AS FOLLOWS:-

WHEREAS the land with kutchha house mentioned under New Khata No: 256, being New Plot No: 451, situated at Mouza Pardih, Survey Ward No: 8, MNAC owned and possessed by Md Zahurul Hassan and in the recent survey settlement operation the aforesaid land has been recorded in his name and he was the recorded tenant of Landlord he was in peaceful possession over the said land till his death.

AND WHEREAS after the demise of said Md Zahurul Hassan his only son namely the present Vendor has inherited and came in possession over the said property left by his deceased father, as the lawful owner thereof.

AND WHEREAS the Present Vendor got his name registered in Rent Roll on the basis of succession vide No: 1/1998-99 and since then Circle Officer Jamshedpur now Mango is realizing rent for the aforesaid land in the name of Vendor regularly.

AND WHEREAS the Vendor has sold several pieces of land and now he is in occupation of remaining unsold land with

Md. Yousuf
21/5/2021

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boundary wall and one room built with asbestos roof in Portion of Plot No: 451, under Khata No: 256, situated at Mouza Pardih, Survey Ward No: 8, MNAC as the lawful owner thereof without any interruption from any corner to the knowledge of all.

AND WHEREAS While in possession the Vendor has decided to sell the land measuring 3.204 decimals (Northern side 50'ft. Southern side 48'ft. Eastern side 28'ft. -06" and on the Western side 28'ft. -06") with boundary wall along with One room measuring built up area 144 Sq. ft. built with Khapraposh roof in Portion of Plot No: 451, recorded under Khata No: 256, situated at Mouza Pardih, Survey Ward No: 8, MNAC, within P.S. Mango, Thana No: 1641, Town Jamshedpur, District East Singhbhum more fully described in the schedule below to the present Purchaser for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs) only.

AND WHEREAS the Purchaser after inspecting all its relevant document and site approached the Vendor and expressed his desire to purchase the aforesaid property more fully described in the schedule below on the said consideration amount, from

Handwritten signature

21/5/2024

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the Vendor on the following terms and conditions as stated below:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1) That in consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs) only paid by the Purchaser to the Vendor as per the details given in the Mode of Payment written below the receipt of which sum the Vendor hereby admits and acknowledges as full final and the highest consideration amount against the sale of the aforesaid property mentioned in the schedule below, the Vendor by these present does hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages **TO HAVE AND TO HOLD** the same without any interruption, hindrance or disturbances from or by the present vendor and/or any other person or persons claiming under him.

2) That the Vendor has handed over the peaceful possession of the schedule below land to the purchaser along with its

Md. Yousuf

21/5/2024

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relevant document, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendor has completely divested of all his rights, title, interest in the schedule below Land and henceforth the Vendor shall cease to have any manner of title to the said property or claim on the said property.

4) That from this day the purchaser has become the lawful owner of the schedule below land and is free to use, enjoy and possess the said land according to his desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party and shall also be at liberty to have or get his name mutated in the office of the Landlord through Circle Office Jamshedpur (Now Mango) and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendor is the sole and bonafide owner of the aforesaid property and is fully entitled to dispose off the schedule below property to the purchaser.

M. J. Joshi
21/5/2024

:8:

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:-

- a) that the Vendor is the lawful owner of the schedule below property and accordingly he has transferred the same in favour of the purchaser.
- b) that prior today the vendor has not negotiated the schedule below land or any part thereof with any third party by way of sale, lease , agreement etc. of any kind whatsoever save and except with the present purchaser.
- c) that if in future any defect in the title or possession of the vendor over the schedule below land is found then in such event vendor will solve the problem from his own efforts with the purchaser.
- d) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.
- e) that from this day the Purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.

21/5/2024
M. Y. B. S.

:9:

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That the vendor has handed over the xerox copy of all relevant document in connection with the schedule below property, to the Purchaser.

9) That the land hereby transferred has been shown in red color in the sketch map attached herewith which forms part of this sale deed.

10) That the schedule below land is situated on Branch Road.

11) That the land hereby sold not comes within the provision of Sec. 46(1-B) of the C.N.T. Act 1908 and is not the land of Mosque, Temple, Church, Gurudwara Forest and Jharkhand Sarkar etc.

md. Yousuf
21/5/2024
:10:

" SCHEDULE "

(Description of the property hereby sold)

All that Piece and Parcel of Homestead land measuring 3.204 decimals i.e. more or less 1396 Sq. ft. (Northern side 50'ft. Southern side 48'ft. Eastern side 28'ft.ft. -06" and on the Western side 28'ft. -06") with boundary wall along with One room measuring built up area 144 Sq. ft. built with Khapraposh roof in Portion of Plot No: 451, recorded under Khata No: 256, situated at Mouza Pardihi, Survey Ward No: 8, MNAC, Holding No: 0080005554000A2 within P.S. Mango, Thana No: 1641, Town Jamshedpur, District East Singhbhum, State Jharkhand, District Sub registry office at Jamshedpur, which is bounded as follows:-

ON THE NORTH - Vendor's Nij
ON THE SOUTH - Plot No: 452
ON THE EAST - Vendor's Nij
ON THE WEST - Road

md. Yusuf
21/5/2024

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MODE OF PAYMENT OF CONSIDERATION AMOUNT

Rs. 10,00,000/- (Rupees Ten Lakhs) only paid by Cheque
No: 083343 dated 21-05-2024 drawn on Central Bank of India
Golmuri.

Rs. 10,00,000/- (Rupees Ten Lakhs) only paid by Cheque
No: 000036 dated 21-05-2024 drawn on HDFC BANK
Golmuri.

Annual rental of Rs. 10/- payable to the Landlord through
Circle Officer Jamshedpur.

IN WITNESSES WHEREOF the Vendor has signed this
Sale Deed at Jamshedpur on the date aforementioned, in the
presence of witnesses:

WITNESSES:-

Arif Hassan
21/5/2024

1) Md Arif Hassan S/o Md Yusuf
H.No-7, Rd No-4, Azadnagar Marg, Jamshedpur

2) SALIM KHAN S/o Abid Salim
Rd. No 1, old Panchak Road, Mur, 98R 21/5/2024

Drafted, read over and explained the contents of this sale
deed to the Executant/Vendor who found and admitted the
same to be true and correct.

Typed at

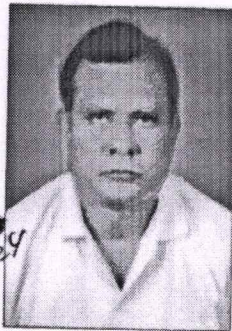
21/5/2024
Jamshedpur Court

21/5/2024
Advocate

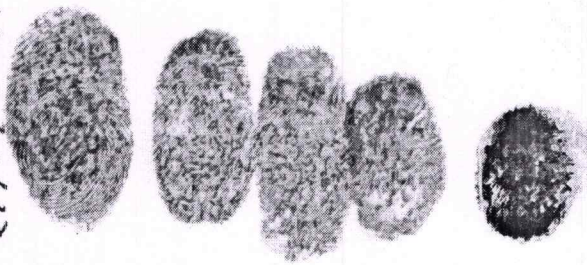
md. Yusuf
21/5/2024

:12:

NAME OF THE PURCHASER
SHEKH ANAIN



md. Yusuf
21/5/2024



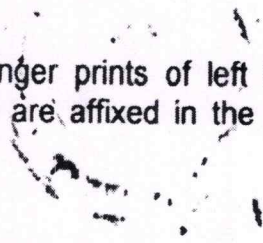
ATTESTED

md. Yusuf
21/5/2024

MAHENDRA KUMAR
ADVOCATE

Signature and finger print of left hand of the Purchaser above named.

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



md. Yusuf
21/5/2024
Advocate

012. KACHHA

Ⓐ $3115 \times 144 = 448560 = 00$
Ⓑ $382564 \times 2.2 = 1166204 = 80$
16,08764 = 80,

CPW,
21/1/14,



15/2024

