

2648

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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9af900e3c54316c805cd

Receipt Date : 05-Jul-2023 12:00:34 pm

Receipt Amount : 90650/-

Amount In Words : Ninety Thousands Six Hundred And Fifty Rupees Only

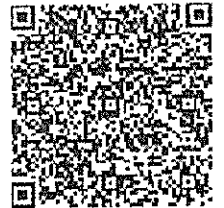
Token Number : 202300087811

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : DARAKHSHAN PERWEEN (Vendee)

GRN Number : 2318079814



-: For Office Use :-



[Handwritten Signature]
7/7/23

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

M.ishi Darween

Sale value - 22,66,100/- stamp - 90650/- done

मुल्यांकन सूची से जांच के लिए

दस्तावेज जांच एवं सिद्धि के लिए

उपस्थापित दस्तावेज में लेख्यकारी की जांच के लिए अंकित है। यह जांच C.M.T Act 1908 की धारा 491(B) के अन्तर्गत नहीं है।

दस्तावेज में संबंधित मूले प्रतिबंधित सूची से हैं

जांच के लिए



Arshi Parveen
7.7.2023



2.

ABDUR RAHIM
Advocate
Jamshedpur Court

नियम-21 के अधीन ग्राह्य
राज्य स्टांप अधिनियम
रजिस्ट्रेशन स्टांप एक्ट-1899 की
अनुसूची-1 या 1 (क) से 22 के
अधीन ग्राह्य स्टांप राशि
स्टांप शुल्क से कितना या
स्टांप शुल्क अर्पित नहीं

SALE DEED

Govt. Valuation Rs. 22,66,100/-

THIS SALE DEED IS MADE ON THIS THE 7th DAY OF JULY 2023

AT SERAIKELA; B.Y.:-

ARSHI PARWEEN W/O Hassan Imam, by faith Muslim, Category General, by Occupation Housewife, Nationality Indian, resident of H.No.52, S-2, South Park Colony, Road No.01, Azadnagar, P.S. Mango, Jamshedpur, District East Singhbhum, Jharkhand hereinafter called the **SELLER** (which expression shall unless repugnant to the context include her legal heirs, successors, administrators and representatives) of the **ONE PART;**

UID No. xxxx xxxx 4870 ; & PAN-CRSPP2929L ;

Handwritten calculations:
67986 = 00
2050
0284
67986 + 44
5150 = 00

Sanaulah Sarwar Ahmad

3.

IN FAVOUR OF

DARAKHSHAN PERWEEN D/O Sanaulah and W/O Sarwar Ahmad, by faith Muslim, Category General, by Occupation Housewife, Nationality Indian, resident of H.No.96, Islamnagar, Kapali, Near Adams Home School P.O. Kapali, P.S. Chandil, District Seraikela-Kharsawan, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include her heirs, successors, administrators and legal representatives, assignees) of the OTHER PART; UID No. xxxx xxxx 6224 ; & PAN-AZSPP7384H ;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.20,61,000/- (Rupees twenty lakhs sixty one thousand) only transfer through Account No.10661060001027 of S.B.I..

WHEREAS, the landed property, situated in **Mouza Tamulia**, P.S. Chandil, Thana No.333, Halka No.II, under **Khata No.91**, **Plot No.696**, measuring area **5 (five) kathas** is absolutely and exclusively, owned and possessed by the above named Seller which she purchased from (1) Abdul Rahman, (2) Sirajul Haque and (3) Safiqul Haque sons of Late Md. Jamshed Ali Mulla through their attorney Naushad Alam son of Late Md. Izhar Alam by a **Sale Deed No.3512, Serial No.3575**, dated **20.11.2014**, registered at the District Sub Registry office Seraikella, entered in Volume No.184, pages **155 to 184** and having been in peaceful physical possession and enjoyment of the same without any interruption from any

Handwritten signature and date: 7.7.2023

4.

corner whatsoever. She has got it mutated in her name on the records of the C.O. Chandil vide Mutation Case No.1152/R27/2022-23 ; entered in Vol. No.11 ; Page- 69 ;

AND WHEREAS, the Seller being in urgent need of money, voluntarily expressed her intent of selling of her land mentioned in the schedule below for a total consideration amount of **Rs.20,61,000/- (Rupees twenty lakhs sixty one thousand) only** and the Purchaser has also agreed to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. THAT, in consideration of the said sum of **Rs.20,61,000/- (Rupees twenty lakhs sixty one thousand) only** paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged as full, final payment in respect of sale of the schedule below land by the Seller, the Seller by these presents ~~doe~~ 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 her heirs, successors, without any interruption from the side of the Seller or any person or persons claiming under the Seller.
2. THAT, the Seller has delivered possession of the schedule below land 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

5. 7.7.2023

dispose of the same in any manner she likes and the Purchaser shall be at liberty to get her name mutated in respect of the schedule below land in the office of the landlord the State of Jharkhand through **C.O. Chandil** and shall pay rent and other charges for the same in her name.

3. THAT, from this day all the right, title, interest and possession of the Seller in the schedule below land will cease to exist and will vest unto the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule hereby sold by this deed of sale is free from all encumbrances, charges, liens, etc.

5. THAT, the Seller hereby declares that she has good and perfect title over the schedule below land which she 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 and possession of the Seller in the schedule below property shall be found, the Purchaser suffers any loss then the Seller will be liable to compensate such loss.

7. That, the Seller further agrees to execute and register any deed or document if required in future confirming the perfect right, title, interest and possession of the Purchaser in the schedule below property.

Handwritten signature and date: 17.7.2023

6.

8. That, the Seller hereby assures the Purchaser that the land hereby sold to the Purchaser, is free from C.N.T. Act. The land is not Govt. land nor acquired by State or Central Govt. for military or Civilian works. The land is not forest land and does not belong to Bhoo Dan. It is not G.M. (Gair Majurwa) and there is no violation of the Section 22/A of the Registration Act 1908.

9. That, the Seller hereby assures the Purchaser that the land hereby sold to the Purchaser, is free from Land Ceiling Act. The property does not belong to Temple, Mosque, Church, Gurudwara, Sarna, Masna, Margadi, Graveyard, School or College. The land does not belong to Bhuihari, Pahanai, Khutkati or Khasmahal.

10. That the Purchaser before purchasing the above schedule below property has satisfied regarding possession and relevant documents in respect of the schedule below land and title of the Seller and after having satisfied the Purchaser has agreed to purchase the schedule below property.

11. That, this Sale Deed is drafted and prepared as per information and direction given by the Seller and the Purchaser.

7.
7.7.2023

SCHEDULE

(Description of the land hereby sold)

District Seraikella-Kharsawan, District Sub-Registry office at Seraikella, Sub-Registry office Chandil, situated in **Mouza Tamulia**, P.S. Chandil, Thana No.333, Halka No.II, under **Khata No.91**, **Plot No.696**, measuring area **North-97'ft. 4"** ; **South-97'ft. 4"** ; **East-37'ft.** ; **West- 37'ft.** ; = **5 (five) kathas i.e. 8.25 Decimals of homestead land.**

Which is bounded as follows:-

- North : 08'ft. wide Road ;
- South : 02'ft wide Alley
- East : Village Road
- West : Part of the same plot

The location of the land Shown in Red Colour in the sketch map annexed herewith which shall form part of this Deed.

Annual Rent Rs.5/- payable to the landlord the State of Jharkhand through C.O. Chandil.

IN WITNESS WHEREOF, the Seller is executing this deed of sale on the day, month and year mentioned above.

Perveen Khatun
7.7.2023

8.

PURCHASER.



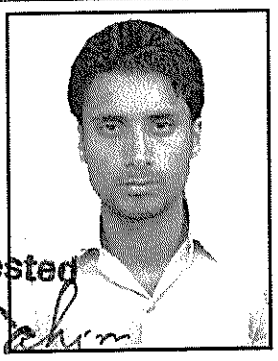
Attested
Abdur Rahim

ABDUR RAHIM
7.7.2023 Advocate
Jamshedpur Court

Perveen
7.7.2023



SIGNATURE & PHOTOGRAPH OF THE PURCHASER



Attested
Abdur Rahim

ABDUR RAHIM
7.7.2023 Advocate
Jamshedpur Court

Gulshan ali
7.7.2023

SIGN. OF IDENTIFIER AND PHOTOGRAPH.

Apushi for witness
7.7.2023

9.

WITNESSES:

1.

Gulam Ali
7.7.2023

Mohammad Gulam Ali s/o Abdul Majeed,
No Moulana Azad Road Adam Home School,
Islamnagar Kapchi, P.S. Charvat,
Seraikeba Kharsawan

2.

Shahnawaz Alam
7.7.2023

Shahnawaz Alam s/o Sanaullah,
No 26, Road no. 8, Jawaharnagar, P.S. Islamnagar
P.S. Mango, Jamshedpur

Read over and explained the contents of this sale deed to the Executants/seller & witnesses and after understanding the contents of the sale deed and after fully satisfaction and found true and correct, the Seller and the witnesses have hereunto set and subscribed their signatures on this sale deed.

Rahim

Advocate 7.7.2023

A. Rahim Advocate
Jamshedpur Court

Jamshedpur
7.7.2023

Printed by :



Drafted by :-

M. Rahim
Advocate, 7.7.2023
M. Rahim Advocate
Jamshedpur Court

Certified that the fingers print of the left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

M. Rahim
Advocate, 7.7.2023
M. Rahim Advocate
Jamshedpur Court