

2023/CHAN/286/BK-1/272



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fb247c818ebcbe4a8ca4

Receipt Date : 16-May-2023 01:58:16 pm

Receipt Amount : 21000/-

Amount In Words : Twenty One Thousands Rupees Only

Token Number : 202300062601

Office Name : SRO - Chandil

Document Type : Sale Deed

Payee Name : MD HAROON RASHID ( Vendee )

GRN Number : 2317213703



:- For Office Use :-



MD HAROON RASHID

20/5/23

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

Nishod Bano

20/5/23

Rajni 'Late Chandil' Value 525000/-  
ST 21000/-



Nishad Bano

20/5/23



Advocate

Nishad Bano

20/5/23

मुल्यांकन सूची से जाँच किया।  
20/5/2023

नियम-21 के अधीन ग्राहक  
भारतीय स्टाम्प अधिनियम  
(इण्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 या 1 (क) सं०...  
अधीन यथावत स्टाम्प सहिय या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अपेक्षित नहीं।

G.M भूमि/वन भूमि/अंचल  
332 के खाता नं० 197 प्रतिबंधित सूची  
से बाहर है।

20/5/2023

उपस्थापित दस्तावेज में लेख्यकारी  
की जाति... अंकित है। यह जाति  
C.N.T ACT 1908 की धारा 46(1) B के  
अन्तर्गत नहीं है।

20/5/2023 अवर निबंधन पदाधिकारी

SALE DEED

Recd Paid

Apr 15750/-  
3500  
Sales Fee 1000

THIS DEED OF SALE IS MADE ON THIS THE ..... DAY OF MAY,  
2023, AT CHANDIL;

date

BY:

NISHAD BANO (PAN : BBAPB4814R, UID No. XXXX XXXX 23511)

Wife of Perwaiz Alam, by faith Muslim (General Category - Non C.N.T)

20/5/2023



NISMOD BOARD

22/5/23

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Chhotanagpur Tenancy Act 1908), by nationality Indian, by occupation Housewife, resident of H.No. 404, Muslim Basti, near Tuiladungri Centre, Golmuri, P.O. & P.S. Golmuri, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831003, hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and includes her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

**MD. HAROON RASHID (PAN : ANPPR1867C, UID No. XXXX XXXX 5130)**, Son of Md. Ibrahim, by faith Muslim (General Category - Non C.N.T. Chhotanagpur Tenancy Act 1908), by nationality Indian, by occupation Business, resident of H.No. 22, Hussaini Line, P.B. Road, Jugsalai, P.O. & P.S. Jugsalai, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831006 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 and assigns) of the **OTHER PART**;

**NATURE OF DEED: SALE DEED**

**CONSIDERATION AMOUNT:** Rs. 5,25,000/- (Rs. five lakh, twenty five thousand) only;

**WHEREAS** the Seller is the absolute, lawful and bonafide owner of ALL THAT piece and parcel of raiyati homestead land measuring in the Northern side - 51'ft., in the Southern side - 43'ft., in the Eastern side - 38'ft.4" inches and in the Western side - 38'ft.4" inches = 2 Kathas 10 Dhurs or 4.12 Decimals (more or less) being in portion of Plot No.

Nishmal Boro  
20/5/23

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1288 recorded under Khata No. 197 of Mouza Kapali, Halka No. 2, P.S. Chandil, Thana No. 332, Sub-Registry Office Chandil, District Sub-Registry Office Seraikella, State of Jharkhand; more particularly described in the Schedule hereunder written, which she purchased against the valuable consideration from its former owners (1) Neela Ghosh, Wife of Late Anil Kumar Ghosh, (2) Ajay Kumar Ghosh and (3) Debasish Ghosh, both sons of Late Anil Kumar Ghosh, by virtue of registered Sale Deed No. 849 (Sl.No. 859) dated 22.03.2014 registered at District Sub-Registry Office, Seraikella, in its Book No. I, Vol. 42, Pages from 85 to 112, Year 2014, completed on the same date, executed through their constituted Attorney Lala Vivek Prasad, son of Shri Lala Janardan Prasad, and came in peaceful physical possession of the same;

**AND WHEREAS** while in possession said Executant got the said property mutated in her own name vide order passed in Mutation Case No. 51/R27/2019-2020 by C.O., Chandil, on 04.06.2019 (entered in Vol. 24, Page No. 44 of Register-II) and she has been in exclusive possession over the said land and exercising all acts of ownership thereto as its lawful owner in the eye of law, without any interruption or objection or impediment by and from any corner, and on payment of ground rent, in respect of the said land to the Superior landlord through the office of learned C.O. at Chandil;

**AND WHEREAS** the SELLER, being in urgent need of money, voluntarily expressed her intent of selling her Schedule below property and having come to know the intention of the SELLER, the PURCHASER hereof has approached to her and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same;



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**NOW THIS DEED OF SALE WITNESSETH:**

1. That in pursuance of the above agreement and in consideration amount of Rs. 5,25,000/- (Rs. five lakh, twenty five thousand) only paid by the PURCHASER to the SELLER 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 SELLER by these presents does 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 SELLER and/or person/s claiming through and/or under and/or intrust of her.

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 SELLER or others. Hence onwards the SELLER is completely divested of all her 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.

3. That the SELLER, on receipt of full consideration amount from the PURCHASER herein, hereby delivers free and peaceful possession of the said immovable property and the Original Sale Deed, Certificate of Mutation and all relevant documents, papers, etc. in respect of the said immovable property, to the PURCHASER.

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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 SELLER or others. Hence onwards the SELLER is completely divested of all her 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 SELLER hereby represents and declares that:

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

ii) prior to execution of this Sale Deed, the SELLER has 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.

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



Nishad Bano  
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Superior landlord the State of Jharkhand, through C.O., Chandil, and pay ground rent in his name

vi) the SELLER hereby assures 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 his peaceful possession forever.

vii) the PURCHASER will be at liberty to apply and get 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 disposes from the premises due to defect in title of the SELLER, the SELLER 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 SELLER 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, 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 SELLER further agrees and covenants with the PURCHASER, to execute any further or other documents and/or other

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deeds and things as may be necessary to complete and make perfect 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 in the Northern side - 51'ft., in the Southern side - 43'ft., in the Eastern side - 38'ft.4" inches and Western side - 38'ft.4" inches = 2 Kathas 10 Dhurs or 4.12 Decimals (more or less), being in portion of Plot No. 1288, recorded under Khata No. 197 of Mouza Kapali, Ward No. 16 Kapali Nagar Parishad, Holding No. 0160000432000A2 issued by Kapali Nagar Parishad, P.S. Chandil, Thana No. 332, Sub-Registry Office Chandil, District Sub-Registry Office Seraikella, State of Jharkhand, together with all its advantages, privileges, services and amenities thereon;

Which is butted and bounded as follows:

ON THE NORTH BY : Tarannum Kausar;

ON THE SOUTH BY : Md. Shahid Hussain;

ON THE EAST BY : Plot No. 1326;

ON THE WEST BY : 12'ft. Wide Road;

The land aforementioned is situated on the OTHER ROAD and is shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed.

Ground rent of Rs. 2.00 is payable to the landlord, the State of Jharkhand, through the C.O., Chandil.



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MEMO OF CONSIDERATION

The Purchaser has paid a sum of Rs. 5,25,000/- (Rs. five lakh, twenty five thousand) only to the Seller by Cash/Cheque/RTGS/NEFT etc. on different dates.

IN WITNESS WHEREOF, the SELLER has set her hands/signatures on this Deed of Sale at Chandil, 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 :

- P. A. A
1. Perwainz Alau 40: - Nawab Ali  
R/O: - Tuitadungri, Gopnuri, J.B.A.  
H/O 211 ETS
  2. Mohammad Salim  
S/O: - Sakur Ansari  
R/O: - Chaya Nagar,  
B. Keli, J.B.A.

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

Advocate

22/5/23

نور محمد بوند  
20/5/23



Md. Haroon Rashid

20/5/23



ATTESTED

JAMIL  
Advocate

Md. Haroon Rashid

20/5/23

PHOTOGAPH, 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.

20/5/23

Printed through Computer :

Advocate



ATTESTED  
Syed Asghar  
P. D. / 09  
JAMIL  
Advocate  
20/5/23

Ext. no. 3193/04  
(Syed Asghar Inicew)

20/5/23

SIGNATURE AND PHOTOGRAPH OF THE IDENTIFIER.