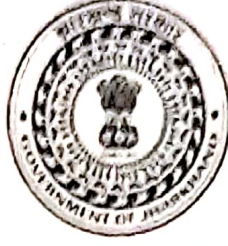


2020/CHIAN/966/BK-1/952



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fa2405fd6fda23451d38

Receipt Date : 17-Dec-2022 01:31:32 pm

Receipt Amount : 17440/-

Amount In Words : Seventeen Thousands Four Hundred And Forty Rupees Only

Token Number : 20220000150215

Office Name : SRO - Chandil

Document Type : Sale Deed

Payee Name : MD NURUL HAQUE ( Vendee )

GRN Number : 2214826717



-: For Office Use :-

*Refused Copy*



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।

*Prayanshu Kumar*  
17/12/22

*MD Nurul Haque*  
17/12/22



Rajendra Lal Chandil Volume-436000/-  
ST-17440/-

Attested



S. M. AKHTAR  
ADVOCATE  
CIVIL COURT JSR.

Rajendra Prasad Sharma  
17/12/22  
20/12/22



नेयम-21 के अधीन ग्राह्य  
भारतीय स्टाम्प अधिनियम  
(इण्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 या 1 (क) सं०...23...के  
अधीन यथावत स्टाम्प सहिय या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अपेक्षित नहीं।

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

मुल्यांकन सूची से जाँच किया।  
17/12/2022

G.M भूमि/वन भूमि/अंचल-पारिषद  
332 के खाता नं० 349 प्रतिबंधित सूची  
से बाहर है।

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 17<sup>th</sup> DAY OF DECEMBER,  
2022, AT CHANDIL.

BY AND BETWEEN:

SRI RAJENDRA PRASAD SHARMA (PAN: AREPS9094F, UID:  
XXXX XXXX 9605), son of Late Parmanand Sharma, aged about 70  
years, by faith Hindu, by category - General (None CNT), by  
Occupation Business by Nationality Indian, resident of Ramdas  
Bungalow, I.C. Road, Near Chinese INN, Contractors Area, Bistupur,  
PO & PS - Bistupur, Jamshedpur, District East Singhbhum,  
Jharkhand, PIN- 831001, hereinafter called the  
"VENDOR/SELLER" (Which expression unless repugnant to the

Fee Paid

A/c 13080/-  
3=10  
B/fee 1=10

17/12/2022

*Signature*  
17/12/22  
20/12/22

context shall mean and include his legal heirs, successors, representatives and assigns) of the ONE PART;

**IN FAVOUR OF**

MD NURUL HAQUE , (PAN NO, ABBPH5362A, UID: xxxx xxxx 5672), Son of MD Ismail, aged about 45 years; by faith Muslim, by category-General (None CNT), by nationality Indian, by Occupation Service, Resident of House. No. -00078, G2 Type, O Road, Bistupur, Sakchi, Bistupur, Jamshedpur, District East Singhbhum PIN-831001, Jharkhand, hereinafter called the "VENDEE/PURCHASER" (Which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, administrator, legal representatives, executors, nominees and assigns) of the OTHER PART;

NATURE OF DEED : SALE DEED

CONSIDRATION AMOUNT: 4,36,000/- (FOUR LAKHS THIRTY SIX THOUSAND) ONLY;

GOVERNMENT VALUE : 4,35,600/- (FOUR LAKHS THIRTY FIVE THOUSAND SIX HUNDRED) ONLY;

WITNESSETH AS FOLLOWS:

WHEREAS the Seller is the absolute and lawful owner of ALL THAT piece and parcel of raiyati residential land measuring area of 6 acre 49.79 Decimal, from 1500 sq.ft or 3.44 Decimals (more or less) being in portion of Plot No. 1955, recorded under Khata No. 349 of Mouza Kapali, Ward No. 21, Holding No.



*Signature*  
17/12/22  
18/12/22

021000000600M0, 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, together with other lands/plots, which stands entered and recorded in his own name during the last Survey Settlement operation (entered in Vol. 1 Page No. 349 of Register - II of C.O. Chandil) and Khatian was prepared in his name and he has been in peaceful physical possession over the same without any let, hindrance or disturbances from any corner and exercising all acts of ownership thereto and making payment of ground rent in his own name to the Superior landlord, the State of Jharkhand, through C.O. Chandil;

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed his intent of selling his Schedule below property and having come to know the intention of the SELLER, the PURCHASER hereof has approached to him 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;

NOW THIS DEED OF SALE INCLUDING ALL ITS TERMS  
HEREBY AGREED BY THE PARTIES AS FOLLOWS:-

1. That in pursuance of the above agreement and in consideration amount of Rs.4,36,000/- ( Rs. Four Lakh Thirty Six 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

*Signature*  
17/12/22  
20/12/22

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 in trust of him.

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 his 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 Xerox copies of all relevant 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 SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall

*Signature*  
27/12/22  
29/12/22

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) he 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 him.
- 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 Superior landlord the State of Jharkhand, through C.o., Chandil, and ay 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, hat may be necessary and/or deemed to be required for mutating the said immovable property in his name in the records of he Superior landlord and for his peaceful possession forever.



*My wife / husband*  
17/12/22  
20/12/22

- 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) all the previous documents/sketch map relating to the property described in the Schedule below has/have been handed over by the SELLER to the PURCHASER and the documents annexed herewith and/or enclosed with this Sale Deed are inspected, examined, verified and checked by the PURCHASER hereto personally as well as through expert. The PURCHASER will not question the Seller, Advocate and the District Sub-Registry Office or Sub-Registry Office, for any irregularity. and in the event of any wrongful activities, defective title and/or other disputes the SELLER will be held liable for the same, and they will not question with the Advocate and/or District Sub-Registry Office, for any irregularity.

#### SCHEDULE

(DESCRIPTION OF THE PROPERTY HEREBY SOLD)

All that piece & parcel of raiyati residential land measuring in the (Northern Side 50'ft., in the Southern Side 50'ft in the Eastern Side 30'ft and western Side 30'ft), 1500 Sq. ft. i.e., **3.44 Decimal** (more or less) being in portion of **Plot No. 1955**, recorded under **Khata No. 349** of Mouza-Kapali, Halka No. 2, Ward No. 21, Vol. 1, Page No. 349, Kapali Nagar Parishad, Holding No. 0210000000600M0, issued by Kapali Nagar Parishad, P.S. Chandil, Thana No. 332, Sub-Registry Office Chandil, District Sub - Registry Office Seraikella, State of

*Signature*  
17/12/22  
20/12/22

Jharkhand, together with all its advantages, privileges, services, common facilities and amenities thereon;

Which is butted and bounded as follows:

North : PORTION OF PLOT NO. 1955;  
South : PORTION OF PLOT NO. 1955;  
East : NIJ RASTA;  
West : PORTION OF PLOT NO.1955;

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.

#### MEMO OF CONSIDERATION

The Purchaser has paid a sum of Rs. 4,36,000/- (Rs. Four Lakhs Thirty Six Thousand), only to the Seller in the manner detailed below:

Cash/Cheque No.	Date	Drawn on	Amount
508448		SBI Bank	3,00,000/-
508447		SBI Bank	1,36,000/-
		Total	4,36,000/-

IN WITNESS WHEREOF the vendor/s has hereunto set and subscribes his hand on this sale Deed, after reading and satisfying



*Signature*  
17/12/22  
20/12/22

and satisfying with all the contents of this Sale Deed, today at Chandil, on the date aforementioned.

WITNESSES

*MD Ashraf*  
17/12/22  
20/12/22

1. MD Ashraf Son of Abdur Rashid resident of Flat No-6/2 Alishan Tower, Phase-3, Road No.1, Azadnagar, Mango, Jamshedpur-832110;

*MD Mustafa Ali*  
17/12/22  
20/12/22

2. MD Mustafa Ali, Son of MD Jamaluddin, Resident of H. No. -155, Road No.13A, Moti Mahal Road, PO Azadnagar, Jamshedpur, District East Singhbhum PIN-832110,

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

*Signature*  
Advocate, Jsr.

17/12/22  
20/12/22  
9 Page

Attested  
S. M. AKHTAR  
ADVOCATE  
CIVIL COURT, JSR.  
18/12/22



MD Nurul Haque  
17/12/22  
20/12/22

MD Nurul Haque  
17/12/22  
20/12/22



PURCHASER  
[MD NURUL HAQUE]  
Signature of Purchaser with  
Photograph and finger prints.

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.

Advocate  
S. M. AKHTAR  
ADVOCATE  
CIVIL COURT, JSR.  
17/12/22

AH  
MD Nurul Haque  
Advocate



MD Nurul Haque  
17/12/22  
20/12/22

Photograph and signature of the identifier.

Muzra-Kapali Plot no-3

Thana-Chandil

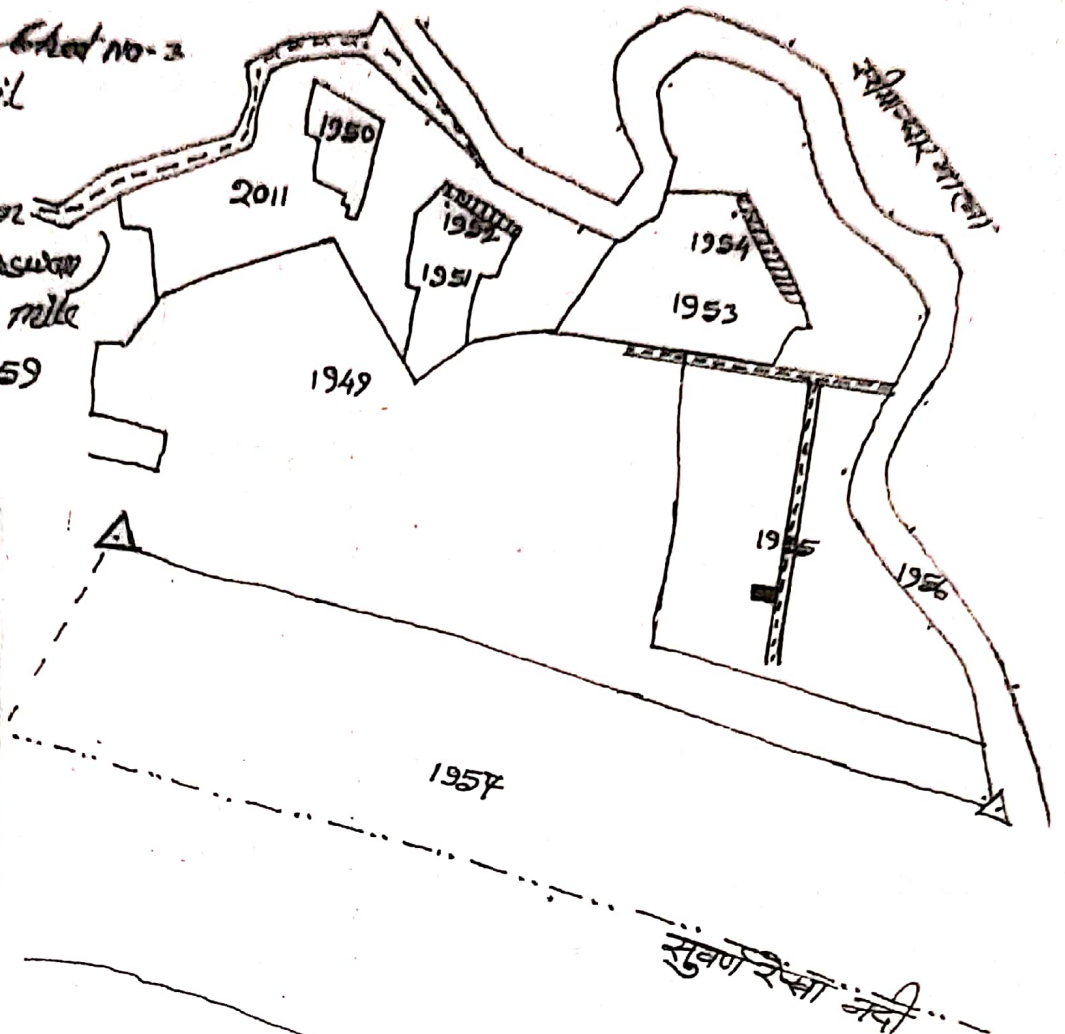
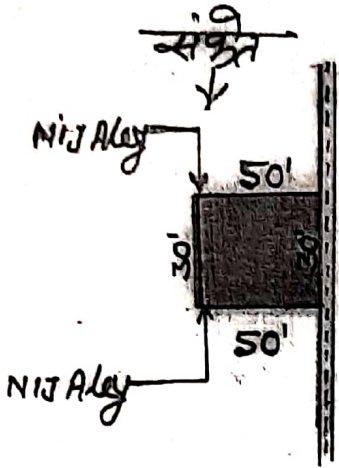
Thana-332

Dist-Singhbhum

(Sachikala-Khasra)

Scale of 16"=1 mile

Year of 1958-59



Land mark on- ■

Plot Type- B79

Khata No	Plot No	Area	Bounded by
349	1955	1500 Sqft = 3.44 Dec.	North- Portion of Plot No-1955 South- Portion of Plot No-1955 East - NIJ Rasta West - Portion of Plot No-1955

Purchaser's name

Md. Nurul Haque

Md. Ismail; House No-00078 G2 Type  
O Road Bistupur, Sakchi, Bistupur,  
East Singhbhum.

Jharkhand-831001



Traced by

R. K. Bhakat

30/11/2022

R. K. Bhakat  
A. Amin

*(Signature)*



Received by e-mail from  
v.chand1992@gmail.com  
on 26/11/2022



:: पंजी II का विवरणी ::

क्रमांक:- 1062-

दिनांक:- 25/11/22

राजस्व उपनिरीक्षक एवं अंचल निरीक्षक के जाँच प्रतिवेदन के आधार पर आवेदित भूमि का विवरण निम्नवत् है:-

मौजा/थाना सं०	खाता सं०	प्लॉट सं०	रकबा (डी० में)	पंजी II रैयत	अभ्युक्ति
कपाली/332	349	1955	20 डी०	राजेन्द्र प्रसाद शर्मा पिता परमानन्द शर्मा	VOL-I, PAGE NO-349

नोट:- 1. इसका उपयोग किया भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

2. यह सूचना सिर्फ..... कार्य के लिए मान्य है।

Adm  
4-2

1  
25/11/22



अंचल अधिकारी  
25/11/22 चाण्डिल



*Majidha Paulsen*

Token No.: 20220000150215

## CERTIFICATE

Office of the SRO - Chandil

This Sale Deed was presented before the registering officer on date 20-Dec-2022 by **RAJENDRA PRASAD SHARMA**, S/O, D/O, W/O **PARMANAND SHARMA** resident of RAMDAS BUNGALOW, I.C ROAD NEAR CHINESE INN, CONTRACTORS AREA, BISTUPUR, ..

This deed was registered as Document No:- 2022/CHAN/966/BK1/952 in Book No :- BK1.Volume No :- 144 from Page No :- 453 to 530 at, office of SRO - Chandil

Date:- 20-Dec-2022



  
Registering Officer