## NOTARY DHANBAD

## (AFFIDAVIT/ शपथ पत्र)



M/s BUILTRON ESTATES PRIVATE LIMITED having its office at FIRST FLOOR ANSARI MANSION GHANI COLONY, Near Sub post office Bhuli Road, Dhanbad, Jharkhand-826001, through its Director MD AASIF RASHID ANSARI & ABDUL RASHID do hereby solemnly affirm and declare as follows:-

- (1)That there is no any U.C. Case pending against the a fore-said Company or either of the Directors.
- (2)That we have the moveable and immoveable property worth Rs.5000000/- situated in Mouza- Panderpala Mouza No. 04 within P.S. Dhanbad District Dhanbad Khata No. 18 measuring area 18.97 decimals of Land.
- That we shall submit the Labour Licence within the period of 5 to 6 months. (3)
- That we are giving this affidavit for the purpose of Builder Registration Dhanbad (4)Jharkhand.
- That the above statements are true and correct to the best of my knowledge. If found (5)anything wrong I shall be liable for the same.

Sworn and signed at Dhanbad on 14.3.18

Solemnly affirmed before me by

the deponent who is identified

by

Advocate, Dhanbad

DRAPAN

J1 18

Authorised un 297 (i) (c) of the Cr P.C. 1973 (Act No 11 of 1974) & u/s (0.41) e he Notaries Act 1952 (AU 140 58 of 1952)

Deponent

Identified by me

Advacate



## TO WHOM SO EVER IT MAY CONCERN

This is to inform that all the information provided by the directors (MD AASIF RASHID ANSARI AND ABDUL RASHID) of BUILTRON ESTATES PRIVATE LIMITED for developers registration are true and authentic.

Lost fashid

uls 297 (i) to of the to. P.C. 1973 Act No 13 of 1976 8 1/8 (8) (1) of the Note - La 1952

(Act No 53 of 1804)



# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

### Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH04182865561113O

17-Dec-2016 11:34 AM

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

SUBIN-JHJHSHCIL01058114958496440

MD AASIF RASHID ANSARI

Article 23 Conveyance

LAND

42,55,000

(Forty Two Lakh Fifty Five Thousand only)

MAIMUN NISHA

MD AASIF RASHID ANSARI

MD AASIF RASHID ANSARI

(One Lakh Seventy Thousand Two Hundred And Fifty only)



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0004260338

### Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- 2. The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.

রণজনির বর্ণার জনীব বর ফুলে বাঁণ হবিকে। ক ह अस्प्रशास सिक्<u>रोतित</u> व्यवताय मृत्या में कार करें र

क विजान कि

प्रचल अधिकारी प्याप्ताप्ता से प्राप्त वर्षी ा क्यांडेन ने की वीचा पाइटपाना। 378128 मध्य ब्राप्त से बाता है, उनके ब्राह्म





DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 3rd day of January Two Thousand Seventeen,

#### BETWEEN

MAIMUN NISHA wife of Dr. Faiz Ahmed by faith Muslim, by caste Momin by occupation Housewife resident of Bhuli Road , Wasseypur P.S. Bank More District- Dhanbad hereinafter called and referred to as the VENDOR: (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the ONE Indian Citizen

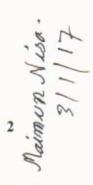
## A ND IN FAVOUR OF

MD. AASIF RASHID ANSARI son of Abdul Rashid Ansari by faith Muslim by Caste Momin by occupation Business resident of Arah More, P.S. Bank More District. Dhanbad hereinafter called and referred as the PURCHASER ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART. Indian Citizen

03.01.201) - 10.00(मारका भेष्ठन तिमा असम्प्रद स्थाप्ट भेष्ठाड







WHEREAS, the Vendor is the owner and Possessor of the land mentioned in the Schedule 'A' after purchasing the same by dint of a registered deed of sale bearin No. 10161 dated 22.08.1984 executed and registered at Registrar of Assurance, Calcutta purchased from Baij Nath Mahato son of Late Sonaram Mahato.

AND WHEREAS after purchasing the said land the vendor has been in absolute possession of schedule 'A' land. And mutated her name in the sherista the Landlord state of Bihar at present Jharkhand vide mutation Case no. -830 (I) 1991- 92 and Misc. Case No. 36(I) 2015-16, paying rent for the same under Thoka no. 1234 to the Circle office, Dhanbad.

AND WHEREAS the Vendor doth hereby acknowledge receipt of the sum of consideration of Rs. 42,55,000/- (Rs. Forty Two Lac Fifty five thousand) only as per Memo consideration mentioned herein below.

AND WHEREAS so much so to sale the land mentioned in schedule 'B', the Vendor execute and register the sale deed as mentioned hereunder.

## NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

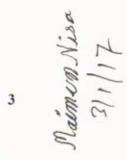
That in consideration of the sum of Rs. 42,55,000/- only, has been paid by the purchaser to the vendor by (the receipt whereof the vendor doth hereby admit and acknowledges) for the sale of the said land which is described in the schedule 'B' below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchaser by way of absolute sale all his right, title, interest, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the state of Jharkhand, having full right and authority to transfer the same by sale, mortgage by making houses structure etc. thereon by living thereon or by letting out the same to any person or persons or otherwise as the purchaser Likes.

That the vendor doth hereby covenant with the purchaser that the vendor is the true and lawful owner of the land and she has right, title and possession over the same.

That the VENDOR hereby covenants with the PURCHASER that she is the absolute owner of the land and is entitled to convey the same unto the PURCHASER and there is no other claimants or heirs to the land hereby conveyed.

That no right of easement of any kind is available to any person or persons in respect of the use and enjoyment of the land hereby conveyed.

That the purchaser shall hereafter mutated his name and shall pay Rs.5/- to the Landlord the State of Jharkhand for the said land hereby sold to the purchaser by virtue of this sale deed.



### SCHEDULE-'A'

All that piece and parcel of raiyati land situated in MOUZA- PANDERPALA, Mouza No. 04 within P.S. Dhanbad Sub-registry office, Nagar Nigam and District Dhanbad Khata No. 18 Part of Plot No. 1658 Area- 15 Kathas which is butted and bounded as follows;-

North- Other portion of this Plot

South- Plot No. 1658

East- Bye- pass Road

West- Niz

## S C H E D U L E-'B' (Land hereby sold)

All that piece and parcel of raiyati land situated in MOUZA- PANDERPALA, Mouza No. 04 within P.S. Dhanbad Sub-registry office, Nagar Nigam and District Dhanbad Khata No. 18 Part of Plot No. 1658 Area- 15 Kathas out of which Area-11.5 Katha or to say 18.97 decimals of land. is hereby sold by this sale deed, as per plan attached herewith and shown in colour Red which is butted and bounded as follows;-

North- Land of Jamiat Ahle Hadis Trust, Dhanbad and Md. Kalam

South- Shamsh Parwez & Land of Mustak Ahmed.

East- By- Pass Road

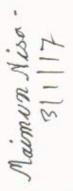
West- Md. Tarique Ali

Above mentioned land is Residential and situated on Bye Pass road. Ward No. 17

## MEMO OF CONSIDERATION

1. Paid on dated 20.04.2016 by RTGS In/ UTIBR 52016042000058283 Rs In the Account of Faiz Ahmed Holding A/c No. 13970 10171625 in United Bank of India, S.B.Gorai Road Branch, Asansole-4	s. 5,00,000/-
	s. 5,00,000/-
	s. 2,00,000/-
4. Paid on dated 22.08.2016 by TRTR/ 623516480650	s. 2,00,000/-
5. Paid on dated 22.08.2016 by TRTR/ 623516480947 R	s. 1,00,000/-
	s. 5,00,000/-
	Rs. 1,90,000/-
8. Paid on dated 31.10.2016 by Cash in the	
United Bank A/c of Faiz Ahmed Rs	s. 3,00,000/-
9. Paid on dated 5.11.2016 by Cash.	Rs. 3,50,000/-
10. Paid on dated 14.12.2016 by TRTR/ 634917534444/1412161705 R	s. 2,00,000/-
11. Paid on dated 14.12.2016 by TRTR/634917534651/1412161706 R	s. 2,00,000/-
12. Paid on dated 14.12.2016 by TRTR/634917534856/1412161707 R	s. 1,00,000/-
13. Paid on dated 27.12.2016 by RTGS In / UTIBR 52016122700622823 R	Rs. 4,00,000/-
14. Paid on dated 29.12.2016 by TRTR/ 636418580111/2912161851 R	s. 2,00,000/-
15. Paid on dated 29.12.2016 by TRTR/ 636418580605/2912161852 R	s. 2,00,000/-
	s. 1,00,000/-
	s. 15,000/-

Total Rs. 42,55,000/-



Both the parties SELLER and PURCHASER hereby declared that the land/Property which is hereby sold by this sale deed does not come in the category of Govt. land, Govt. settled land which is not transferable, land obtained by Bhudan, forest land, Adivasi land, Govt. acquired land, Keshre Hind land and also both parties are satisfied with the recital of the land/property above mentioned.

IN WITNESS WHEREOF the vendor has set and subscribed her hands on this the day month and year first above.

.Purchaser's Photograph



Certified that the finger prints of the left hand of the Vendor and Purchaser whose photograph is affixed in the document have been duly obtained before me.

Drafted by me and typed in my office as per document supplied by the Parties.

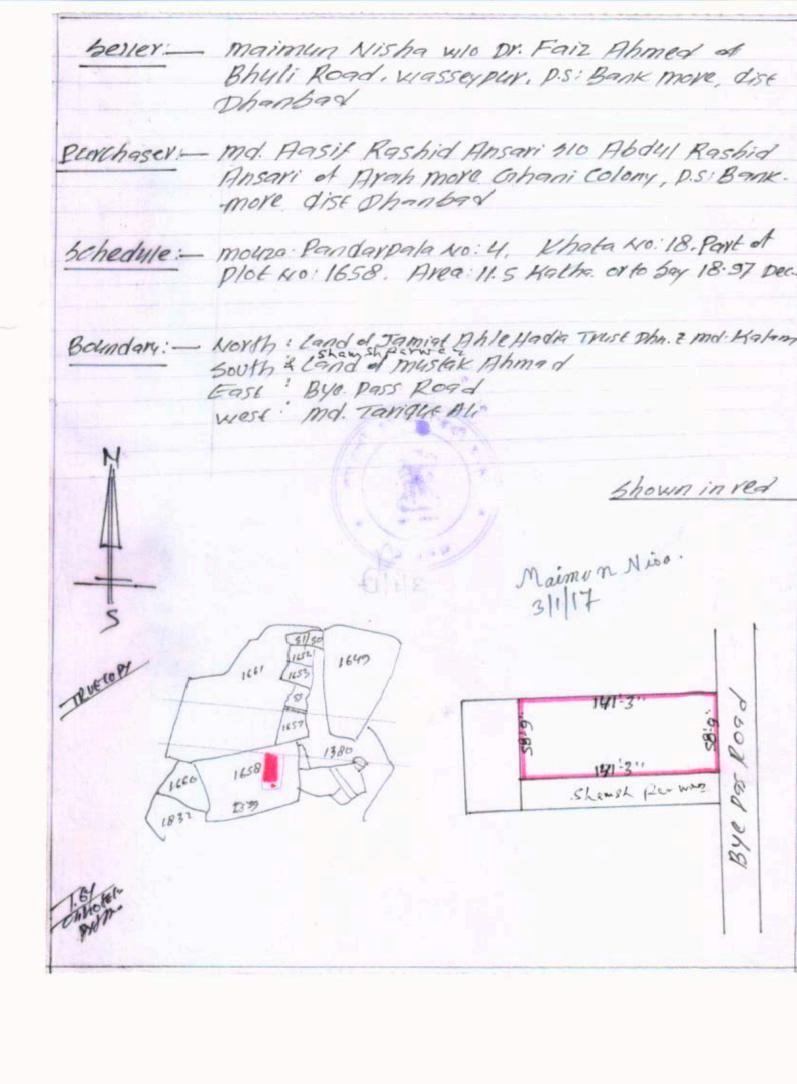
A.K.SINHA Advocate, Dhanbad. Enrl. No. 10984/96

A.K. Sure

Witnesses:-

1. Hel. Shamsh. Permers 8/0 Med. Shamsul Hoda Ameri Masseyl- Dhomback 2/1/17

2. Mod. Tanique Ali.
St. W. Abdul Raguil Ansani
readules charter beaf
2/1/17



## Issue Token

Presenter/Executant's Name	Maimun Nisha	
Token For	Registry	
Counter No.	1	
Online Application ID (If Any)	Verify On-line P	ayment
e-Stamp Certificate No. (If Any)	IN-JH041828655611130	Verify
	Issue Token	

IN-JH04182865561113O:

Stamp Details For Verification. Please click issue after verification

CertificateNo:

IN-JH04182865561113O

CertificateIssuedDate: 17-Dec-2016 11:34 AM

AccountReference:

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

UniqueDocReference:

SUBIN-JHJHSHCIL01058114958496440

Purchasedby:

MD AASIF RASHID ANSARI

DescriptionofDocument: Article 23 Conveyance

PropertyDescription:

LAND

ConsiderationPriceRs: 42,55,000

FirstParty:

MAIMUN NISHA

SecondParty:

MD AASIF RASHID ANSARI

StampDutyPaidBy:

MD AASIF RASHID ANSARI

StampDutyAmountRs: 1,70,250

Maximum Token Issue Time: 2 PM

X 2400



## निबंधन विभाग, झारखंड

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 20

Token Date/Time: 03/01/2017 13:50:12

Document Type Presenter' Name & Address

Maimun Nisha Presenter Sale Deed Bhuli Road, Wasseypur, Bank More, Dhanbad.

Date of Entry

Stampable Doc. Value Document/Transaction Value

4255000 4255000

DOE 170250 Total Pages

03/01/2017 30

Special Type

Remarks / Other Details

Stamp Value Serial /Deed No. / Book CNO/PNO

Not Req

**Property Details:** 

Old Serial No. App. ID

e-Stamp Cert. No. IN-

JH04182865561113O

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
DHANBAD	4	17	PANDARPALA	18	1658	l 'i	Jamiat Ahle Hadis	Mustak	Bye - Pass Road	Md. Tarique Ali		U_RES_MR	18.97 Decimal	2698122.07

Other Property Details:

Amount Rate Property Type Th. No. Wrd Mauza Location Area

SN	Р Туре	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Maimun Nisha	Dr. Faiz Ahmed	House Wife	पति	मोमीन	Female	ADWPN2415M		9641363675	Bhuli Road, Wasseypur, Bank More, Dhanbad.	Do
2	VENDEE	Md. Aasif Rashid Ansari	Abdul Rashid Ansari	Business	पिता	मोमीन	Male	ANOPA8029Q		8877733336	Arah More, Gani Colony, Bank More, Dhanbad.	Do
3	Identifier	Shamsh Parwez	Md. Shamsul Hoda Ansari	Business	पिता	मोमीन	Male			9334009078	Bhuli Road, Wasseypur, Bank More, Dhanbad.	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	A1	127,650.00	1,276.50	128,926.50
3	SP	450.00	0.00	450.00
4	PR	0.94	0.00	0.94
Total	- U	128,103.44	1,276.50	129,379.94

Moimun Nisa.

उपरयक्तिटयाँ दस्तावेज में अंकित तथ्यों के अनुरूप है ।

निबंधन पूर्व सारांश में इंपूट फार्म के अनुरूप डाटा इंट्रि की गई है |

डाटा इंटि ऑप्रेटर का हस्ताक्षर

उपरयुक्त

स्वीकार किया जिसकी

......ने इस दस्तावेज के निष्पादन को मेरे समक्ष

Hel. Shough Permes S.



Token No.20 Token Date: 03/01/2017 13:50:12

Serial/Deed No./Year :15/14/2017

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Maimun Nisha Father/Husband Name:Dr. Faiz Ahmed (VENDOR) Bhuli Road, Wasseypur, Bank More, Dhanbad.	ON	
2	Md. Aasif Rashid Ansari Father/Husband Name:Abdul Rashid Ansari (VENDEE) Arah More, Gani Colony, Bank More, Dhanbad.	91	
3	Shamsh Parwez Father/Husband Name:Md. Shamsul Hoda Ansari (Identifier) Bhuli Road, Wasseypur, Bank More, Dhanbad.	21	

Book No.	Ι
Volume	1
Page	491 To 520
Deed No	15/14
Year	2017
Date	03/01/2017 15:07:00
	Registering Officer

Signature of Operator





## अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० संख्या 2347 ( ) /2016-17 आवेदन की तिथि 8/4/13 अधिसुचना कि तिथि। भी । के

(I) आदेश फलक

निर्मल तिथि दिनांक पदाधिकारी का आदेश तथा हस्ताहर अभियुवित आवेदका आवेदिका श्री।श्रीमती में आदिए उर्रोट अद्यार पितापित अहरी २२१ हि अंदारी साकम आरा मीड अली बोलीन 2110 आवेदन के अनुसार आवेदक/आवेदिका ने मौजा. ५१०५५५०१ मीजा नं ०....१५.......खाता नं ०...१६.......फ्लॉट नं ०..१५.५.६ द्वारा श्री/श्रीमती नेप्रेयून लिखा जौच हेतु आवेदन पत्र प्राप्त किया है। मूल आवेदन पत्र हल्का कर्मचारी को जाँच हेतु दें, इस बीच आम इस्तैहार निर्गत करें। अपिलेख दिनांक. ७/६/१३......को उपस्थापित करें। धनवाद। अभिलेख उपस्थापित किया गया। आम इश्तेहार का तामिला प्राप्त है। किसी 613/17 व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनसार -1. भूमि रैयती खाते की है। जमाबदी सं 0.12.31 में विक्रेता के विक्रेता के जिले जी .....के नाम लगान से रसीद कट रहा है। आवेदक निर्वोधत दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में निबंधन धनबाद/ कलुकत्ता निबंधन कार्यालय से किया गया है, तथा अन्तर मुझंक की राशि को कोकगार में जमा कर दलील को वैध करा लिया गया है। प्रश्नगत भूमि गैर आबाद खाता, आदिवासी खाता, भूदान, वन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण C.N.T Act की धारा 46 (1) से मुक्त है । शुद्धि पन्न प्राप्त किया अतः हल्का कर्मचारी/अंचल निरीक्षक के जॉच प्रतिवेदन एवं अनुशंसा के आधार पर आवेदित मूमि का दाखिल-खारिज आवेदन को....... 🛵 🚓 🛵 ....

मेरे द्वारा फोटो कोपी केया गया

प्रतिलिपिक / टंकर

लेखापित एवं संशोधित

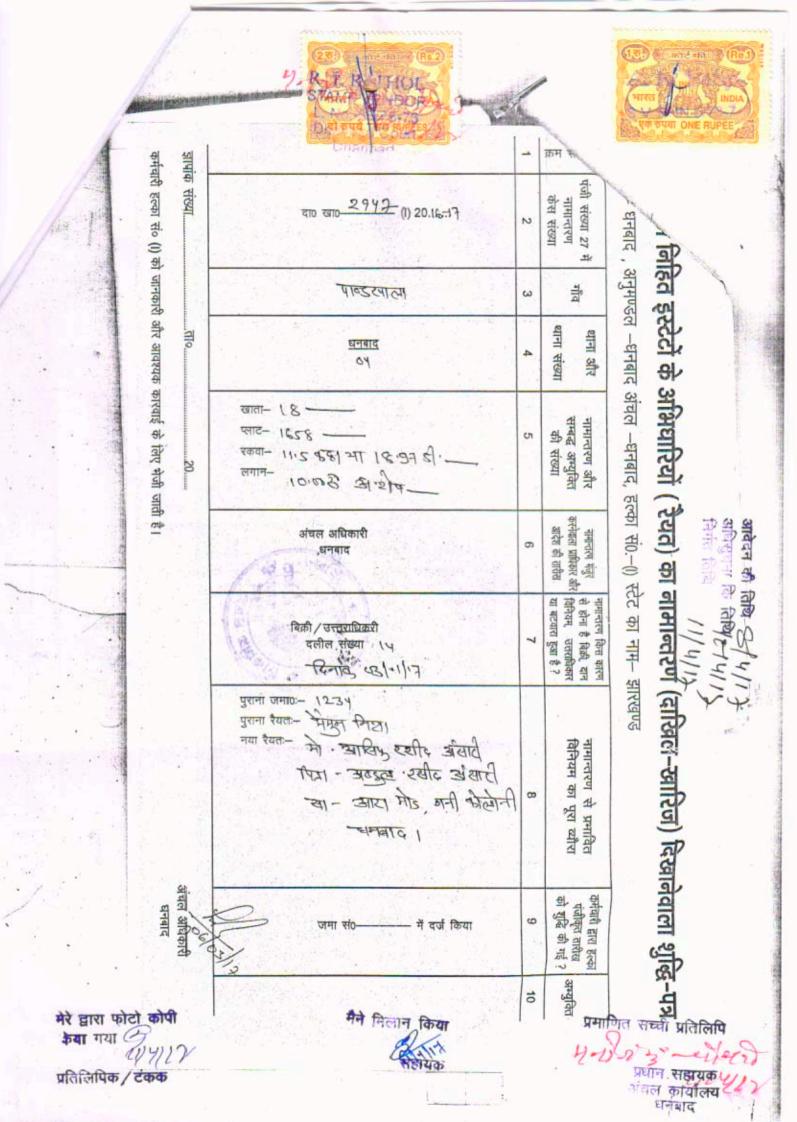
प्रतिवेदन इस आदेश का हिस्सा होगा ।

मैने मिलान किया

से एक सप्ताह में अनुपालन प्रतिवेदन मांगे। हल्का कर्मचारी एवं अंचल निरीक्षक का

> अंचल अधिकारी धनबाद।

प्रमाणित सच्ची प्रतिलिपि



#### BUENDE C एक्टर एवं धूमि श्रुपार राजस्व एवं भूमि सुधार विभाग उत्तरप्रात्मक GOVERNMENT व्यान प्रवास का प्राप्तासम् ८ राजस्य ६६ प्राप्त लगान रसीद SALD GOVERNMENT REVENUE C VISI रैयत का नाम अनुमण्डल का नाम \_ ०० १००१८ पिता का नाम . अंचल का नाम - अभाकाश थाना वो धाना नम्बर 🗕 ७ 🔾 खाता संख्या खेसरा संख्या रकवा (एकड में) THE PARTY MAN THE THE LANGE 94. 20 81211 92.165 जीत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का वार्षिक बकाया 2095.96 200 (91 2 Bare 2 15d (4) 2095,96 हाल 3 वर्ष से ज्याद विगत वर्ष रा वर्ष 90.00 70.00 लगान 4.70 2,20 संस \*ख्याज 2-00 2,00 X-0 विविध dia योग 2,00 2,0 1810 WP. 38.20 भगतान का विवरण अदायगी अग्रिम 5-76 3 वर्ष से ज्यादा 90.00 लगान संस 2,20 \*ब्याज 2-00 विविध 2-10 dra ARRIVANIT 25 20 म्बेह साम पार पेंडे 1. कुल योग शब्दों में 2. नाम अदाकर्ता (हल्का कर्मचारी) हस्ताक्षर एवं दिनांक खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों बित पर कि सर्टिफिकेट जारी हो) सुद नहीं लिया जीता SPL/2013

झारखण्ड सरकार

## **BUILTRON ESTATES PRIVATE LIMITED**

a real estate unit

Ansari Mansion, Gani Colony, Bhuli Road Wasseypur, Dhanbad - 826001 (Jharkhand) Tel :- 9431168781, 8877733336

Date 13/06/2018

TO WHOMSDEVER IT MAY CONCERN

This is to inform that Builtren estates Private limited Company is not registered for any work in any department.

BUILTRON ESTATES PVT. LTD.

Asif Rashid

DIRECTO:



## INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

## Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

**Description of Document** 

**Property Description** 

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH036414568008770

17-Oct-2016 01:24 PM

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

SUBIN-JHJHSHCIL01049557472093370

MD AASIF RASHID ANSARI

: Article 23 Conveyance

: LAND

46,62,000

(Forty Six Lakh Sixty Two Thousand only)

SERAJ AHMAD RAHI

: MD AASIF RASHID ANSARI

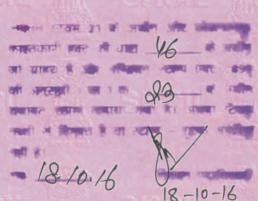
: MD AASIF RASHID ANSARI

1,86,500

(One Lakh Eighty Six Thousand Five Hundred only)



-. Please write or type below this line-



0001688970

- The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

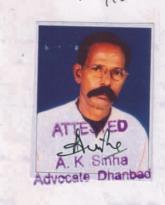
  The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority

# Rayati Sale Thornbed 46,62,000/, st. 1,86,500/,

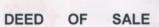
तपसील वर्णीत जमीन का मुल्य मांग दशिका 🐲 के अनुसार निर्धारित न्यूनतम् मृल्य से कम नहीं है

पशकारों का पहचान पत्र की मूल प्रांत का मिलान किया।

मावर डी....के ना मंग गंग्याहिकारमा जंबाद खाते से बाहर है सूनी बद्ध मही है



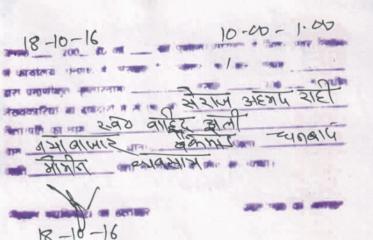


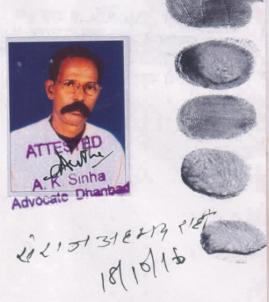


THIS DEED OF ABSOLUTE SALE is made on this the - 18th day of May Two Thousand Sixteen by SERAJ AHMAD RAHI son of Late Wahid Ali by faith Muslim by caste Momin by occupation Business resident of New Ramjan Manzil, Naya Bazar P.S. Bank More District. Dhanbad hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees ) of the ONE PART. Indian Citizen. PAN – APPPR 4057 J

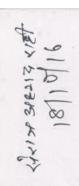
#### AND IN FAVOUR OF

MD. AASIF RASHID ANSARI son of Abdul Rashid Ansari by by Caste Momin by occupation resident of Ghani colony, Wasseypur P.S. Bank More District Dhanbad. hereinafter called and referred to as the PURCHASER. (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART. Indian Citizen PAN - ANOPA 8029 Q









WHEREAS, the survey settlement plot no. 153/ 3372 appertaining to Nagarpalika (Municipal) Khata of Mouza – Dhanbad , Mouza No. 51 Area 14 decimals of land under police station Dhanbad Chowki Sadar Sub – Registry office, and District- Dhanbad owned and possessed by Halima Bibi wife of Late Wahid Ali , Maimun Nisha daughter of Late Wahid Ali and Seraj Ahmad Rahi son of Late Wahid Ali by virtue of Title (Partition) Suit No. 63/ 1991 in the Court of Munsif First at Dhanbad.

AND WHEREAS after death of his Mother Halima Bibi and his sister Maimun Nisha died issueless by inheritance the vendor has come in peaceful and undisturbed Possession over the Schedule Land and Mutated his name in the Sherista the State of Jharkhand vide Misc. Case No. 11(III) 2006-07 and paying rent for the same under thoka no. 1651 to the Circle office Dhanbad.

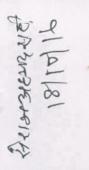
AND WHEREAS, Thus the vendor of this deed became owner of the schedule land and he has full right and valid title of the land hereby conveyed.

AND WHEREAS the vendor being in urgent need of money to meet his personal expenses desire to sell the land which is described in the schedule below and whereas the purchaser has agreed to purchase the same and offered to pay a sum of Rs. 28,00,000/- only as the highest consideration thereof.

## NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 28,00,000/- only, has been paid by the purchaser to the vendor ( the receipt whereof the vendors doth hereby admit and acknowledges) for the sale of the said land which is described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchaser by way of absolute sale all their right, title, interest, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the state of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage, by making houses, structure, etc. thereon, by leaving thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendor doth hereby covenant with the purchaser that the vendor is the true and lawful owner of the land and he is in sole and exclusive possession over the said land and he has not in any way or manner transferred or encumbered the said land or any part or portion thereof if it transpires that the vendor is not the true and lawful owner of the land or found any defects in the title of the vendor and if by any other reason the purchaser or his heirs, successors put in to any loss then vendor doth hereby undertake to compensate the purchaser.



That the purchaser shall hereafter pay the proportionate annual Tikuri rent and cess Rs. 28/- to the Landlord the state of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this sale deed.

That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall render all possible help to the purchaser's name mutated in the sherista of the Landlord the state of Jharkhand.

IN WITNESS WHERE OF the vendor has set and subscribed his hand on this the day month and year first above.

## SCHEDULE

All that piece and parcel of Tikuri land part of Plot no. 153/ 3372 appertaining to Nagarpalika (Municipal) Khata of Mouza – Dhanbad Mouza No. 51 within P.S. Bank More, Dhanbad District. DHANBAD, Nagar Nigam Dhanbad Sub-registry office, Dhanbad, area 14 (Fourteen) decimals of land is hereby sold by this sale deed. As per Map annexed hereto and shown in colour Red.

Above mentioned land is residential and situated on subsidiary road. Ward no. 20

Bounded as follows:-

North- Railway Land

South- Nala

East - Part of This Plot and Railway Land

West- Road

IN WITNESSES WHEREOF THE VENDOR hereby set and subscribed his hand out of his own free will and choice on this the day, Month and year above written.

Purchaser's Photograph



As per value fixed by the Govt. the Purchaser is paying Stamp duty and registration fee for Rs. 46,62,000/- only.

Both the parties SELLER and PURCHASER hereby declared that the land/Property which is hereby sold by this sale deed does not come in the category of Govt. land, Govt. settled land which is not transferable, land obtained by Bhudan, forest land, Adivasi land, Govt. acquired land, Keshre Hind land, Gair Majurua Khas land and also both parties are satisfied with the recital of the land/ property above mentioned

Certified that the finger prints of the left hand of the vendor and purchaser whose photograph is affixed in the document have been duly obtained before me. Drafted by me and typed in my office.

A.K.SINHA

Advocate, Dhanbad. Enl. No. 10984/96

Witnesses

1. Aftab Chan

S/o Late Mal Salhandelin Khan

Blattle Mohalla Naya Bagon

Dlanbad 18/15/12

2. Ud. Mais of Din Aven

3/0 duli Md. Hid ayal-Ali aleur. Goursia Marial alongs barrer 18/10/15

beller - beraj Ahmad Rahi 510 late wahid Ali of New Ramjan manjil. Nava Bazar, ps: Bank more dist. Whanbad Purchaser md. Aasit Rashid Ansari 310 Abdul Rashin Ansari of Grani colony wasseypur. D.S: Bank more dist Ohanbay behedule: mouzo: Dhanbad No: 51. municipal Khata DIOT NO: 153/3372 Area: 14 Dec. Boundary - North: Rly Land N9/9 South East: Part of this Plot & Rly Land west: Road Shown in Rd (17101318216 CIE Md. Ansik Karling should 2884 2883 885 162-311

## Issue Token

Presenter/Executant's Name

Seraj Ahmad Rahi

Registry

Counter No.

1

Online Application ID (If Any)

Verify On-line Payment

e-Stamp Certificate No. (If Any)

IN-JH036414568008770

Verify

Issue Token

#### IN-JH03641456800877O:

Stamp Details For Verification. Please click issue after verification

GertificateNo: IN-JH03641456800877O

GertificatelssuedDate: 17-Oct-2016 01:24 PM
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJHSHCIL01049557472093370

Purchasedby: MD AASIF RASHID ANSARI

DescriptionofDocument: Article 23 Conveyance PropertyDescription: LAND

PropertyDescription: LAND
ConsiderationPriceRs: 46,62,000

FirstParty: SERAJ AHMAD RAHI
SecondParty: MD AASIF RASHID ANSARI
StampDutyPaidBy: MD AASIF RASHID ANSARI

StampDutyAmountRs: 1,86,500

Maximum Token Issue Time: 2 PM



## निबंधन विभाग, झारखंड धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 12

Document Type Presenter' Name & Address

Stampable Doc. Value Document/Transaction Value

Special Type Remarks / Other Details Property Details:

Sale Deed 4662000

4662000

Presenter

Seraj Ahmad Rahi Ramjan Manzil, Naya Bazar, Ps. Bank More, Dist. Dhanbad.

DOE

Stamp Value Serial /Deed No. /

Old Serial No. / App. ID

Token Date/Time: 18/10/2016 12:31:28

Date of Entry

18/10/2016 Total Pages 32

Book CNO/PNO

N/A

e-Stamp Cert. No. IN-

JH03641456800877O

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
DHANBAD	51	20	DHANBAD	Municipal	153/3372		Railway Land	Nala	Part Of This Plot And Railway Land	Road		U_RES	14 Decimal	4658500

Other Property Details:

trainer i reperty betains						
Property Type	Th. No. Wrd	Mauza	Location	Area	Rate	Amount

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Seraj Ahmad Rahi	Late Wahid Ali	Business	पिता	मोमीन	Male	AAPPR4057J		0204641441	Ramjan Manzil, Naya Bazar, Ps. Bank More, Dist. Dhanbad.	Do
2	VENDEE	IRashid		Business	पिता	मोमीन	Male	ANOPA8029Q		8877733336	Ghani Colony, Wasseypur, Bank More, Dhanbad	Do
3	Identifier	Aftab Alam	Salahuddin Khan	Business	पिता	मोमीन	Male			9308828430	Bhatta Mohalla, Naya Bazar, Dhanbad.	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	A1	139,860.00	1,398.60	141,258.60
2	SP	480.00	0.00	480.00
Fotal		140,340.00	1,398.60	141,738.60

विश्वाभावनाहराहरी

उपरयुक्तिटयाँ दस्तावेज में अंकित तथ्यों के अनुरूप है ।

उपायक स्वीकार किया

जिसकी

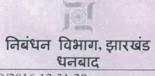
दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑप्रेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

Aftab Rlam



Token No.12 Token Date: 18/10/2016 12:31:28 Serial/Deed No./Year :6750/6023/2016 Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Seraj Ahmad Rahi Father/Husband Name:Late Wahid Ali (VENDOR) Ramjan Manzil, Naya Bazar, Ps. Bank More, Dist. Dhanbad.		
2	Md. Aasif Rashid Ansari Father/Husband Name: Abdul Rashid Ansari (VENDEE) Ghani Colony, Wasseypur, Bank More, Dhanbad		
3	Aftab Alam Father/Husband Name:Salahuddin Khan (Identifier) Bhatta Mohalla, Naya Bazar, Dhanbad.	10	

Book No.	I				
Volume	429				
Page	161	То	192		
Deed No	6750/6023				
Year	2016				
Date	18/10/2016 13:24:47				

Registering Officer (A)

Signature of Operator





आवेदन को तिथि । जीगा। 11 अधिसुचना कि तिथि 21/11/11 निर्गत तिथि अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मुo संख्या... 2010 (TTT ) / 2016-17

(III) आदेश फलक

आवेवक/आवेविका श्री/श्रीमती स्ति अविकार स्थापित क्रिया है। आवेवन के अनुसार आवेवक/आवेविका ने मौजा के लिये आवेवन किया है। आवेवन के अनुसार आवेवक/आवेविका ने मौजा के स्टिकार मौजा नं किया है। आवेवन के अनुसार आवेवक/आवेविका ने मौजा के रिटकार मौजा नं किया है। आवेवन के अनुसार आवेवक/आवेविका ने मौजा के रिटकार मौजा नं किया है। पूर्व आवेवन प्रत्र हक्वा कर्मचारी को जींच हेतु वे, इस बीच आम इस्तेहार निर्गत करें। अभिलेख विमाक स्थापित करें। अभिलेख के अनुसार – भूमि रैयती खाते की हैं।  2. जमाबवी सं किया है। हिन्दी से से विकास के जींच प्रतिवेवन प्राप्त है जिसके अनुसार – भूमि रीव आवाद खाता, अ विमाल खाता है। ते से सुने से आवाद खाता, अ विमाल खाता, भूमि माम अभिलेख से से सुने खाता, भूमि माम अभिलेख के सिने से बाहर है एवं यह हस्तान्तरण C.N.T.A.a.की धारा 4 6 (1) से मुक्त है। अतः हस्ता कर्मचारी/अंचल निरीक्षक के जींच प्रतिवेवन एक अनुशंसा के आधार गर आवेविव मूमि गर खाब विखल न्यारिक कोवेवन के किया का किया के हिस्सा होगा। अवतः हस्ता सार एक स्थान से सुने पालन प्रतिवेवन मागे। हस्ता कर्मचारी/अंचल निरीक्षक के जांच प्रतिवेवन हस्त आवेरा का हिस्सा होगा। अवतः हस्ता सार एक स्वाचार एवं अवल निरीक्षक के माम का प्रतिवेवन हस्त आवेरा का हिस्सा होगा।
अभिलेख उपस्थापित किया गया। आम इश्तेहार का तामिला प्राप्त हैं। किसी व्यक्ति ने आपित नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनुसार —  1. भूमि रैयती खाते की है।  2. जमाबदी सं
म्मूमि रैयती खाते की है।      जमाबदी सं
5. प्रश्नगत भूमि गैर आबाद खाता, अ दिवासा खाता, भूदान, बन भूमे तथा बी०सी०सी०एल० के क्षेत्र से बाहर है एवं यह हस्तान्तरण C.N.TAct की धारा 4 6 (1) से मुक्त है। अतः हल्का कर्मचारी/अंचल निरीक्षक के जॉच प्रतिवेदन एक अनुशंसा के आधार गर आवेदित भूमि का दाखिल—खारिज आवेदन को

मेरे द्वारा फोटो कोपी

प्रतिलिपिक / टंकक

मैने मिलान किया तहायक

प्रमाणित सच्ची प्रतिलिपि

भूगीन पुष्ट न्योष्ट्रियो प्रधान सहायक प्रभादिक कार्यालय





	1	→ क्रम संख्य	The second secon	
বাত <del>আ</del> ত <u>20 0</u> (III) 15-16-1 )	1	पंजी संख्या 27 में नामान्तरण केस संख्या	5-40 रिकार में नि जेला- धनबाद , अनुमण्ड	1
धानबाद	0	भाव भाव	तिता । जन्मव	
<u>धनबाद</u> 5	4	थाना अरि	हुस्टेटों के व अंचल -धनबाद	
खाता- नगरपासिड्री लाट- १८३/३३७२ रकवा- १५डीठ लगान- ३० . ज काम्ला	5	न्तरण इ इ अभु	,रकार में निहित इस्टेटों के अक्षिधारियों (रैयत) जिला- धनबाद , अनुमण्डल –धनबाद अंचल –धनबाद, हल्का सं⊙-(॥) स्टेट का नाम- ब्रास्खण्ड	
अंचल अधिकारी ,धनबाद	6	नामान्तरण मंजुर करनेवाला प्राधिकार और आदेश की तारीख	रैयत) का	
बिक्री / उत्तराधिकरी 6023 वलील संख्या 18.10.16	7	नामान्तरण किस कारण से होना है बिक्री, दान बिनियम, उत्तराधिकार या बटवारा हुआ है ?	नामान्तरण	8
ना जमाः- 165। ना रैयतः- खिराज फ्रहमद् राष्ट्री व रैयतः- भोण झास्त्रेज रङ्गीद् भैसारी -पिर्या - अब्दुल रशीद् भंसारी साण - कासेपुर	8	नामान्तरण से प्रभावित विनियम का पूरा व्यौरा	(दाखिल-खारिज)	
? जमा संo — में दर्ज किया	9	कर्मचारी द्वारा हत्का पंजीकृत तारीख को शुद्धि की गई ?	दिखानेवाता सम्ब प्राचित्र अंचल	वी प्र
मैने मिलान किया मिलान	10	अभ्युवित	प्रभा प्रधार	न सा व

आवेदन की तिथि 15/11/11 अधिसुचना कि तिथि2/11/11/11 निर्मल तिथि

प्रधान सहायक्यभी। अंचल कार्यालय न्धानुबार

मेरे द्वारा कोटो की

धनबाद

कर्मचारी हल्का सं० (॥) को जानकारी और आवश्यक कारवाई के लिए भेजी जाती

ज्ञापाक संख्या

प्रतिलिपिक / टंकक

#### **झारखण्ड सरकार** राजस्व एवं भूमि सुधार विभाग ्राजस्य एवं भूगि सुधार । ८००६ व राजस्य १६ भूगि स्थार विश्वत १६ ति लगान रसीदे १८०६ व राजस्य १६ भूगि स्थार विश्वत अनुमण्डल का नाम पिता का नाम मि आमिल उ अंचल का नाम मौजा थाना वो थाना नम्बर रकवा (एकड में) खेसरा संख्या खाता संख्या 153/3372 14310 मगर्भात म जीत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का वार्षिक 20/6-17 विगत वर्ष 3 वर्ष से ज्यादा 2 रा वर्ष 30.w 30.W लगान 7.50 7.50 सेस 15.2 15.00 \*ब्याज 15.m विविध 15.00 7.50 65.w भुगतान का विवरण अग्रिम 2 रा वर्ष 3 वर्ष से ज्यादा

1. कुल योग शब्दों में 65 ल पिस्त

संस

विविध

\*ब्याज

2. नाम अदाकर्ता

(हल्का कर्मचारी) / हस्ताक्षर एवं दिनांक

7.50

15.00

15.00

2.50

<sup>े</sup> आस महाल का बकाया पालगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाती हैं। SPL/2013

