



मुद्रांकित वी.पी.सी. नोटरी  
ऑफिस सि. ए. वी. पार्क



Sabiha Bano @ Khatoon  
28-5-2005

796007

28/5  
Attested  
*[Signature]*

Om Prakash Singh  
NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/No. -176/2004

DEED OF SALE

This Deed of Sale is made on this the 28th day of May 2005 BY :-

28/5/05

NAME OF THE SELLER :- SABIHA BANO @ KHATOON, wife of Anwar Hussain Ansari, by faith Muslim, by occupation - Housewife, resident of Holding no. 91, line no. 7, B Block, Dhatikidih, P.S. Bistupur, Town - Jamshedpur, district - Singhbhum East.

NATIONALITY :- Indian .

NAME OF THE PURCHASER :- SHAKIL AHMAD, son of Mohammed Halimuddin, by faith Muslim, by occupation - Service, resident of Mohalla Baribazar, P.O. and P.S. - Chaibasa, District - Singhbhum West.

NATIONALITY :- Indian .

Attested

*[Signature]*

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East Singhbhum  
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NO 3620  
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*Om Prakash Singh*  
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East Singhbhum  
R/NoI.-176/2004



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*Sabihha Bano @ Khat*  
28-5-2005

CLASS OF DEED :- Sale Deed in respect of land measuring an area of ~~3358~~ square feet or 0.07.700 acre (seven decimal and seven hundred bargkaries) situated at Mauza Pardi, P.S. - Mango, Situated more than 150 feet away from the main road, District - Singhbhum(E).

NATURE OF LAND : Agricultural land

VALUATION:-

Valuation of 0.07.700 acres of land @ RS.30,000/- per decimal = Rs. 2,31,000/-  
(Two lakh and thirty one thousand only)

CONSIDERATION:-

Rs. 2,40,000/- (two lakh and forty thousand only)

SCHEDULE OF THE PROPERTY HEREBY SOLD :- District and District Registry - Singhbhum East, Pargna - Dalbhum, Sub-registry office at Jamshedpur, P.S. - Mango, Mauza - Pardi, Thana no. 1641 (sixteen hundred forty one),

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*Sabih Bano @ Khatoor*

*Sabih Bano @ Khatoor*  
 28.5-2005

ward no. 8, under khata no. 645 (six hundred and forty five), plot no. 867 (eight hundred sixty seven), measuring an area of 3358 (three thousand fifty eight) square feet, or 0.07.700 acre (seven decimal and seven hundred bargkaries), bounded on the:

North - Drain,  
 South - Abdul Sattar,  
 East - Plot no. 927,  
 West - Private Rasta

Boundaries in feet :-

Northern boundary - 73' (seventy three feet),  
 Southern boundary - 73' (seventy three feet),  
 Eastern boundary - 53' (fifty three feet),  
 Western boundary - 39' (thirty nine feet).

A sketch map of the area hereby sold is annexed with this deed which will form part of this deed. The land

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NOTARY PUBLIC  
Jamshedpur  
East Singhbhum  
R/NoI.-176/2004



*Sakina Beano @ Khatoon*  
*28.5.2005*

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hereby sold has been marked in red wash in the map annexed with this deed.

ANNUAL RENT :- Re. 0.50 (fifty paise) only.

LANDLORD :- The state of Jharkhand, Block at Jamshedpur.

WHEREAS, the land described in the schedule above, hereinafter referred to as "schedule property", has been recorded in the name of one Sakina Bibi, wife of late Peer Mohammad, of Jamshedpur, in the recent survey settlement operations.

AND

WHEREAS, THE SAID Sakina Bibi sold the schedule property to one Abdul Rahman, son of Late Md. Ayub, OF Jamshedpur, vide a registered deed of sale, bearing sale deed no. 3250 (Sl. No. 3686), dated 7.05.1986, registered at sub-registry office at Jamshedpur.

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*[Handwritten signature]*

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AND



Sabirha Bano @ Khatloon  
28.5.2005

AND

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WHEREAS, said Abdul Rahman subsequently sold the schedule property to the present seller by executing and registering a sale deed bearing no. 6310, dated 16.10.1989, entered in vol. no. 46, book no. I, pages 113 to 117, dated 18.07.90, at Jamshedpur.

AND

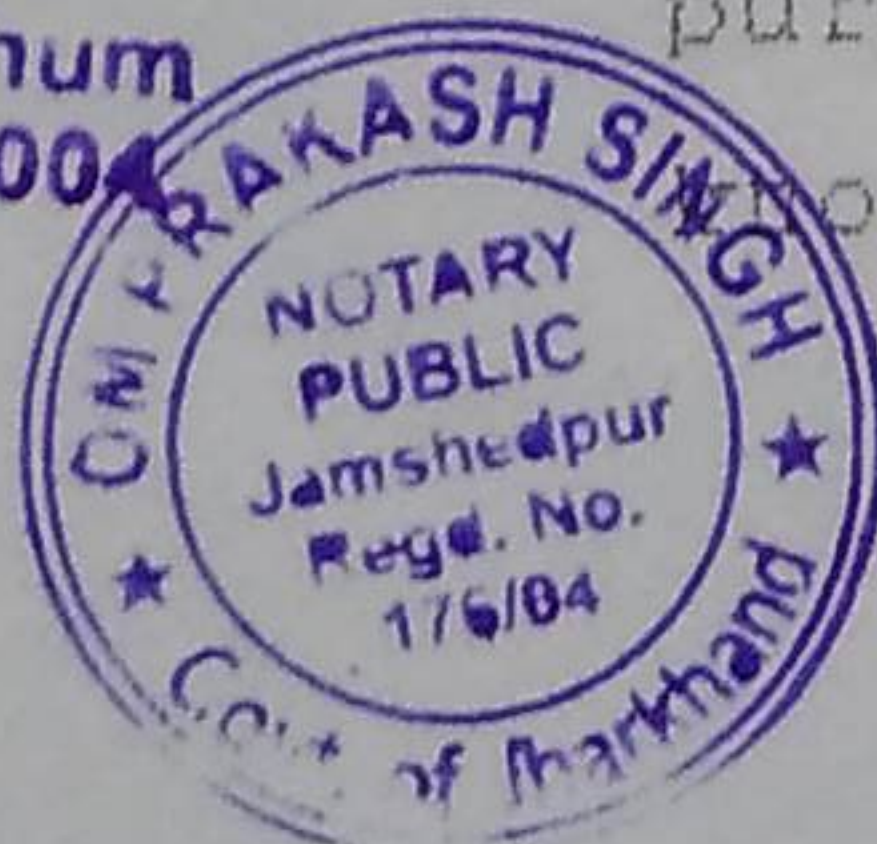
WHEREAS, the since the date of purchase the seller has been in peaceful possession of the schedule property as a owner thereof, without any interruption from any body.

AND

WHEREAS, the seller is in urgent need of money to meet his various house hold expenses, as such she wanted to raise fund by selling the schedule property and the purchaser - Shakil Ahmad, who is her own brother, on knowing the intention of the seller approached her to

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AND

WHEREAS, the seller has agreed to sell the schedule property at the consideration of Rs. 2,40,000/- (two lakh and forty thousand) only and the purchaser has agreed to purchase the property described in schedule above at the consideration of Rs. 2,40,000/- (two lakh and forty thousand) only, on the terms and conditions set forth herein below.

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS :-

1. That the seller has agreed to sell the schedule property at a consideration of Rs. 2,40,000/- (two lakh and forty thousand) only, and the purchaser has agreed to purchase the schedule property for the said consideration of Rs. 2,40,000/- (two lakh and forty thousand) only.
2. That the purchaser has paid Rs. 2,40,000/- (two lakh and forty thousand) only to the seller in cash and the seller acknowledges the receipt of payment of the said money in full.
3. That all the right, title, interest, property claim and demand whatsoever of the seller into or upon the schedule property is hereby conveyed and transferred unto the purchaser his heirs, executors, administrators and assigns absolutely and forever.



Attested  
*[Signature]*

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*[Signature]*  
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Sabihia Bano @ Khatun  
28.5.2005

4. That the seller hereby agrees and declares for herself, her heirs, executors, administrators, and assigns that the seller has good right and title to convey the schedule property unto the purchaser, his heirs, executors, administrators and assigns.
5. That the seller hereby declares that the schedule property is free from all encumbrances and the purchaser shall hereinafter hold, use and enjoy the same as his own property without any interruption or demand by the seller.
6. That the seller has agreed with the purchaser that if, for any defect in title of the seller, the purchaser is deprived of the whole or any portion of or share in the schedule property hereby transferred the seller undertakes to compensate the purchaser reasonably.
7. That the words and expression "Seller" and "Purchaser", unless repugnant to the context, shall mean and include their respective heirs, successors, legal representatives and assigns.



IN WITNESS WHEREOF I HAVE PUT MY SIGNATURE ON THIS DEED  
 OF SALE ON THE DATE, MONTH AND YEAR FIRST ABOVE MENTIONED.

Attested  
*[Signature]*  
 28/5/05

**Om Prakash Singh**  
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*Sabihia Bano @ Khatun*

(SELLER) 28-5-2005

Attested  
*[Signature]*

**Om Prakash Singh**  
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Sabihha Beano @ Khattoon  
28-5-2005

WITNESSES:

1. M. Jalimuddin  
28.5.2005

2. Anwar Hussain Anwar  
28.5.2005

Readover and explained  
the contents of this  
deed of sale to the  
executants in Hindi.

[Signature]  
(Advocate) 28.5.05  
Jamshedpur

Certified that the  
original Sale deed and  
the duplicate copy are  
the true copy of each  
other. There are total  
951 words in this deed.

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[Signature]  
Om Prakash Singh  
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Typed & printed by me

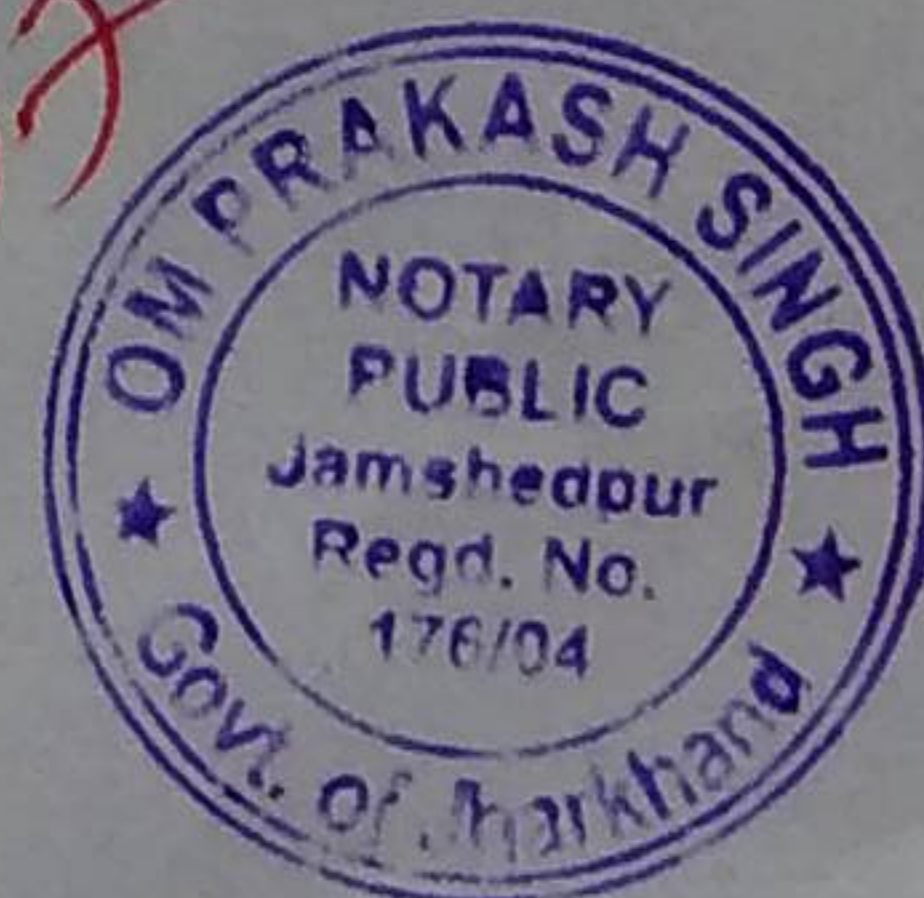
[Signature]  
(Semir Kumer Pramanik)  
Chaibasa

[Signature]  
(Advocate) 28.5.05  
Jamshedpur

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Attested

[Signature]  
Om Prakash Singh  
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JAMSHEDPUR NOTIFIED AREA.

VILL: - PARDIA.

SHEET NO 4

WARD NO 8

THANA NO 1641

KHATA NO  
645

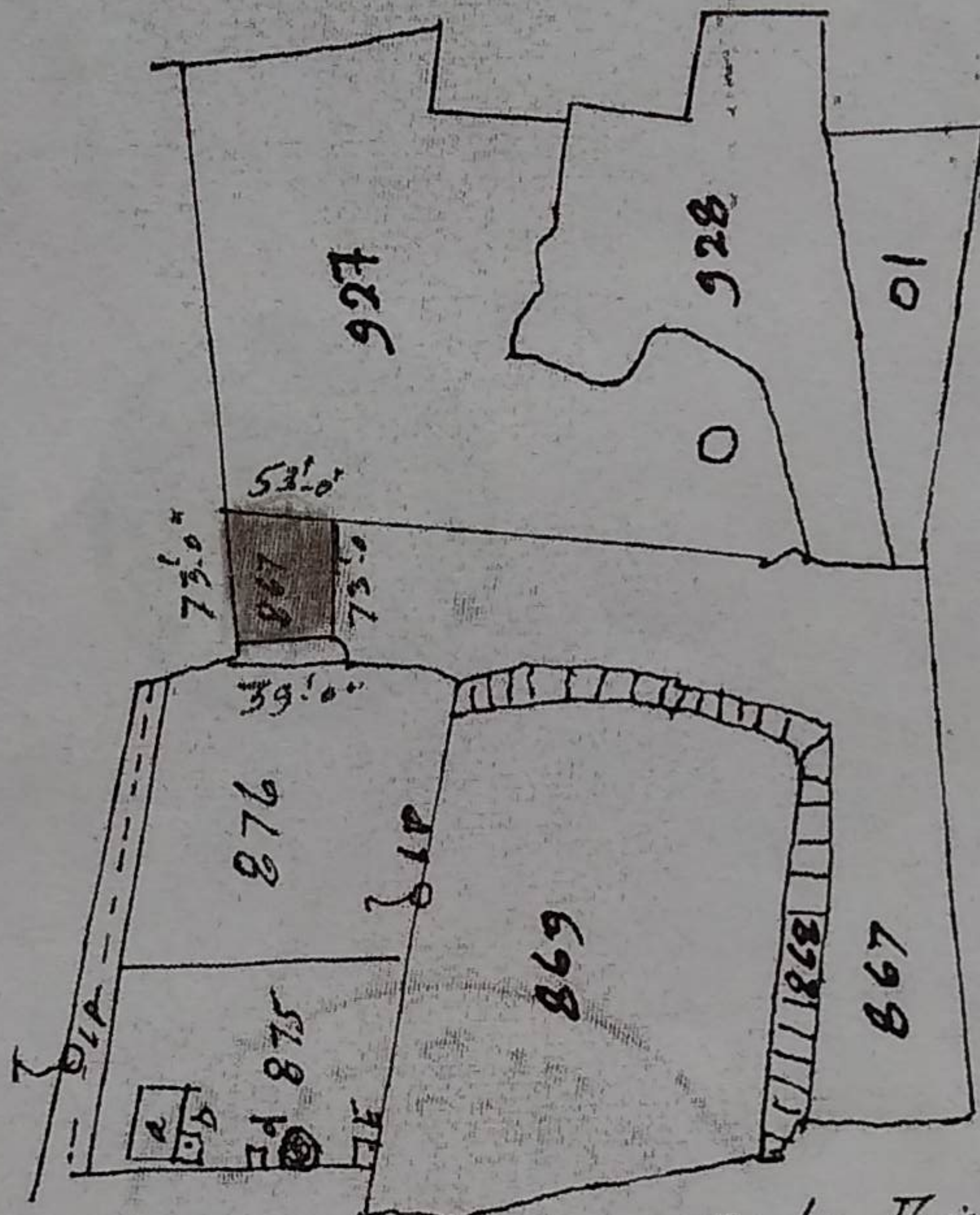
PLOT NO  
867 (PART)

AREA.

3358 SFT

OR 0.07700  
ACRE

PLOT SOLD HAS BEEN SHOWN AREA SHOWN IN RED  
IN RED



certified that - This map is true  
and exact - copy of the original map  
Jamuna

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*[Signature]*

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R/NoI.-176/2004





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बालिका कान्छे अक खानुन

सो कान्छे अक खानुन

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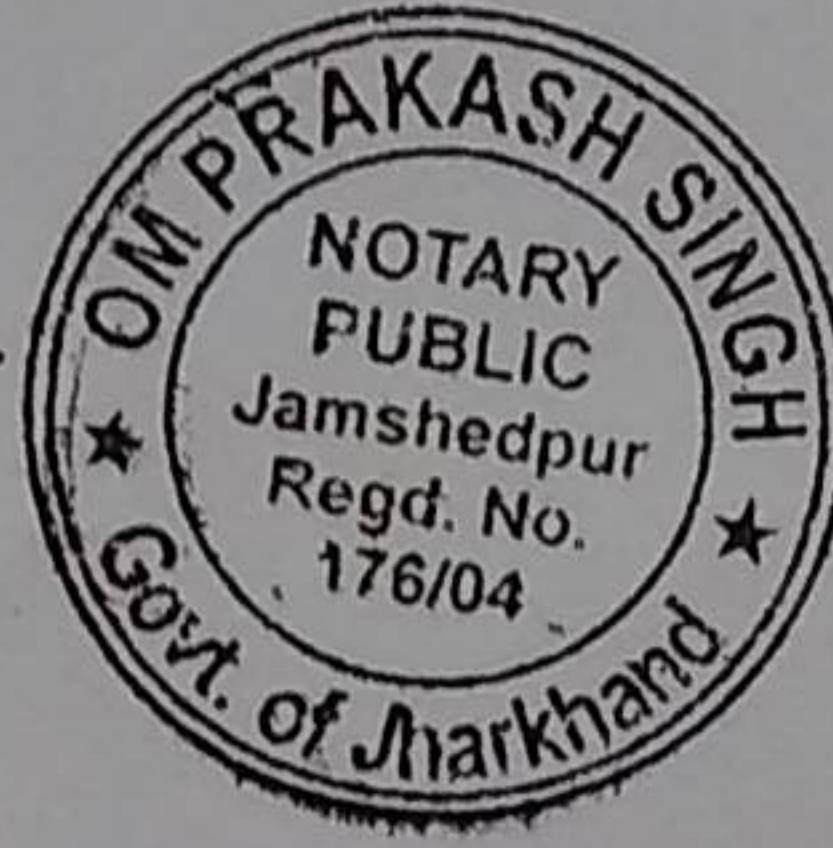
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94

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