

8865 Sale value 4,85,000/- w A.S. P. w/o

7377

1-6
9/10/10



PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

Attested Ad

09-10-2010

Schup 195000/-

05AA 218478



कोच मुद्रा के लिए निवेदन
मूल 111 रु. के
पैसे 23 रु. के
कुल 134 रु. के



SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 9TH DAY OF
'OCTOBER' 2010 AT JAMSHEDPUR; BETWEEN:

Refund
485000/-
L.L.D. 2500
P.F. 094

IFTEKHAR AHMAD, son of Anwar Ahmad, by faith Muslim, occupation business, by Nationality Indian, resident of R-N-1, 35 B, Babai Road, Sakchi, P.O. & P.S. Sakchi, town Jamshedpur, District Singhbhum East, in the State of Jharkhand, duly constituted and lawful attorney of SYED NAWAZ SALIM, son of Syed Md. Salim, by faith Muslim, by occupation Business, by Nationality Indian, resident of A-36, 11th floor, Johri Farm, Okhla, New Delhi - 110025, at present residing at C/o. Mr. Mohiuddih Jelani, 97, Thakurbari Road, 4th floor, Sakchi, P.O. & P.S. Sakchi, town Jamshedpur, District Singhbhum East, in the State of Jharkhand, vide Registered General Power of Attorney Deed No.IV-1353, Sl. No.8659

ATTESTED
DINESH NARAYAN SINHA
NOTARY
District Court, Jamshedpur

दस्तावेज जांचा
2010

Self Attested
Iftexhar Ahmad



Notary
09-10-2010

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dated 28.09.2010, registered at District Sub-Registry office, Jamshedpur, hereinafter referred to as the SELLER (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the ONE PART;

IN FAVOUR OF

NAHID ANJUM KHAN, wife of Reyaz Ahmad Khan, by faith Muslim, by occupation Housewife, by Nationality Indian, resident of R-N-1, 35 B, Bahadur Road, Sakchi, P.O. & P.S. Sakchi, town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter referred to as the PURCHASER (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

NATURE OF DEED: SALE DEED



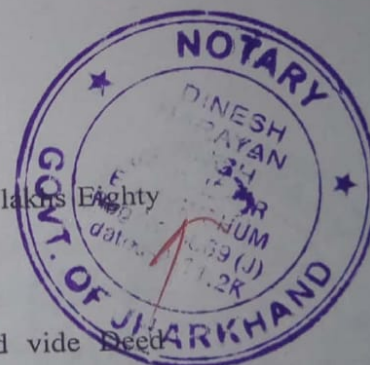
Self Attested
Nahid Anjum Khan



Attested
 09-10-2010

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CONSIDERATION AMOUNT: Rs.4,85,000/- (Rupees Four lakhs Eighty five thousand) only.



WHEREAS, by virtue of a Registered Gift of Deed vide Deed No.2498, dated 28.06.1995, registered at District Sub-registry office, Jamshedpur, an area of land measuring 5 Kathas, situated in Mouza Pardih, P.S. Mango, Thana No.1641, Ward No.8, recorded under Khata No.524, Plot Nos.3533 & 3532, Jamshedpur, District Singhbhum East, was conveyed permanently and forever by the previous lawful owner of the property namely Mehrun Nisa Begum, wife of Late H.S.M. Tafassul Karim of Karim Mansion, Sakchi, Jamshedpur, in favour of the seller above named and since the date of such conveyance the seller has been in peaceful physical possession over the same without any let, hindrance or disturbances from any corner and is the lawful, absolute owner thereof by exercising all acts of ownership thereto;

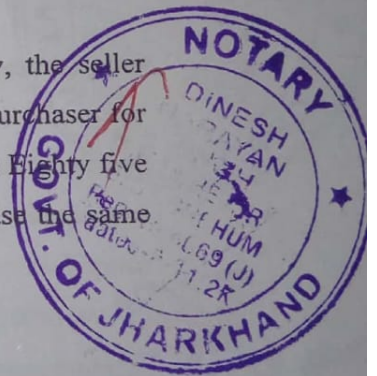
Self Attested
 Mahesh Kumar Singh



Attested
10-10-2010

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AND WHEREAS, now being in urgent need of money, the seller desired to sell his schedule below property to the above named purchaser for a total consideration amount of Rs.4,85,000/- (Rupees Four lakhs Eighty five thousand) only, and whereas the purchaser has agreed to purchase the same for the said price.



NOW THIS DEED OF SALE WITNESSETH:

1. THAT, in pursuance of the above agreement and in consideration of the said sum of Rs.4,85,000/- (Rupees Four lakhs Eighty five thousand) only, paid by the purchaser to the seller, the receipt of which sum the seller hereby admit and acknowledges as full, final and highest consideration of the schedule below property, the seller by these presents does hereby absolutely sell, convey, transfer the all that property in favour of the purchaser by this deed of sale TO HAVE AND TO HOLD the same unto the purchaser, her heirs, successors, together with all right, title, interest and possession without

Self Attested
Notary Public, Jamshedpur



Attest
09-10-2010

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any interruption from the side of the seller or any person or persons claiming under him.

2. THAT, the seller has delivered possession of the schedule below property 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 dispose of the same by way of Sale, Gift, Mortgage or any other way whatsoever in manner she likes and the purchaser shall be at liberty to get her name mutated in the office of the landlord and pay rent and other charges for the same in her own name.

3. THAT, from this day all the right, title, interest and possession of the seller in the schedule below property will cease to exist and will vest unto the purchaser. The property hereby conveyed by this deed of sale is free from all encumbrances, charges, liens, lispendens, attachments etc.

4. THAT, the seller has not charged or transferred the schedule below property in any way to any one else and if for any defect of title or possession

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Nahor Raju Uris



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of the seller, the purchaser suffers any loss, then the seller will be liable to compensate such loss of the purchaser.

5. THAT, today the seller has delivered all relevant document/s with respect to the schedule below property to the purchaser.

SCHEDULE

(Description of the property hereby conveyed)

District Singhbhum East, District Sub-Registry office and town Jamshedpur

Pargana Dhalbhum, situated in Mouza Pardih, P.S. Mango, Thana No.1641

Survey Ward No.8, M.N.A.C., recorded under Khata No.524, in P.O. **NOTESTED**

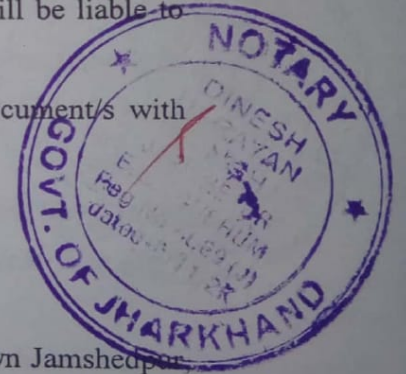
Plot No.3533, measuring an area 0-3-00 (Three) Kathas, i.e. 4.95 Decimals of **NOTARY**

raiya Homestead land,

which is bounded by:

NORTH : Md. Aasif;

SOUTH : Syed Nawaz Salim;



DINESH NARAYAN SINGH
District Court, Jamshedpur

Self Attested
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झारखण्ड JHARKHAND

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09-10-2010

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EAST : Road;

WEST : Vacant land.

Annual rent payable to the landlord, the State of Jharkhand, through the C.O. Jamshedpur.



IN WITNESS WHEREOF, the seller has hereunto set his hand on this deed of sale, through his attorney, on the day, month and year first above written.

Read over and explained the contents of this Deed to the executants, who admits the same it to be true and correct.

WITNESSES:

1. Md Shafiq Khan
9-10-10

2. Dinesh Sarkar s/o late Dr. R.K. Sarkar
of Jamshedpur Court. 09/10/10

Self Attested
Attestor Dinesh Narayan Singh

Typed by:

B. Sarkar, Jsr. Court.

Drafted by:

Advocate

PURCHASER



Nabid Apur Kh...
9-10-10



PRADIP R. SARKAR
Advocate
DISTRICT JUDGES COURT
JAMSHEDPUR.

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

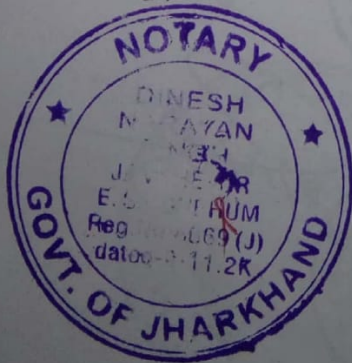
Advocate.

9/10/2010

Note : The total consideration for the schedule above property have been paid to the Seller namely Syed Nawaz Salim, son of Syed Md. Salim in the following manner :

- 1) Demand Draft No.314756 drawn on State Bank of India, Jamshedpur for Rs. 45,000/- only &
- 2) Rs.4,40,000/- only by Cash.

Total :Rs.4,85,000/- only.



ATTESTED
NOTARY
DINESH NARAYAN SINGH
District Court, Jamshedpur

Sellr Attested
Nabid Apur Kh...



निबंधन विभाग, झारखंड
जारादख्त

गैर पूर्ण-मूल्य वीणन पत्र (विभाग 114)

Token Date/Time: 09/10/2010 12:20:59

Document No. B	Document Type	Document Name & Address	Stampable Doc. Value	Document Value	Special Type	Remarks / Other Details
	Buy Deed	R N - 1, 35 B, Babai Rd, Sakchi, Jsr	485000	485000		
	Presenter	Mohar Ahmad	DCE	19500		
	Date of Entry	09/10/2010	Stamp Value	0		
	Total Pages	20	Serial No.			
	Book	1				
	CHQ/PNO					

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/IF	Address
1	VENDOR	Mohar Ahmad Attorney Of Syed Nawaz Saifi	Anwar Ahmad	Business	Other		R N - 1, 35 B, Babai Rd, Sakchi, Jsr
2	VENDEE	Nahid Anjum Khan	Y/O/Royaz Ahmad Khan	Housewife	Other		R N - 1, 35 B, Babai Rd, Sakchi, Jsr
3	Identifier	Md. Shakil Khan	Late Haji Noor Mohammad Khan	Business	Other		Jawaharnagar, mango, Jsr
4	Witness 1	Md. Shakil Khan	Late Haji Noor Mohammad Khan	Business	Other		Jawaharnagar, Mango, Jsr
5	Witness 2	Ilyas Sarkar	late Dr. R.K.Sarkar	Business	Other		Jsr court.

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	4,350.00
4	SP	300.00
Total		5,153.44

Mohar Ahmad

उपर्युक्त घोषणा दस्तावेज में अंकित तथ्यों के अन्वय में।
निबंधन पत्र सारथी में इंग्रज वर्णों के अन्वय प्रकाशित की गई है।

उपर्युक्त दस्तावेज का निबंधन कर देना है।
उपर्युक्त दस्तावेज में अंकित तथ्यों के अन्वय में।
निबंधन पत्र सारथी में इंग्रज वर्णों के अन्वय प्रकाशित की गई है।
उपर्युक्त दस्तावेज का निबंधन कर देना है।



DINESH NARAYAN SINGH
NOTARY
Meharajpur, Jamshedpur

Self Attested
Mohar Ahmad



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.6 Token Date: 09/10/2010 12:20:09
Serial/Deed No./Year :8865/7377/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Iftexhar Ahmad Attorney Of Syed Nawaz Salim Father/Husband Name:Anwar Ahmad (VENDOR) R N - 1, 35 B, Babai Rd. Sakchi,Jsar		
2	Nahid Anjum Khan Father/Husband Name:W/O Reyaz Ahmad Khan (VENDEE) R N - 1, 35 B, Babai Rd. Sakchi,Jsar		
3	Md. Shakil Khan Father/Husband Name:Late Haji Noor Mohammad Khan (Identifier) jawaharnagar. mango.jsr		
4	Md. Shakil Khan Father/Husband Name:Late Haji Noor Mohammad Khan (Witness1) Jawaharnagar. Mango.Jsr	<input type="checkbox"/>	<input type="checkbox"/>
5	Bivas Sarkar Father/Husband Name:Late Dr. R.K.Sarkar (Witness2) jsr court.	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I
Volume 269
Page 329 To 348
Deed No 8865/7377
Year 2010
Date 09/10/2010 13:13:33

District Sub Registrar

Signature of Operator



ATTESTED
19/10/10
NOTARY
DINESH NARAYAN SINGH
JAMSHEDPUR

Self Attested
Nahid Anjum Khan