

901 Sale value 13/2,500 = w f-s mapo 650

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES



सत्यमेव जयते INDIA

झारखण्ड JHARKHAND

बवाला नं० दोस्रो थल
लॉट नं० चौथो थल
वसुधालोकन स्थ
साकोल स्थी केर
नदी धी
18/2/13



ATTESTED

Syed A. H. Nazim (FAMIL) Advocate



शुद्ध 52500=-

116893

जिन्हा अवर निबंधक
सम्पत्ति के हस्तावेज में लेखाकारी/ पिरमना
आति के अन्वय अंकित की गई है।
फोटोनागपुर कोशकारी अधिनियम 1906
की धारा 46 (1) (B) के अंतर्गत नहीं है

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 18th DAY OF FEBRUARY, 2013, AT JAMSHEDPUR;

BETWEEN :

JAMAL ARA, wife of Late Syed Mohammad Nazim, by Caste Syed, by faith Muslim, by nationality Indian, by occupation House hold affairs, resident of H.No. 79, Old Purulia Road, Zakirnagar West, P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, 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;

See said
FD 39375 = w
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18/2/13

18/2/13



Supplied Stamps of Rs. 2500/-
 On Dated 8/2/2013 for the Purpose
 of sale deed in Favour
 of S. Z. Ahmed of R
 Stamp Clerk
 JER. TD



ATTESTED

18/2/13

Syed hina (WAMIL)
Advocate

18/2/13



18/2/13

श्रीमान् श्री अ. लाल शर्मा निवासी

श्री गुरुद्वारा - मि. अमीन - अहमद मि.

18/2/2013

10/2/13

अ. लाल शर्मा

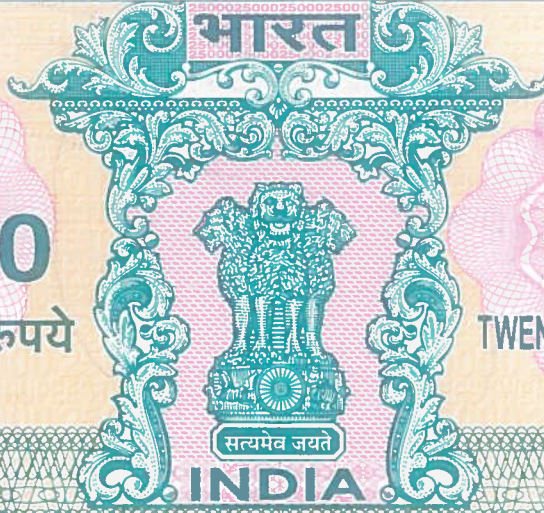


18/2/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

15/1/18
18/1/18

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SYED ZEYA AHMAD, son of Late Syed Mohammad Nazim, by Caste Syed, by faith Muslim, by nationality Indian, by occupation Service, resident of H.No. 79, Old Purulia Road, Zakirnagar West, P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, 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;

PAN: ATWPA3138J

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 4,50,000/- (Rupees four lakh, fifty thousand) only.

GOVT. VALUE : Rs. 13,12,500/- only;

WHEREAS ALL THAT piece and parcel of land described in the



Supplied Stamps of Rs. ₹ 2500/-
On Dated 8/2/2013 for the Purpose
of Collection in Favour
of S. Z. Ahmad et al
Stamp Clerk
JER. TR





झारखण्ड JHARKHAND

12/1/12
18/1/12

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from its former owner Abdul Mannan, son of Abdul Gafar, of Sakchi Ambagan Road, Sakchi, Jamshedpur, by virtue of registered Sale Deed No. 7321(SI.No.7761) dated 15.10.1966 registered at Sub-Registry Office, Jamshedpur;

AND WHEREAS later the lands described in the Schedule below together with other lands was entered and recorded in the name of the SELLER hereof during the Survey Settlement operation of the year 1979 report of which was finally published on 18 August 1979, and she has been in peaceful physical possession over the same without any let, hindrance or disturbance from any corner and is the lawful owner thereof by exercising all acts of ownership thereto;

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed her intent of selling her schedule below



Supplied Stamps of Rs. 52,500/-
On Date 8/2/2013 for the Purpose
of Calculation in Favour of
Sri/Smt. S. Z. Ahmad et al
Stamp Clerk
JSR. TRY.





झारखण्ड JHARKHAND

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property and having come to know the intention of the SELLER, the PURCHASER hereof has approached to her and after inspected 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 WITNESSETH:

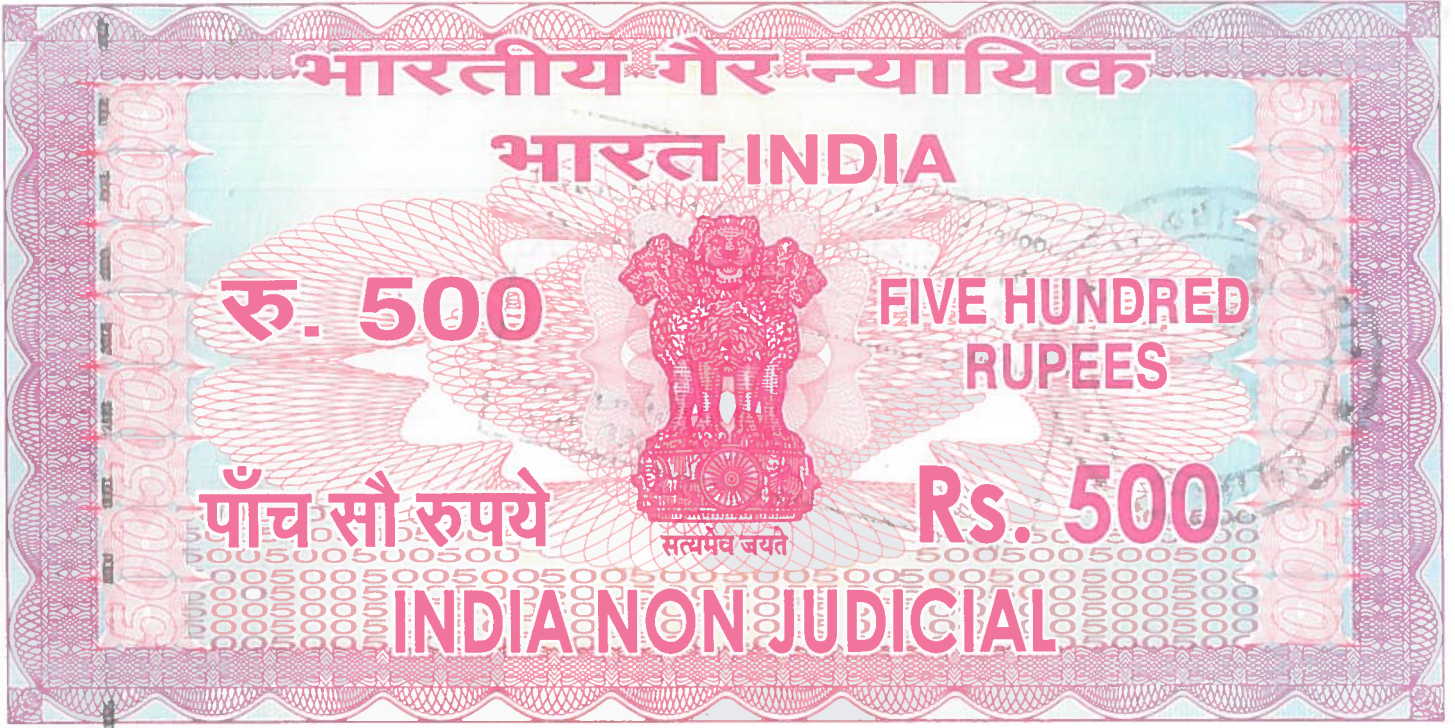
1. That the full and final consideration money for the Schedule below property has been fixed at Rs. 4,50,000/- (Rupees four lakh, fifty thousand) only between the abovenamed SELLER and the PURCHASER.
2. That the PURCHASER has paid the said sum of Rs. 4,50,000/- (Rupees four lakh, fifty thousand) only as full and final consideration money, today, to the SELLER and she does



Supplied Stamps of Rs. 52500/-
On Dated 8/2/2013 for the Purpose
of 1000 cc In Favour of
Sri/Smt. S. Z. Ahmad
Stamp Clerk
JSR. TRY.



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झारखण्ड JHARKHAND

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hereby admit and acknowledge to have received the above consideration money.

3. That the SELLER on receipt of the full consideration money, has delivered physical possession of the Schedule below property to the PURCHASER.

4. That the SELLER has ceased her all rights, title, claims and interest in the Schedule below property along with his heirs and successors and the same have vested unto the above named PURCHASER and he will possess and enjoy the same as an absolute and exclusive owner forever quite freely and peacefully without any let or hindrance from any corner whatsoever.

172



Supplied Stamps of Rs. 52500/-
On Dated 8/2/2013 for the Purpose
of Sale deo in Favour of
Smt. S. Z. Ahmad of Jh
Stamp Clerk
JSR. TRY.



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5. That the SELLER hereby declares that the Schedule below property is free from all encumbrances, liens or charges, whatsoever and further declare that if any defect transpires in the title and possession of the SELLER with respect to the Schedule below property and the PURCHASER is either dispossessed or deprived as whole or part thereof or put to any loss in any manner in the event the SELLER will be liable to compensate the losses sustained by the PURCHASER.

6. That the PURCHASER will get the Schedule below property mutated in his name in the office of the Authority concerned and all rents and taxes will be paid by him.

7. That the SELLER has delivered all relevant documents with respect to the Schedule below property to the PURCHASER.

8. That the property hereby sold not comes within the provision of Sec. 46(1-B) of the C.N.T. Act 1908.

SCHEDULE

(Description of the property hereby transferred)

Within District East Singhbhum, Pergana Dhalbhum, town Jamshedpur, Mouza Pardih, P.S. Mango, Thana No. 1641, Ward No. 8 MNAC, in portion of Plot No. 3441, under Khata No. 210, measuring an area North - 127.75'ft., South - 133'ft., East - 32'ft. and West - 33.58'ft., = 6 Katha i.e. 9.9 Decimals of raiyati Homestead land;

Which is butted and bounded as follows:

NORTH : Kausar Perween & Perwez;

SOUTH : Syed Ejaz Ahmad;

EAST : Old Purulia Road;

WEST : Abida Khaton and Nuzhat Ara Begum;




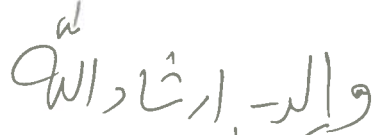
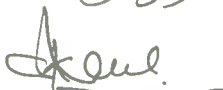
Signature

11/11/13
18/12/13

NOTE : The land aforementioned is shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed.
Ground rent payable to the landlord the State of Jharkhand, through C.O., Jamshedpur.

IN WITNESS WHEREOF, the Seller has set her hand on this Deed of Sale at Jamshedpur on the date, month and year first above mentioned.

WITNESSES:

1.  
2.  (Sangeet Kumar)
S/o:- Ranjeet Kumar, Manager

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


Advocate.




18/12/13

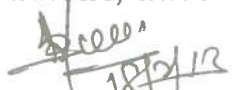


Syed Zeya Ahmad.
18/12/13

SIGNATURE 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.

Typed by 
Jamshedpur Court


Advocate



18/2/13

[Signature]
18/02/13

0181500 1998 = 1301850 = 00
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M.N.A.C. JAMSHEDPUR
Ward No - 8

Thana - Mango

Thana No - 1641


Year of! - 1970-71

Scale of! - 1cm = 20m.

Khats No - 210

Plot No - 3441

Area - 6 Katta i.e, 9.9 Decimal

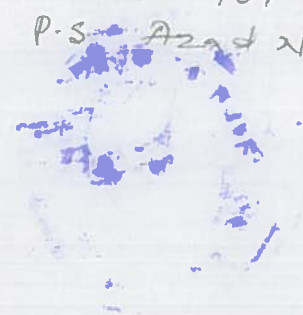
Land mark on - 

Side of! - North - 127.75'ft. South - 133'ft.
East - 32'ft. West - 33.58'ft.

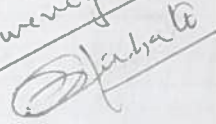
Bounded by! - North - Kausar between 2 Perwez
South - Syed Ejaz Ahmad.
East - Old Purulia Road -
West - Abida Khatoon & Nuzhat Ara Begum

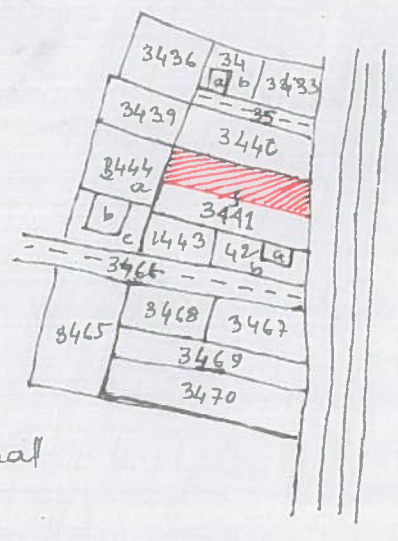
SYED ZEYA AHMAD

S/o! - Syed Mohammad Nazim,
Add! - H. No - 79, Old Purulia Road, Zakir Nagar,
P.S. Azad Nagar, Mango, (J.S.R.)



1/1/13
18/7/13

Sweeneyon




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46	47	48	49	50
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56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

Plot No - 2
 Thane - Mangro
 Thane No - left
 Year of - 1970-71
 Scale of - 1 cm = 20 m
 Khat No - 210
 Plot No - 2441

Area - 6 Khat No. p.d. Deomal

Side of - North - 17.25 ft
 East - 37 ft
 West - 33.25 ft
 Bounded by -



18/12/71

AMMAD

At: - 2nd Mohammed Nazim
 Att: - H. No - 23. Old Purulia Road, Solapur
 Mangro, (22)

Signature
 Date

11/12/71
 11/12/71



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 5

Token Date/Time: 18/02/2013 11:33:57

Document Type **Sale Deed** Presenter **Jamal Ara**
Presenter' Name & Address **H.No - 79, Old Purulia Road, Zakirnagar (West), P.S - Azadnagar, Mango, Jsr** Date of Entry **18/02/2013**
Stampable Doc. Value **1312500** DOE Total Pages **20**
Document Value **1312500** Stamp Value **52500** Book **1**
Special Type Serial No. **0** CNO/PNO
Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	8	PARDIH	210	3441 P			U_RES	9.9 Decimal	1301850

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	UID	Address
1	VENDOR	Jamal Ara	W/O Late Syed Mohammad Nazim	H/Hold	General			h.no - 79, old purulia road, zakirnagar (west), p.s - azadnagar, mango, jsr
2	VENDEE	Syed Zeya Ahmad	Late Syed Mohammad Nazim	Service	General			H.No - 79, Old Purulia Road, Zakirnagar (West), P.S - Azadnagar, Mango, Jsr
3	Identifier	Razzaque	Irshadullah	Business	General			kapali, p.s - chandil, seraikella kharsawan
4	Witness1	Razzaque	Irshadullah	Business	General			Kapali, P.S - Chandil, Seraikella Kharsawan
5	Witness2	Sanjeet Kumar	Ranjeet Kumar	Business	General			mango, jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	39,375.00
4	SP	300.00
Total		39,678.44

1/1/1/1

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया जा रहा है ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान..... पिता..... पेशा.....

निवासी..... ने की।

निबंधन पदाधिकारी का हस्ताक्षर

क्र.सं.	विवरण	प्रमाणित	दिनांक

कुल प्रमाणित: _____

क्र.सं.	विवरण	प्रमाणित	दिनांक

कुल प्रमाणित: _____

कुल प्रमाणित: _____

[Handwritten signature]



181213



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.5 Token Date: 18/02/2013 11:33:57

Serial/Deed No./Year :901/660/2013

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Jamal Ara Father/Husband Name:W/O Late Syed Mohammad Nazim (VENDOR) h.no - 79, old purulia road, zakirnagar (west), p.s - azadnagar, mango, jsr		
2	Syed Zeya Ahmad Father/Husband Name: Late Syed Mohammad Nazim (VENDEE) H.No - 79, Old Purulia Road, Zakirnagar (West), P.S - Azadnagar, Mango, Jsr		
3	Razzaque Father/Husband Name:Irshadullah (Identifier) kapali, p.s - chandil, seraikella kharsawan		
4	Razzaque Father/Husband Name:Irshadullah (Witness1) Kapali, P.S - Chandil, Seraikella Kharsawan		
5	Sanjeet Kumar Father/Husband Name:Ranjeet Kumar (Witness2) mango, jsr		

Book No. I
Volume 27
Page 431 To 450
Deed No 901/660
Year 2013
Date 18/02/2013 13:11:47

District Sub Registrar

Signature of Operator