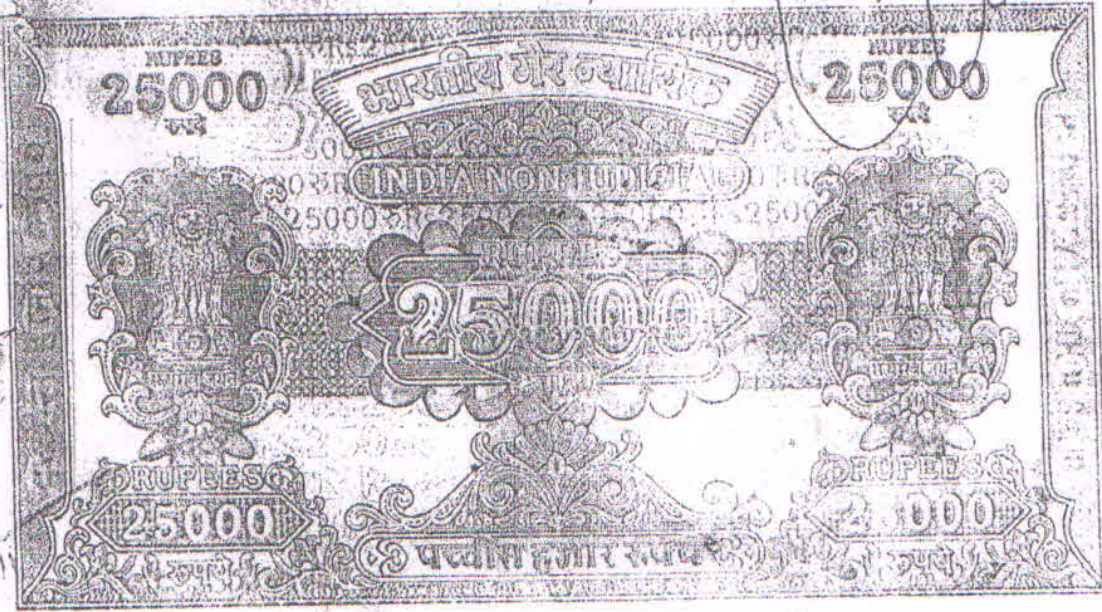




8336 Sale Value 26,25,000 - Page 6741

T-12  
13/10/11



झारखण्ड JHARKHAND

8400 / 105000 = 10

022676



रुपाना नं 58, 524 नं 2470. 26,  
सं. 3268? तालुका एम में 35 नं. 2



REGISTERED

Handwritten signature and date 13/10/11



Islam Khan 13/10/11



REGISTERED

Mohamud  
Sundaram

Handwritten signature

**SALE DEED**

Consideration Rs. 26,25,000/-

THIS SALE DEED IS MADE ON THIS THE 13<sup>TH</sup> DAY OF OCTOBER 2011 AT JAMSHEDPUR, BY:-

- 1) MR. INAM KHAN Son of Late Ballo Khan;
- 2) MR. ISLAM KHAN son of Mr. Inam Khan, both by faith Muslim, by nationality Indian, by occupation business resident of Road No. 14, Jawahar Nagar, Mango, P. S. Mango, Town Jamshedpur, District East Singhbhum hereinafter jointly called the Sellers/Vendors (which expression unless repugnant to the context shall mean and include their legal heirs, successors, representatives, nominees and assigns) of the ONE PART.

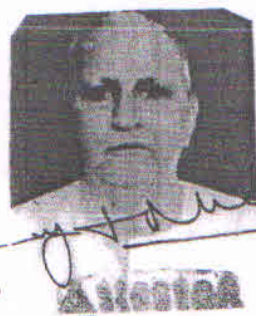
PAN

Handwritten notes: An 78750 = w, K, Med 1=88

Sale 70,00,000/-  
 85 mango  
 2,80,000/-



Makhan Lal Sharma  
 9/12/17

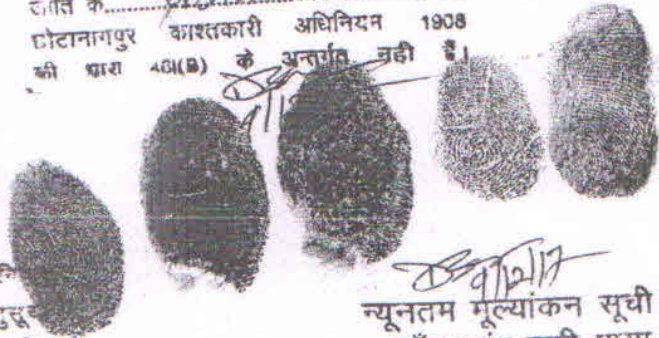


मकखन लाल शर्मा के पौत्रों में से  
 मकखन लाल शर्मा की अर्धभार्या  
 लक्ष्मी देवी की कन्या पुत्री श्रीमती  
 लक्ष्मी देवी जी

**जिला अवर निबन्धक**

द.स्थापित दस्तावेज में लेख्यकारी / प्रिंसपल  
 जति के... अंकित की गई है।  
 छोटानागपुर वास्तकारी अधिनियम 1908  
 की धारा 43(B) के अन्तर्गत नहीं है।

Makhan Lal Sharma  
 9/12/17



अपीन प्रस्ताव: शारणीय स्टांप-अपिनि  
 स्टांप ऐक्ट), 1989 की अनुसू  
 क्र. सं... के अपीन  
 सदान-सहित (या) स्टांप-शुल्क  
 या स्टांप-शुल्क जमा नहीं।

न्यूनतम मूल्यांकन सूची से  
 जांचा एवं सही पाया।  
**SALE DEED**

This Sale Deed is made on this the 09<sup>th</sup> day of Dec, 2017, at Jamshedpur.

Mudali  
 निबन्धन-कार्यकारी

**BY AND BETWEEN**

1. MAKHAN LAL SHARMA, son of Late Bhajan Lal Sharma.
2. RAMJI LAL SHARMA, son of Late Surajmal Sharma,

Both By Faith Hindu, By Nationality Indian, By Occupation Business, No. 1)  
 Resident of 17/D, Near Post Office, Old Sonari Basti, P.O. & P.S. Sonari, Town  
 Jamshedpur, District East Singhbhum, and State Jharkhand, & No. 2) Resident of  
 Murlu Baba Ka Bagicha, Chowk Bazaar, Jugsalai, Ram Tekri Road, P.O. & P.S.  
 Jugsalai, Town Jamshedpur, District East Singhbhum, and State Jharkhand.

Both By Faith Hindu, By Nationality Indian, By Occupation Business, No. 1)  
 Resident of 17/D, Near Post Office, Old Sonari Basti, P.O. & P.S. Sonari, Town  
 Jamshedpur, District East Singhbhum, and State Jharkhand, & No. 2) Resident of  
 Murlu Baba Ka Bagicha, Chowk Bazaar, Jugsalai, Ram Tekri Road, P.O. & P.S.  
 Jugsalai, Town Jamshedpur, District East Singhbhum, and State Jharkhand.

Hereinafter called the VENDOR/S / SELLER/S (which expression shall unless  
 excluded by and / or repugnant to the context must mean and include their legal  
 heirs, successors, administrators, executors, legal representatives, nominees, and  
 assigns) of the One Part. (Pan No. AFWPS5558J & AFNPR3450H) UIDAI No 5490  
 3427 7610 & 3292 9026 2362 (By Carl Bohmin)

Markandal Sm  
Juswimpure  
11/2/16

IN FAVOUR OF

AJWA BURJ (Partnership Firm), having its Office at Road No. 13, 'A' West, Beside H. P. Petrol Pump, Near Moti Mahal, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand, represented by its Partners namely: 1) AKRAM KHAN, son of Md. Azimullah Khan, By Religion Islam (Muslim), By Nationality Indian, By Occupation Business, Resident of H. No. 31, Road No. 10 B, Near ID-GAH Maidan, P.O. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, & 2) SHAHANSHAH AZAM ANSARI, son of Alimuddin Ansari, By Faith Muslim, By Nationality Indian, By Occupation Business, Resident of Holding No. 114, Road No. 13 A, Jawaharnagar, Near Bilal Masjid, P.O. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand. 3) JHANGIR ALAM, son of Dr. Maqsood Alam, By Religion Islam (Muslim), By Nationality Indian, By Occupation Business, Resident of 16, Cross Road No. 7, Bagan Shahi, Near Shahi Masjid, P.O. Azadnagar, Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, & 4) MOHAMMAD MUSHTAQUE KHAN, son of Murtaza Khan, By Religion Islam (Muslim), By Nationality Indian, By Occupation Business, Resident of 5/A, Safa Marwah Campus, New Purulia Road, Bagan Shahi, Mango, P.O. & P.S. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include its / their legal heirs, successors, successors - in - office, legal representatives, administrators, executors, nominees, and assigns) of the Other Part. (UIDAI No. 8547 1185 5332 / 2500 8022 5095 / 5051 2356 3732 & 2940 2772 2624) PAN No- ABFFA5999L.

Makhan Lal Sharma  
Zindan  
9/12/17

NATURE OF DEED

CONSIDERATION AMOUNT

(Rupees Seventy Lacs) only

SALE DEED

Rs. 70,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below landed property has been purchased by the Vendor/s i.e. Makhan Lal Sharma & Others, from its previous owner/s: Inam Khan & Others, R/o Jawahar Nagar, Mango, Jamshedpur, by virtue of registered Sale Deed No. 6741, Serial No. 8336, Dt: 13.10.2011, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, they have also got their names mutated in the records of the Circle Officer, Jamshedpur vide Mutation Case No. 1432 / 2011 - 2012, and from then onwards they came in peaceful physical possession over the same, without any interruption from any person or corner, and also paying the ground rent regularly to the State Government without making any arrears, and also exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owner.

AND WHEREAS, the Vendor/s being in urgent need of money to meet their respective financial expenses, for which they have jointly decided to sell the schedule below property for full, final and highest consideration amount of Rs. 70,00,000/- (Rupees Seventy Lacs) only, to the Purchaser/s to which they agreed and offered to pay the same, hence, to avoid any or all kind of misunderstandings, disputes, and legal complications, the parties, have decided to enter into this Sale Deed, on the following terms and conditions:

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

makhandulshere  
D. Mishra  
9/12/17

1. That, in pursuance of mutual agreement and for amount of Rs. 70,00,000/- (Rupees Seventy Lacs) only paid by the Purchaser/s to Vendor/s details shown in memo of consideration, hereinafter, the receipt is hereby admitted as full, final, and highest consideration amount received and acknowledged by the Vendor/s, and the Vendor/s does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser/s by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser/s, along with its / their legal heirs and successors without any interruption or glitch from the side of the Vendor/s and their legal heirs and successors or any other persons or party claiming on their behalf together with all the common services, amenities, and advantages, etc., which the Vendor/s here before enjoyed over the schedule below property.
2. That, the Vendor/s delivered peaceful physical possession of the schedule below property to the Purchaser/s, and from this day the Purchaser/s will possess and enjoy the same as absolute owner in all possible ways, with power to dispose of the same, by transferring right, title, interest and possession of the schedule below property by way of sale, gift, mortgage or any other ways whatsoever in any manner it / they likes, and also has the right to get mutated its name in the records of the State Government i.e. the State of Jharkhand through Circle Officer, Jamshedpur.
3. That, from today the Vendor/s shall cease to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser/s.

Mokhandolal  
and  
9/12/17

4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of schedule below property, the Vendor/s will never make any claim over the same, along with their legal heirs and successors.
5. That, the Vendor/s hereby declares that they have good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor/s in the schedule below property, the Purchaser/s suffers any loss, then the Vendor/s will be held liable to compensate the said loss to the Purchaser/s or to their legal heirs and successors.
6. That, the Vendor/s further may execute any deed of assurance if required in future in favour of the Purchaser/s to perfect the title of the Purchaser/s for the said property.
7. That, the Vendor/s will deliver all original documents to the Purchaser/s with respect to the schedule below property, and they also undertakes that they have not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
8. That, the Purchaser/s are entitle to obtain mutation for schedule below property in its / their names in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly pay rent or any other charges for the same, and obtain receipts thereof in its / their names.

Machhansole  
Jamshedpur  
9/12/17

9. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor/s and the Purchaser/s which shall mean and include their respective legal heirs and successors. Jamshedpur Court alone has jurisdiction in any or all matters arising out of this Sale Deed.

SCHEDULE

(Description of the property hereby sold)

All that piece and parcel of raiyati homestead land measuring total area 0 - 11 - 0 Kathas i.e. 18.15 Decimals approx out of which 6 Kathas being in New Plot No. 2478 a, b, recorded under New Khata No. 58, and 5 Kathas being in New Plot No. 2482, recorded under New Khata No. 524, being Holding No. 0090000057000M0 Situated in Mouza Mango, P.S. Mango, Thana No. 1642, within Ward No. 9 (M.N.A.C.), under the District Sub Registry Office, Block and Town Jamshedpur, Pargana Dhalbhum, District East Singhbhum, State Jharkhand. (The above land is situated in Main Road i.e. New Purulia Road)

The above land is bounded as:

North : Plot No. 2479 & 2481

South : Road & Plot No. 2482/4947

East : Plot No. 2477 & 2479

West : Road & Plot No. 2482/4947

The annual rent payable to the State of Jharkhand, through C.O. Jamshedpur.

The above land is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.



Makhamlal Sharma

Makhamlal Sharma  
Jamsheer  
9/12/17

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
Dt: 11.08.2017 by Cheque NO. 310330 of Axis Bank	Rs. 50,00,000/-
Dt: 11.08.2017 by Cheque No. 310333 of Axis Bank	Rs. 25,00,000/-
Excess Amount paid returned by the Vendor:	
Matchan Lal Sharma by Cheque No. 052401 of Axis Bank, Sakchi, Jor. (To be deducted)	Rs. 5,70,000/- (LESS)
<hr/>	
TDS (Paid on behalf of the Vendor/s)	Rs. 70,000/-
<hr/>	<hr/>
Total amount paid to the Vendor/s is	Rs. 70,00,000/-
(Rupees Seventy Lacs) only	

In witness whereof the Vendor/s has hereunto set and subscribed their hand/s on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read and over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. [Signature]

WITNESSES:

- Jashraj Khan Sp. Md. Jamil Ahmad Khan  
Nansah Cutpur - Flat No - 4/F - Kol No - 17
- Mango - Jamshedpur  
Jamsheer s/o - Late Rani Prasad Sanyal Nagar Adityapur

Drafted & Printed by: A. [Signature]  
Old Court Campus, Jamshedpur.

महाराष्ट्र  
अदालत

9/12/17

PURCHASER/S



Pravin Anand



Pravin Anand



Pravin Anand



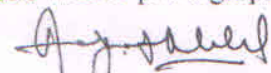
Pravin Anand

Pravin Anand



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

  
AVIJIT MANDAL  
Enrollment No.-14/2010  
(Advocate, Jsr. Court)