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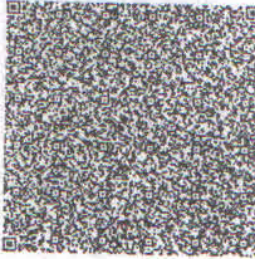
सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH07845386660014P  
Certificate Issued Date : 04-Dec-2017 03:58 PM  
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
Unique Doc. Reference : SUBIN-JHJHSHCIL0111221997749717P  
Purchased by : AJWA BURJ  
Description of Document : Article 23 Conveyance  
Property Description : SALE DEED  
Consideration Price (Rs.) : 2,21,00,000  
(Two Crore Twenty One Lakh only)  
First Party : NA  
Second Party : AJWA BURJ  
Stamp Duty Paid By : AJWA BURJ  
Stamp Duty Amount(Rs.) : 8,84,000  
(Eight Lakh Eighty Four Thousand only)

Recd - X  
Operative - X



-----Please write or type below this line-----

Dr-22

V. S. Saini



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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.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.

Sale  
22,00,000/-

85  
mango

Stamp  
8,84,000/-

18  
9/12

9/12/17

9/12/17



न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।  
9/12/17

लिंगम 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम  
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची  
1 या 1क, से 2.2... के अधीन  
बधावत् स्टाम्प-सहित (या स्टाम्प-शुल्क  
के विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।



Mipale  
निबन्धन-पदाधिकारी

उपस्थित दस्तावेज में लेखकारी / प्रिंटर  
जाति के. PHU/ अंकित की गई है।  
छोटानागपुर काश्तकारी अधिनियम 1909  
की धारा 48(B) के अन्तर्गत नहीं है।

**SALE DEED**

rechargeable  
A/c 6,63,000.00  
seal 2.50  
8.84 0.84

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

**BY AND BETWEEN**

Mr. MAHESH PRASAD SHARMA, son of Mr. Makhan Lal Sharma, By Faith  
Hindu, By Nationality Indian, By Occupation Business, Resident of 17/D, Old  
Sonari Basti, Road No. 3, Near Post Office, P.O. & P.S. Sonari, Town Jamshedpur,  
Pin 831011, District East Singhbhum, and State Jharkhand. Hereinafter called the  
VENDOR / SELLER (which expression shall unless excluded by and / or repugnant  
to the context must mean and include his legal heirs, successors, administrators,  
executors, legal representatives, nominees, and assigns) of the One Part. (Pan No  
AFWPS5556G) (UIDAI No 2367 8403 8616) (By caste Brahmin)

9/12/17



M. P. R.  
9/12/17

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)

*M. Prasad Sharma*  
9/12/17

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 2,21,00,000/-

(Rupees Two Crore and Twenty One Lacs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below landed property has been purchased by the Vendor i.e. Mahesh Prasad Sharma, from its previous owner: Inam Khan s/o Late Ballo Khan, R/o Jawahar Nagar, Mango, Jamshedpur, by virtue of registered Sale Deed No. 6667, Serial No. 8236, Dt: 07.10.2011, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, he has also got his name mutated in the records of the Circle Officer, Jamshedpur vide Mutation Case No. 1433 / 2011 – 2012, and from then onwards he 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 his right, title and interest over the same, being its lawful, absolute, and bonafide owner.

AND WHEREAS, the Vendor being in urgent need of money to meet his financial expenses, for which he has decided to sell the schedule below property for full, final and highest consideration amount of Rs. 2,21,00,000/- (Rupees Two Crore and Twenty One 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:

M. P. Suman  
9/12/17

1. That, in pursuance of mutual agreement and for amount of Rs. 2,21,00,000/- (Rupees Two Crore and Twenty One Lacs) only paid by the Purchaser/s to Vendor 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, and the Vendor 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 / his legal heirs and successors without any interruption or glitch from the side of the Vendor and his legal heirs and successors or any other persons or party claiming on his behalf together with all the common services, amenities, and advantages, etc., which the Vendor here before enjoyed over the schedule below property.
2. That, the Vendor 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 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.



M. P. S. S. S.  
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 will never make any claim over the same, along with his legal heirs and successors.
5. That, the Vendor hereby declares that he has good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor in the schedule below property, the Purchaser/s suffers any loss, then the Vendor will be held liable to compensate the said loss to the Purchaser/s or to their legal heirs and successors.
6. That, the Vendor further may execute any deed of assurance if required in future in favour of the Purchaser to perfect the title of the Purchaser/s for the said property.
7. That, the Vendor must deliver all original documents to the Purchaser/s with respect to the schedule below property, and he also undertakes that he has 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 is entitled 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 shall pay the rent or any other charges for the same, and obtain receipts thereof in its / their names.

9/11/16  
S. Singh

9. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor 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 - 13 - 0 Kathas i.e. 21.45 Decimals approx along with one pucca house structure measuring an area 4200 Sq.ft., being in New Plot No. 2479 a, b, recorded under New Khata No. 587, being Holding No. 0090000058000M0, 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. 1008 & 1009

South : Plot No. 2476, 2477 & 2478

East : Plot No. 1010 & 2476

West : Plot No. 2480, 2481 & 2482

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.

9/12/17

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
By Cheque NO. 310331, Dt: 11.08.2017 of Axis Bank Rs. 50,00,000/-	
By Cheque NO. 310334, Dt: 11.08.2017 of Axis Bank Rs. 25,00,000/-	
By Cheque NO. 310332, Dt: 16.08.2017 of Axis Bank Rs. 25,00,000/-	
By Cheque NO. 310336, Dt: 16.08.2017 of Axis Bank Rs. 25,00,000/-	
By Cheque NO. 310370, Dt: 28.11.2017 of Axis Bank Rs. 50,00,000/-	
By Cheque NO. 310348, Dt: 8.12.2017 of Axis Bank Rs. 43,09,000/-	
By Cheque NO. 310380, Dt: 9.12.2017 of Axis Bank Rs. 70,000/-	
TDS (Paid on behalf of the Vendor/s)	Rs. 2,21,000/-
<b>Total amount paid to the Vendor/s is</b>	<b>Rs. 2,21,00,000/-</b>

(Rupees Two Crore and Twenty One 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. Nishu

WITNESSES:

1. Tasheen Khan - S/o. Md. Jamil Meed Khan  
Nandiah Campus - Flat No. 4F - Rd. H-17,  
Mango - Jamshedpur
2. Amern Prasad - s/o - Late Ram Prasad Sanyal nagar  
Drafted & Printed by: A. Nishu Atyachin  
Old Court Campus, Jamshedpur.



*9/12/17*  
*9/12/17*

PURCHASER/S



*Abhimanyu*



*Ajaya Anwar*



*Pragya Anant*



*Ms. Deepika*

*Deepika*



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.

*A. J. Mandal*  
**AVIJIT MANDAL**  
Enrollment No.-14/2010  
(Advocate Jsr. Court)



निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.22 Token Date: 2017-12-09  
Serial/Deed No./Year :4349/3995/2017  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	<b>Md Tasneem Ahmad Khan</b> Father/Husband Name:Md Jamil Ahmad Khan (Witness1) Namrah Campus Flat No 4f Mango Jsr	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Ramesh Parsad</b> Father/Husband Name:Late Ram Prasad (Witness2) Adityapur	<input type="checkbox"/>	<input type="checkbox"/>

Book No. I  
Volume 616  
Page 249 To 380  
Deed No 4349/3995  
Year 2017  
Date 2017-12-09

Registering Officer

Signature of Operator





निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.22 Token Date: 2017-12-09  
Serial/Deed No./Year :4349/3995/2017  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Mahesh Prasad Sharma</b> Father/Husband Name:Makhan Lal Sharma (VENDOR) 17/D Old Sonari Basti Ps Sonari Jsr		
2	<b>Ajwa Burj Rep By Akram Khan</b> Father/Husband Name:Md Azimullah Khan (VENDEE) Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr		
3	<b>Ajwa Burj Rep By Shahanshah Azam Ansari</b> Father/Husband Name:Alimuddin Ansari (VENDEE) Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr		
4	<b>Ajwa Burj Rep By Jhangir Alam</b> Father/Husband Name:Dr Maqsood Alam (VENDEE) Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr		
5	<b>Ajwa Burj Rep By Mohammad Mushtaque Khan</b> Father/Husband Name:Murtaza Khan (VENDEE) Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr		
6	<b>Md Tasneem Ahmad Khan</b> Father/Husband Name:Md Jamil Ahmad Khan (Identifier) Namrah Campus Flat No 4f Mango Jsr		

Book No. I  
Volume 616  
Page 249 To 380  
Deed No 4349/3995  
Year 2017  
Date 2017-12-09

Registering Officer

Signature of Operator





निबंधन विभाग, झारखंड  
Jamshedpur  
जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 22

Token Date/Time: 09/12/2017 13:29:06.

Document Type	Sale Deed	Presenter	Mahesh Prasad Sharma	Date of Entry	09/12/2017
Presenter Name & Address	17/D Old Sonari Basti Ps Sonari Jsr	DOE		Total Pages	132
Stampable Doc. Value	22100000	Stamp Value	884000	Book	1
Document/Transaction Value	22100000	Serial /Deed No.	/	CNO/PNO	
Special Type		Old Serial No.	/	e-Stamp Cert. No.	IN-JH0784538660014P
Remarks / Other Details		App. ID	119079		

Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Mahesh Prasad Sharma	Makhan Lal Sharma	Business	स्वयं		Male	AFWPS5556G	xxxxxxxx8616	xxxxxxxx14	17/D Old Sonari Basti Ps Sonari Jsr	Do
2	VENDEE	Ajwa Burj Rep By Akram Khan	Md Azimullah Khan	Business	कोई संबंध नहीं है		Male	ABFFA5999L	xxxxxxxx5332	xxxxxxxx21	Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr	Do
3	VENDEE	Ajwa Burj Rep By Shahanshah Azam Ansari	Alimuddin Ansari	Business	कोई संबंध नहीं है		Male	ABFFA5999L	xxxxxxxx5095	xxxxxxxx91	Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr	Do
4	VENDEE	Ajwa Burj Rep By Jhangir Alam	Dr Maqsood Alam	Business	कोई संबंध नहीं है		Male	ABFFA5999L	xxxxxxxx3732	xxxxxxxx43	Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr	Do
5	VENDEE	Ajwa Burj Rep By Mohammad Mushtaque Khan	Murtaza Khan	Business	कोई संबंध नहीं है		Male	ABFFA5999L	xxxxxxxx2624	xxxxxxxx98	Office At Road No 13 A West Beside H P Petrol Pump Near Moti Mahal Jawahar Nagar Ps Mango Jsr	Do
6	Identifier	Md Tasneem Ahmad Khan	Md Jamil Ahmad Khan	Business	कोई संबंध नहीं है		Male		xxxxxxxx7180	xxxxxxxx65	Namrah Campus Flat No 4f Mango Jsr	Do
7	Witness1	Md Tasneem Ahmad Khan	Md Jamil Ahmad Khan	Business	कोई संबंध नहीं है		Male		xxxxxxxx7180	xxxxxxxx65	Namrah Campus Flat No 4f Mango Jsr	Do
8	Witness2	Ramesh Prasad	Late Ram Prasad	Business	कोई संबंध नहीं है		Male			xxxxxxxx65	Adityapur	Do

Fee Details:

SN	Description	Amount
1	SP	1,980.00
2	PR	0.94
3	LL	2.50
4	A1	663,000.00
Total		664,983.44

Holding Details provided by the user has been mutated in the name of - Mahesh prasad sharma

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.  
The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपयुक्त प्रविष्टिया दस्तावेज में अंकित तथ्यों के अनुरूप है।  
दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर ऑपरेटर का हस्ताक्षर

महेश प्रसाद शर्मा

उपयुक्त स्वीकार किया जा सकी

पहचान मो० तसनीम अहमद खाँ पिता मो० जमील अहमद खाँ

निवासी मानगी पेशा

निबंधन प्रविष्टि का हस्ताक्षर

*Mahesh Prasad Sharma*  
*Md Tasneem Ahmad Khan*  
*Jhangir Alam*