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सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand  
e-Stamp

Certificate No. : IN-JH01471349133094N  
Certificate Issued Date : 15-May-2015 05:29 PM  
Account Reference : NONACC (BK)/ jhbobbk02/ TISCO/ JH-ES  
Unique Doc. Reference : SUBIN-JHJHBOBBK0201828277405245N  
Purchased by : Mohammad Shahjahan  
Description of Document : Article 23 Conveyance  
Property Description : Sale Deed  
Consideration Price (Rs.) : 7,50,000  
(Seven Lakh Fifty Thousand only)  
First Party : Madina Khatoon  
Second Party : Mohammad Shahjahan  
Stamp Duty Paid By : Mohammad Shahjahan  
Stamp Duty Amount(Rs.) : 30,000  
(Thirty Thousand only)



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

SALE DEED

*Handwritten signature*  
24/05/2015



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WN 0000013493

Sale Value Rs = 7,50,000/- P.S. Mango  
Stamp Rs - 30,000/-



S. S. SARKAR  
Jeed Writer L. No. 14200  
S.R.O. Jamshedpur

28

Ms  
25/6/15

Handwritten notes in Hindi/Urdu script, possibly indicating a date or reference.

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Handwritten notes in Hindi/Urdu script, including a signature and the date 25/6/15.

S A L E D E E D

THIS DEED OF SALE IS MADE ON THIS 25TH DAY OF JUNE, 2015,  
AT JAMSHEDPUR, B Y

MADINA KHATOON, aged 65 years, wife of Saghir Ahmad, by  
Faith Muslim, by Caste Shaikh, by occupation Household-  
affairs, by nationality Indian, resident of H.No. 142, Old  
Purulia Road, Zakimagar, P.O. Azadnagar, P.S. Azadnagar,  
town Jamshedpur, Dist. Singhbhum East, within the State of  
Jharkhand, hereinafter called the VENDOR (which expression  
shall unless repugnant to the context includes her heirs,  
successors, administrators and representatives) of the

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ONE PART :

IN FAVOUR OF

MOHAMMAD SHAHJAHAN, son of Saghir Ahmad, by occupation  
Service, by faith Muslim, by nationality Indian, resident  
of H.No. 142, Old Purulia Road, Zakimagar, P.O. & P.S.  
Azadnagar, town Jamshedpur, Dist. Singhbhum East, Jharkhand,



02/12/1999

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hereinafter called the PURCHASER ( which expression shall unless repugnant to the context includes his heirs, successors, administrators, representatives and assigns) of the OTHER PART :

PAN- BQTPS4107G;

NATURE OF DEED : SALE DEED.

CONSIDERATION AMOUNT : Rs. 7,50,000/- (Rupees seven lakhs fifty thousand) only;

WHEREAS the Vendor Madina Khatoon, out of her own funds and savings purchased and acquired ALL THAT land measuring 1 Katha 10 dhurs, being portion of Plot No. 770 (C), under Khata No. 902, in mouza Pardihi, P.S. Mango, Jamshedpur, from its former owners Sri Kamal Kant Bhattacharjee and others for valuable consideration amount, by virtue of Sale Deed No. 4705, registered at Jamshedpur Dist. Sub-Registrar on 30/12/1999 and came in physical possession over the same.

Please Note: The above document was typed on 29/11/1999, executed on 9/12/1999, and finally registered on 30/12/1999 at Jamshedpur.

AND WHEREAS the vendor said Madina Khatoon further purchased ALL THAT land measuring 1 Katha 5 dhurs adjacent to the above land being portion of Plot No. 770, under Khata No. 902, mouza

Op. K. S.

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Pardih, Jamshedpur for valuable consideration amount from its former owners Sri Kamal Kant Bhattacharjee, & others, through their duly constituted attorney Sri Sagir Ahmad of Zakimagar, Jamshedpur, vide Sale Deed No. 864, dated 15/2/2001, registered at Dist. Sub-Registrar Jamshedpur and came in physical possession over the said piece of land and thus the vendor has become the owner of land measuring 1 Katha 10 dhurs + 1 Katha 5 dhurs, = 2 Kathas 15 dhurs, and has been in possession over the said land and exercising all acts of ownership thereto, as its exclusive owner in the eye of law;

AND WHEREAS the vendor got her name mutated in the records of superior landlord, the state of Jharkhand, through the office of landlord C.O. at Jamshedpur, vide Mutation Case No. 1317/2003-2004, order dated 18/12/2003;

AND WHEREAS the vendor being in need of money already received the total sum of Rs. 7,50,000/- only in various instalments from the purchaser and sold, conveyed and delivered the said land described in the schedule 'A' hereunder written to the purchaser for residential purpose and/or other purposes.

AND WHEREAS the vendor could not get the sale deed registered

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02/11/20

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in time and therefore as to avoid all doubts, disputes, misunderstandings and/or legal complication of any matter, the parties and/or other legal heirs of the vendor has deemed to execute and registered a sale deed ABSOLUTELY IN FAVOUR of the purchaser for record and reference.

NOW THIS DEED OF SALE WITNESSETH:-

1) That pursuant to the above agreement and in consideration amount of Rs. 7,50,000/- only already been paid by the purchaser to the vendor in various instalment, the receipt whereof the said sum hereby acknowledge, and admits by the Vendor, having been received by these presents, the vendor hereby confirm the sale, convey, transfer and assign unto the purchaser by these presents TO HAVE AND TO HOLD the same without any objection or disturbances by and from the vendor her heirs and/or persons claiming through her.

2) That the Vendor is completely divested of all her interest and right in the said land and shall cease to have any right or title in the land hereby sold to the purchaser by these presents.

3) That the vendor on receipt of full consideration amount from the purchaser has delivered possession of the said land in favour of the purchaser and relevant papers and documents of the said land.

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4) That the purchaser will be at liberty to get his name mutated in the records of the superior landlord, through learned C.O. Jamshedpur and will pay ground rent and other taxes in his own name.

5) That prior to execution of this deed of sale the vendor has not conveyed or delivered or sold to any other party and same is free from all encumbrances, charges and liens.

SCHEDULE 'A'

ALL THAT piece and parcel of land measuring 2(two) Kathas 15(fifteen) dhurs, or 0.01.84 Hectre, being portion of New Plot No.770, under New Khata No.902, situated in mouza Pardi, P.S.Mango, recorded under survey Ward No.8, JNAC, the land situated within the jurisdiction of MNAC, in town Jamshedpur, Dist. Sub-Registry office at Jamshedpur, Dist. Singhbhum East, and all its advantages, privileges, benefits etc.

which is bounded by :-

North by :- Road ;

East by :- Rest part of Plot No.770;

South by :- Rest part of Plot No.770;

West by :- Road ;

Ground rent and others taxes Payable to the superior landlord, the state of Jharkhand, through C.O. Jsr. cont..7..

02/11/20

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The land situated at branch Road.

IN WITNESS WHEREOF the Vendor has hereunto set her hand today at Jamshedpur on this the day, month and year first above written.

Read over and explained the contents of this deed to the executant who admit it to be true and correct.

25/6/15

Witnesses

1) Tariyob Alam Akher  
L. Md. Zahoor Alam

2) H. saunoy Jomhedpur Court  
25/6/15

Typed by:-

U.K. Ghosh/Jsr. court.

25/6/2015

Drafted by:-

Advocate, Jsr. court.

ATTESTED

S. S. SARKAR

Notary Public  
J.S.R.C. Jamshedpur



Jahan

Mohammad Shahjahan

Certified that the fingers prints of the left hand of each persons whose photographs are affixed in the document, have been obtained by me.

Advocate.

Advocate.