

3279

2953



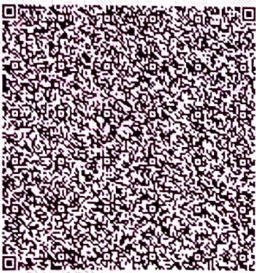
INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

T-19
2016

सत्यमेव जयते

Certificate No.	: IN-JH029050211873150
Certificate Issued Date	: 19-Jul-2016 05:28 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL01037630981298100
Purchased by	: AZHARUDDIN DANISH
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 7,50,000 (Seven Lakh Fifty Thousand only)
First Party	: NA
Second Party	: AZHARUDDIN DANISH
Stamp Duty Paid By	: AZHARUDDIN DANISH ✓
Stamp Duty Amount(Rs.)	: 30,000 (Thirty Thousand only)



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



28/7/16

Azharrudin Danish

28/7/16

VO 0000702947

Statutory Alert:

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

3279

Sale
750,000/-

Ris
Mango 30,000/-

2953

Ishtayaque Ahmad



23/7/16



Ishtayaque Ahmad.
23/7/16
Advocate

मूल मूल्य का न्यूनतम मूल्य कन सूची में
जांच जांच में ले 23, 000, 000 रूपी
पाए है। मुक्ति के लिए
दस्तावेज सही है।

दस्तावेज सही है।
23/7/16

न्यूनतम मूल्य कन सूची से
जांच एव सही पाया।

विधम 21 के अन्तर्गत स्थान भारतीय स्वाम्य-अधिकारियम
(हिंडियम स्वाम्य विधम) 1908 की अनुबन्ध
1 वा 15, 16... के अधीन
व्यवस्थापन अधिकार-सहित नया स्वाम्य-शुल्क
से विमुक्त या स्वाम्य-मुक्त उपस्थित नहीं है।

23/7/2016
निश्चय-पदाधिकारी

जिला अवर निबन्धक
उपस्थित दस्तावेज में लेखक/ विरुद्ध
जाति के 2/1/4 अंकित की गई है।
जोरा-मामु कनसकरी अधिकारियम 1908
2 को बारा 40(B) के अन्तर्गत नहीं है।

SALE DEED

feechargeable

THIS DEED OF SALE IS MADE ON THIS THE 23rd DAY OF JULY, 2016, AT JAMSHEDPUR;

AM 22500200
sal 2.50
Pfees 0.94
CH 22500

BY:

ISHTAYAQUE AHMAD, son of **Jamil Ahmad**, by Caste **Sheikh**, by faith **Muslim**, by nationality **Indian**, by occupation **Service**, resident of **Munshi Mohalla**, Holding No. **9**, Post Office Road, **Mango**, P.O. & P.S. **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 his heirs, successors, executors, administrators,

23/7/16



Ishaq Ahmad
23/1/16



Ishaq Ahmad
23/1/16
Advocate

श्री. इनामदास अशोक शिंदे जिला अदालत मुंबई
निवास-स्क्रम. मुंबई
तावेदार या अवर-निबंधक. मुंबई
संख्या. 20 के अर्पित लेखपत्रों या दखेदारों में से एक श्री.
के अभिकर्ता (अदमी) हैं वे ता. 23/1/16 को 10/1/16 (या
अपराह) में अवर निबंधक कार्यालय में स्थान पर निबंधन के लिए
के लिए। जमायेदा

निबंधन अधिकारी का हस्ताक्षर
23/1/16



Jasharaguar Ahmad

23/11/16

3

legal representatives, nominees and assigns) of the **ONE PART**;
PAN:

IN FAVOUR OF

AZHARUDDIN DANISH, Son of Mazharuddin Aslam, by Caste Ansari, by faith Muslim, by nationality Indian, by occupation Service, resident of H.No. 8, Road No.9, Azadnagar, P.S. Mango, 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 : BVKPD0611G

NATURE OF DEED: SALE DEED

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

WHEREAS the SELLER is the absolute, lawful and bonafide owner of ALL THAT piece and parcel of raiyati homestead land described in the SCHEDULE hereunder written which he purchased against the valuable consideration from its former owner/recorded raiyat Safiuddin Ahmad Khan, son of Late Md. Ata Hussain Khan, by virtue of registered Sale Deed No. 4272 (Sl.No. 4846) dated 31.07.2002 registered at District Sub-Registry Office, Jamshedpur, and since after purchase he came in peaceful possession of the same, and got the same mutated in his own name vide order passed in Mutation Case No. 1019/2002-2003 on 16.11.2002 by the office of C.O., Jamshedpur, and he has been in peaceful physical possession over the same without any let, hindrance or

Ahmed Yaqub Ahmed

23/1/16

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disturbances from any corner and exercising all acts of ownership thereto;

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed his intent of selling his Schedule below property and having come to know the intention of the SELLER, the PURCHASER hereof has approached to him and after inspected the land at site, 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 in pursuance of the above agreement and in consideration amount of Rs. 7,50,000/- (Rupees Seven lakh, fifty thousand) only paid by the PURCHASER to the SELLER in cash/cheque, the receipt whereof the said sum hereby acknowledges, accepts and admits, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and dispose of the said immovable property more specifically described in the Schedule hereunder written to the PURCHASER, the SELLER by these presents does hereby sale, convey, transfer and assign unto the PURCHASER ALL THAT said immovable property together with all right, title, interest, claim, privileges, advantages TO HAVE AND TO HOLD the same without any interference or objection or disturbance by and from the SELLER and/or person/s claiming through and/or under and/or intrust of him.

2. That the purchaser will hold, enjoy and possess the said Schedule below land, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or

Jahid Yaqub Ahmad

23/11/16

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others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.

3. That the SELLER, on receipt of full consideration amount from the purchaser herein, hereby delivers free and peaceful vacant possession of the said immovable property and all relevant original documents, papers, etc. in respect of the said immovable property, to the purchaser.

4. That the purchaser out of his own funds and/or through the financial source of others and/or any financial institution including bank etc. shall construct house, install deep boring, other water source, electricity etc. over the said plot of land and will hold, enjoy and possess the same as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.

5. That the SELLER hereby represents and covenants that:

i) he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner or co-sharer in this property, except him.

ii) prior to execution of this deed of sale, the SELLER has not sold or transferred or delivered or assigned or mortgaged the said land to any party, person or concern and the same is free from all

Jshararwe Ahmed
23/1/16

encumbrances, charges, liens, mortgages, suits, proceedings, attachment, acquisition or requisition etc. _____

iii) the above premises or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.

iv). hence onwards the purchaser will hold, enjoy and possess the said land as its sole and absolute owner with full powers to convey, transfer, gift, mortgage or assign the same and/or otherwise in any manner he likes and he will be at liberty to change the nature of land from homestead to commercial or otherwise through the appropriate office or Authority concerned, and use the same accordingly as he will deem fit and proper.

v). the SELLER further assures the purchaser to sign and execute any further papers, no-objection, documents etc. at the cost of the purchaser, that may be necessary and/or deem to be required for mutating the said immovable property in his name in the records of the Superior landlord and for his peaceful possession forever.

vi). in case the purchaser suffers any loss or damage and/or disposes from the premises due to defect in title of the SELLER, the SELLER in such circumstances shall be liable to compensate the purchaser for such loss.

vii). all the previous Sale Deed and other relating documents to the property described in the Schedule below, has/have been handed over by the Seller to the Purchaser and the documents annexed herewith and/or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties

Jsharpage Ahmad
23/1/52

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hereto by themselves personally as well as through expert, and in the event of any wrongful activities and/or other disputes they will be held liable for the same, and they will not question with the Advocate and/or District Sub-Registry Office, for any irregularity.

SCHEDULE

(Description of the property hereby transferred)

Within District East Singhbhum, District Sub-Registry Office at Jamshedpur, in Mouza Pardih, Ward No. 9 MNAC, P.S. Mango, Thana No. 1641, New Khata No. 525, being in

Portion of New Plot Nos.	Area measuring	Site measurement
913	10 Dhuls	North - 30'ft., South - 30'ft.,
914	1 Katha 11 ³ / ₄ Dhuls	East - 50'ft., West - 50'ft.,

Total : 1500 Sq.ft. or 2 Kathas 1³/₄ Dhuls or 3.44 Decimals (more or less) of raiyati homestead land;

Which is bounded and butted as follows:

North- Md. Zaki;

South- Mahmood Alam (Advocate);

East - Road;

West - Road;

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.

Shahidul Alam
23/7/16

8

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

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

The PURCHASER has subscribed his signature and agreed to comply, honour and abide by all terms of this Sale Deed.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.

WITNESSES :

NASIM

1. Md. Nazimuddin
S/O:- Md. Nazimuddin
R/O:- Rd. no. 15, Jawahar, Mango, BR.

2. Shahid Alam Ansari
S/O:- Cali Md. Usman
R/O:- Rd no. 9, H. no. 12
Azerdanga, Mango, BR.

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


23/7/16
Advocate.

Syedaqwe Ahmed
23/7/16



Asharuddin Daniel

Asharuddin Daniel
23/7/16

Advocate



23/7/16

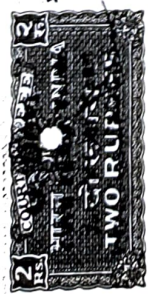
(PURCHASER)
Signature of Purchaser with
Photograph and fingerprints.

Certified that the finger prints of the left hand of each person/s,
whose photograph/s is/are affixed in this document, have been
obtained by me or before me.

Printed through Computer:

23/7/16
Advocate

Syed Asghar Inam @ JAMIL
Advocate
Mob.No.9955127456
9304167806
8271103646



प्रतिलिपि के लिए आवेदक की तारीख

स्टाम्प की अपेक्षा करने की तारीख

आवेदक को प्रतिलिपि देने की तारीख

Date of Application for the copy

Date of delivery of the requisite stamp & folios

Date of mailing over the copy to the applicant

8/2/16

8/2/16

8/2/16

8/2/16

FOLIO NOT AVAILABLE

913, 914

खाली प्रतिलिपि अंतिम प्रकाशित खतियान के खेसरा संख्या

खाली नं० 525

जमशेदपुर अधिसूची क्षेत्र, जिला पूर्वी सिंहभूम।

तौजी सं०

परपना

शान सं०

मोहल्ला

पट्टी

खतियान की क्रम सं०	अधिकारी का नाम पितृ का नाम जाति और निवास	खेत		भूरी का स्वरूप	एकवा हे० आर० सं०	अभ्युक्ति	भर नगदी लगान वाले हरेक प्लॉट के सामने बताएं कि उस पर कब्जा कैसे है		(1) अधिकारी रेवत कर हैसियत और कच्चे की अवधि। (2) लगान किस प्रकार निवृत किया गया, आरोही (प्रोप्रेसिव हो तो विशिष्टियां) (3) कोई विशेष शर्त और अनुबंध बात यदि हो।
		खेसरा संख्या	चौहदी				राजस्व पदाधिकारी द्वारा अभिनिश्चित लगान। 1 लगान 2 सेस	बन्दोबस्त उचित लगान यदि हो 1 लगान 2 सेस	
1		3	4	5	6	7	8	9	10
525	सफुद्दीन अहमद स्वी मीना मोहम्मद आना हुसैन स्वी	912		मकान मकान रखमदा मोत	0.00.30				
		913		मकान मकान रखमदा मोसू	0.01.00				
		914		रु.समीरम रु.रास्ता	0.42.60				
		3			0.43.90				

कार्यालय

कार्यालय

Comptroller to the Survey Officer
8/2/16

पर स्वयं अभिलेख संयोजनपुत्र कस्तूरजी जोगेंद्रनाथ
1908 की धारा 83(2) तथा विधारा एच 35(1)(a)
नगरपालिका सर्वेक्षण अधिनियम 1920 की धारा 10(1)
के अन्तर्गत तैयार हुआ और इसका अंतिम प्रकाशन
दिनांक 12.12.1922... के किया गया
अंतिम प्रकाशन प्रमाण एवं तिथि 12/12/22
के प्रस्तावित हुआ
50378788

Shayaque Ahmad

बन्दोबस्त पदाधिकारी

जिला

Ward - Pardih
 Thana - Mango
 Ward No - 9

Year - 1970-71

Scale of 1cm = 20 Meters

Thana No - 1641

Khatano - 525

PLOT NO - 913
 914

Area - 3.44 Dec.



Land Mark on side of

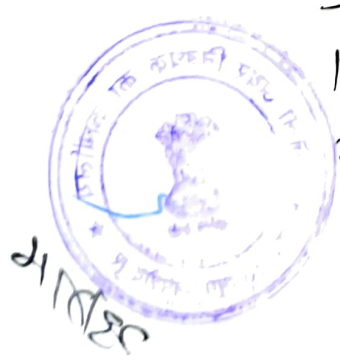
North:- 30ft
 South:- 30ft
 East:- 50ft
 West:- 50ft

Bounded by

North:- Md. Zaki
 South:- Mahmood Alam
 East:- Road. (Advocate)
 West:- Road.

Purchaser:-

AZHARUDDIN DANISH.
 S/o:- Mazharuddin Aslam.
 R/o:- H. no. 8, Rd. no. 9
 Azad Nagar, Mango, RR.



Azharuddin Danish

Facing by
 Aslam
 B. Mah/5
 22/7/16

Jashfar Hussain Ahmad

पक्षकार एवं गवाह की विवरणी

पक्षकार का प्रकार / Party Type	पक्षकार का नाम / Party Name	पिता/पति Father / Husband	लिंग स्त्री/पु0/अन्य	संबंध	पेशा	जाति	पैन नं0/एफ 60	पता / Address	
								वर्तमान पता	स्थायी पता
1	Shahar Ahmad	Shahar Ahmad	M	Father				U-400094555	
2	Azharuddin	Azharuddin	M	Father				U-400094555	
3	Azharuddin	Azharuddin	M	Father				U-400094555	
4	Azharuddin	Azharuddin	M	Father				U-400094555	
5	Azharuddin	Azharuddin	M	Father				U-400094555	
6	Azharuddin	Azharuddin	M	Father				U-400094555	
7	Azharuddin	Azharuddin	M	Father				U-400094555	



मै घोषणा करता/करती हूँ कि उपरोक्त जानकारी पूर्णतः सत्य है। मै देय मुद्रांक शुल्क निबंधन शुल्य, अन्य शुल्क जमा करने के लिए तैयार हूँ तथा उपरोक्त विवरण दस्तावेज में अंकित तथ्यों के अनुरूप है।

Shahar Ahmad 23/11/16
उत्थापक का हस्ताक्षर



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

Token No: 19

Token Date/Time: 23/07/2016 12:19:13

Document Type: Sale Deed
Presenter Name & Address: Munshi Mohalla, Holding No. 9, Post Office Road, Mango, P.S. Mango, Jsr
Date of Entry: 23/07/2016
Stampable Doc. Value: 750000
Document/Transaction Value: 750000
Special Type: /
Remarks / Other Details: /
Property Details: /
e-Stamp Cert. No.: IN-JH029050211873150

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	9	PARDIH	525 New	913 New		Md. Zaki	Mahmood Alam	Road	Road		U_RES	0.82 Decimal	175070
JAMSHEDPUR	1641	9	PARDIH	525 New	914 New		Md. Zaki	Mahmood Alam	Road	Road		U_RES	2.62 Decimal	559370

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Ishtayaque Ahmad	Jamil Ahmad	Service			Male	AAYPA3644C		9040094555	Munshi Mohalla, Holding No. 9, Post Office Road, Mango, P.S. Mango, Jsr	Do
2	VENDEE	Azharuddin Danish	Mazharuddin Aslam	Service			Male	BVKPD0611G		9583165093	H. No. 8, Road No. 9, Azadnagar, Mango, P.S. Mango, Jsr	Do
3	Identifier	Md. Nasimuddin	Md. Naziruddin	Business			Male			8409670008	Road No. 15, Jawahamagar, Mango, Jsr	Do
4	Witness1	Md. Nasimuddin	Md. Naziruddin	Business			Male			8409670008	Road No. 15, Jawahamagar, Mango, Jsr	Do
5	Witness2	Shahid Alam Ansari	Mohammad Usman Ansari	Service			Male			8409670008	Road No. 09, Azadnagar, Mango, Jsr	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	900.00	0.00	900.00
2	A1	22,500.00	225.00	22,725.00
3	PR	0.94	0.00	0.94
4	LL	2.50	0.00	2.50
Total		23,403.44	225.00	23,628.44

Ishtayaque Ahmad

उपर्युक्तटिपों दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

इशतियाक अहमद

मो० नसीमुद्दीन

मानगो

पिता

मो० नजीरुद्दीन

पेशा व्यवसाय








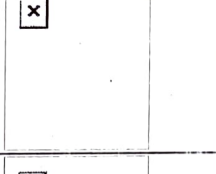
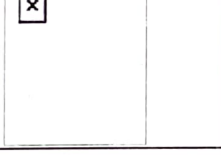
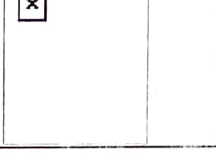
ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.19 Token Date: 23/07/2016 12:19:13
Serial/Deed No./Year :3279/2953/2016
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ishtayaque Ahmad Father/Husband Name:Jamil Ahmfad (VENDOR) Munshi Mohalla, Holding No. 9, Post Office Road, Mango, P.S. Mango, Jsr		
2	Azharuddin Danish Father/Husband Name:Mazharuddin Aslam (VENDEE) H. No. 8, Road No. 9, Azadnagar, Mango, P.S. Mango, Jsr		
3	Md. Nasimuddin Father/Husband Name:Md. Naziruddin (Identifier) Road No. 15, Jawaharnagar, Mango, Jsr		
4	Md. Nasimuddin Father/Husband Name:Md. Naziruddin (Witness1) Road No. 15, Jawaharnagar, Mango, Jsr		
5	Shahid Alam Ansari Father/Husband Name:Mohammad Usman Ansari (Witness2) Road No. 09, Azadnagar, Mango, Jsr		

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Registering Officer


Signature of Operator