



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH23254496532360R
Certificate Issued Date	: 13-Nov-2019 04:44 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0132795141442081R
Purchased by	: MUFTI MOHIBULLAH
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 7,00,000 (Seven Lakh only)
First Party	: NA
Second Party	: MUFTI MOHIBULLAH
Stamp Duty Paid By	: MUFTI MOHIBULLAH
Stamp Duty Amount(Rs.)	: 28,000 (Twenty Eight Thousand only)



Please write or type below this line

2019/JSR/122/BK1/4688

Handwritten signature and date: 20.11.2019

Handwritten date: 2019/98982
20.11.19



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Statutory Alert:

The authenticity of this Stamp Certificate should be verified at "www.shikharstamps.com". Any discrepancy in the details of this Certificate and its registration on the web site renders it invalid. The responsibility of checking the legitimacy is on the buyer of the Certificate. For any further information, please refer to the S.C. 1999-2000.

Salim
₹ 7,00,000

PS
Mango

Shop
28,000

नं० खाता नंबर 425 म
हात नंबर 3297
मुनि मोहम्मद शीख
के जेठे हैं।
20/11/19

न्यूनतम मूल्यंकन सूची से
जांचा एवं सही पाया।

जिला अवर दिवालय
जिला अवर दिवालय में लेखक/प्रिन्सिपल
जहाँ के अतिरिक्त अधिकारी की गई है।
भारत गणराज्य के अधीन
का भारत के (B) के अंतर्गत नहीं है।



ALAVIVEK PRASAD
LAWYER

विभाग 24 के अधीन आकर: सामाजिक न्याय-अभिनिधायक
की अनुसूची
के अधीन
स्टाम्प-शुल्क
या स्टाम्प-शुल्क आबंटित नहीं है।

20.11.2019
गुलफान बेगम
20.11.2019

SALE DEED

Valued: Rs.7,00,000/-

THIS SALE DEED is made on this the 20th day of November, 2019 at Jamshedpur; BY: **GULFAN BEGUM @ GULSHAN BEGUM**, Wife of Mr. Mufti Mohibbullah, by faith Muslim, by Caste Shaikh, by Nationality Indian, by occupation Housewife, resident of H.No.9, Old Purulia Road No.11, Zakirnagar West, P.O. Azadnagar, Town Jamshedpur, District East Singhbhum, State- Jharkhand, hereinafter called the **VENDOR** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, legal representatives, nominees and assigns) of the One Part; (PAN: **BBUPB6591D**, AADHAAR No. **6684 3872 0941**)

IN FAVOUR OF

MUFTI MOHIBBULLAH, son of Late Md. Hashmat, by faith Muslim, by Caste **Shaikh**, by Nationality Indian, by Occupation Business, resident of H.No.9, Old Purulia Road No.11, Zakirnagar West, P.O. Azadnagar, Town Jamshedpur, District East Singhbhum, State- Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant

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₹ 1,21,000 -
LRA 3 -
PGR 1 -

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to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part; (PAN: **AKVPM9934A**, AADHAAR No. **6353 3478 1886**)

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor is the absolute and lawful owner of homestead land measuring an area of 0.00.90 Hectare i.e. One Katha Ten Dhurs being in portion of Plot No.3297 under Khata No.425, situated in Mouza Pardih, Ward No.8, MNAC, Thana No.1641, within P.S. Mango, Jamshedpur, District East Singhbhum;

AND WHEREAS, the Vendor purchased the aforesaid property from its previous owner Mrs. Bano Begum, wife of Mohammad Safique, by virtue of Sale Deed No.1205, dated 05.03.2002 registered at District Sub-registry Office, Jamshedpur on payment of valuable consideration amount and since the date of purchase the present Vendor has been in peaceful physical possession over the aforesaid property without any interruption from any corner and got the said land mutated in her own name in the records of Circle Office, Jamshedpur vide Mutation Case No.1640/2005-06, entered in Vol. R/10, Page No.35, and accordingly paying rent and obtain receipt thereof in her own name;

AND WHEREAS, the Vendor, being in urgent need of money, voluntarily expressed her intent of selling the said property fully described in the schedule below and having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents, mutation certificate, relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.7,00,000/- (Rupees Seven Lakhs) only;

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AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell the property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.7,00,000/- (Rupees Seven Lakhs) only;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1) That in consideration of a sum of Rs.7,00,000/- (Rupees Seven Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all her rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under her.
- 2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.
- 3) That from this day all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the Vendor is the sole and bonafide owner of the schedule below property and she is fully entitled to convey the same unto the Purchaser.
- 5) That the purchaser shall be entitled to obtain mutation of schedule below land in his own name in the records of Landlord through Circle Officer

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at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in his own name.

6) **THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**

- a) that the Vendor is the lawful owner of the schedule below land and is fully entitled to convey the same.
- b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said land or part thereof to any other party and same is free from all encumbrances, charges, liens and lispences.
- c) that the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.
- 7) That the Vendor has handed over the relevant documents in connection with the schedule below property, to the Purchaser.
- 8) That the schedule below land is situated on Branch Road.

SCHEDULE

ALL THAT piece and parcel of homestead land, measuring an area 0.00.90 Hectare i.e. 1.34 Katha = 968 Sq.ft. or 2.22 Decimals i.e. on the North side: 17.22'ft., South side: 18.5'ft., East side: 55'ft., West side: 55'ft. in portion of New Plot No.3297, under New Khata No.425, situated in Mouza Pardih, P.S. Mango, Thana No.1641, Holding No. **0080001445000A1**, Survey Ward No.8, M.N.A.C., District Sub-Registry Office and Town Jamshedpur, District Singhbhum East, Pergana Dhalbhum, State of Jharkhand, which is bounded by:

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North: Road;

South: Alley, Portion of Plot No.3297;

East : Portion of Plot No.3297 (Purchaser Nij);

West : Haider Ali;

Annual Rent of Rs.2/- only payable to the Landlord the State of Jharkhand through C.O. Mango (Jamshedpur).

The Payment has been made in different cheques and cash.

IN WITNESS WHEREOF the Vendor has signed this Sale Deed today at Jamshedpur on the date aforementioned.

WITNESSES:

1) MD Tauseef s/o Ahmad Hussain
R/o. 11. H.No. 09, OLD purulia Road zakhirnagar


2) J. A. umar s/o MOHIBBULLAH MUFTI
R/o H. No. 09, ROAD NO. 11 OLD PURULIA ROAD

Drafted, read over and explained the contents of this Sale Deed to the Executant / Vendor in Hindi who found and admitted the same to be true and correct.

Typed by:


Jsr. Court.

I ALA VIVEK PRASAD


Advocate
20.11.2019

مل محمد خان
20.11.2019

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NAME OF THE PURCHASER

MUFTI MOHIBULLAH



Attested by
LALA V



[Signature]
20.11.2019

Signature and Finger Print of Left Hand of the Purchaser.

Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.

LALA VIVEK PRASAD

[Signature]
Advocate

20.11.2019

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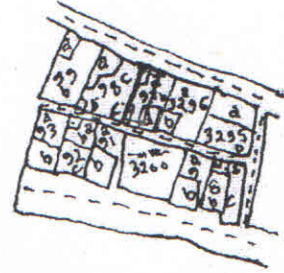
M. N. A. C = J. S. R

WARD No = 8

SHEET No = 6

YEAR OF = 1970 - 71

SCALE OF = 1 CM = 20 M

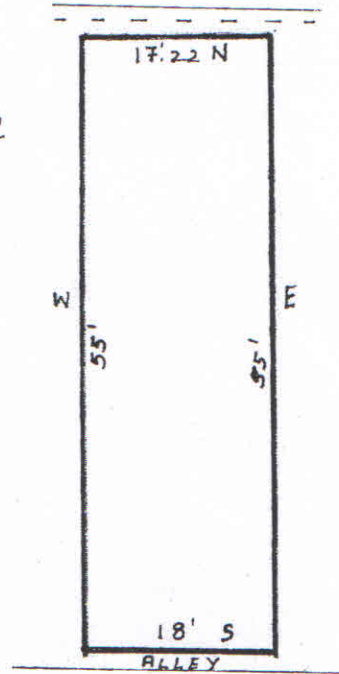


LAND MARK ON RED COLOUR

KHATA No = 425

PLOT No = 3297 (A.B.C.D)
(B.D) PORTION

AREA = 968^{19} = 2.22 Dec
= 1.34 (khatra) = 0.90.00



BOUNDED BY :-

NORTH = ROAD

SOUTH = PORTION OF PLOT No (3297 C.B.D)

EAST = PORTION OF PLOT No (3297 B.D) (purchaser's)

WEST = PORTION OF PLOT No (3298 C) (Haider Ali)

Handwritten signature in Urdu script.



AMIN

Handwritten signature.

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