

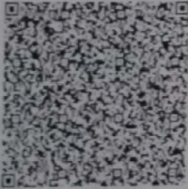


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH21157552380093R
Certificate Issued Date : 10-Sep-2019 12:34 PM
Account Reference : NONACC (SV)/ jh9003504/ JAMSHEDPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJH900350429228075723877R
Purchased by : NISHAT TARNNUM
Description of Document : Article 23 Conveyance
Property Description : Sale Deed
Consideration Price (Rs.) : 36,60,000
(Thirty Six Lakh Sixty Thousand only)
First Party : BARIDA KHATOON
Second Party : NISHAT TARNNUM
Stamp Duty Paid By : NISHAT TARNNUM
Stamp Duty Amount(Rs.) : 10
(Ten only)

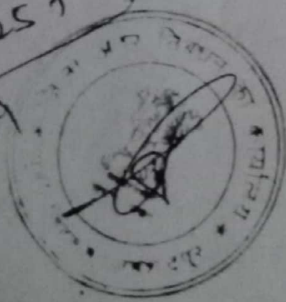


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2019/JSR/4215/BK1/3869

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19/9/19

2019/नननननन
19.09.19



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खाना/नका/प्रापके 499 के 500
दिनांक 19/6/17 के कडमा
19/9/19



ATTESTED

B. KARMAKAR
Advocate
Jsr. Court

न्यु स्काटा न- 27, न्यु प्लॉट न-
547 देव प्रतिबंधित सूची में दर्ज
नहीं है

Ch
19/9/19

19/9/19

सामान्य प्रमाणित सूची से
जांचा एवं तथी पाया।

विक्रय प्रमाण पत्र
21/9

2. 19/9/19

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 19th DAY OF
SEPTEMBER 2019 AT JAMSHEDPUR; B Y :-

BARIDA KHATOON, W/O Md. Mustafa, by faith Muslim, by Caste
Sheikh, by Occupation Household affairs, Nationality Indian, resident of
H.No.31, A-Road, Barinagar, Kharangajhar, P.S. Telco, Town
Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the
SELLER (which expression shall unless repugnant to the context
include her legal heirs, successors, administrators and representatives)
of the ONE PART;

Aadhaar No.8465 8126 5597; PAN-ILXPK9549C ;

3.

IN FAVOUR OF

NISHAT TARNNUM W/O Tasnim Ahmad, by faith Muslim, by Caste Syed, by Occupation Housewife, Nationality Indian, resident of Qr. No. 14/L4, B.H. Area, Road No.4, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context include her legal heirs, successors, administrators and representatives) of the **OTHER PART**;

Aadhaar No.5691 1117 0992 ; PAN- AEJPT3491D ;

NATURE OF DEED : SALE DEED

CONSIDERATION AMOUNT:- Rs.36,60,000/- (Rupees thirty six lakhs sixty thousand) only.

WHEREAS, the Seller is the sole, absolute and lawful owner of land **measuring an area 1500 sq.ft. or 3.44 Decimals**, situated in **Mouza Mango**, P.S. Mango, Thana No.1642, Ward No.9 Mango Nagar Nigam, recorded under **New Khata No.27, Portion of New Plot No.547**, within town and District Sub-Registry office Jamshedpur, District East Singhbhum, morefully mentioned in the schedule below;

AND WHEREAS, the Seller has purchased the above land mentioned in the schedule below by means of registered **Sale Deed, bearing Deed No.8185, dated 23.10.2007** registered at District Sub-Registry office Jamshedpur from its former owner Awtar Singh S/O

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Late Amrik Singh of Pennar Road, Sakchi, Jamshedpur and since then the Seller came in possession of the schedule below land, thereafter the Seller got her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. **Jamshedpur, vide Mutation Case No.44/R27/2019-2020, vide order dated 19.08.2019** and the Seller has been in peaceful possession over the schedule below land without any interruption from any body by payment of rent for the said land to the landlord in her name and obtaining receipt for the same vide **Rent Receipt Vol. No. 104; Page-23 ;**

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the schedule below land for a total consideration amount of **Rs.36,60,000/- (Rupees thirty six lakhs sixty thousand) only** and the Purchaser has agree to purchase the same at that price;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the aforesaid sum of **Rs.36,60,000/- (Rupees thirty six lakhs sixty thousand) only** paid by the Purchaser to the Seller the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule below by the Seller, the Seller by these presents does hereby absolutely and forever sell, convey and transfer the all that land mentioned in the schedule below in favour of the Purchaser by this Sale Deed TO HAVE AND TO HOLD the same unto the Purchaser her

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heirs, successors without any interruption from the side of the Seller or any person/s claiming under the Seller.

2. That the Seller has delivered possession of the schedule below land to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes and the Purchaser shall be at liberty to get her name mutated in respect of the schedule below land in the records of the landlord the State of Jharkhand through C.O. **Mango** and shall pay rent for the same in her own name.

3. That from this day all the right, title, claim and interest of the Seller in the schedule below land will cease to exist and will vest in the Purchaser and the Purchaser will become the sole and absolute owner thereof from this day.

4. That the land mentioned in the schedule below hereby sold by this sale deed is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that she has good and perfect title over the schedule below land which she has not sold, charged or transferred the same in any way to any one else prior to this Deed.

7. That if for any defect of title or possession of the Seller in the schedule below land shall be found, the Purchaser suffers any loss, then the Seller will be liable to compensate the same.

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of homestead vacant land measuring an area 1500 sq.ft. or 3.44 Decimals i.e. 2.0833 kathas, situated in Mouza Mango, P.S. Mango, Thana No.1642, Ward No.9 Mango Nagar Nigam, recorded under New Khata No.27, Portion of New Plot No.547, within town and District Sub-Registry office Jamshedpur, District East Singhbhum.

Which is bounded by:-

- North :- 16'ft. wide Road then Masjid ;
 South :- Part of Plot No.547;
 East :- 2'ft. Alley then boundary of the Sunderban of Sahara Construction ;
 West :- House of Nazrina ;

The location of the land shown in Red colour in the sketch map annexed herewith which shall form part of this deed.

The above land is situated on the Other Road.

Annual Rent: Rs.6/- only payable to the landlord, the State of Jharkhand, through C.O. Mango.

The above land is situated within Holding No.0090006218000MO of Ward No.9 Mango Nagar Nigam.

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MODE OF PAYMENT

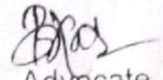
<u>Sl. No.</u>	<u>Mode</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (in Rs.)</u>
1.	Cheque/RTGS, vide Cheque No.0000055 from Account No.30280100001901 to Account No.0184101006415	29.04.2019	From Bank of Baroda, Tisco, Jsr. To Canara Bank, Telco, Jsr.	6,50,000/-
2.	Cash	25.04.2019		10,000/-
3.	Cheque/RTGS, vide Cheque No.091877 from Account No.450910100000875 to Account No.0184101006415	29.04.2019	From Bank of Bank of India, Dhatkidih, Jsr. To Canara Bank, Telco, Jsr.	15,00,000/-
4.	Cheque/RTGS, vide Cheque No. from Account No.30280100001901 to Account No.0184101006415	11.09.2019	From Bank of Bank of Baroda Tisco To Canara Bank, Telco, Jsr.	15,00,000/-
Total:-				Rs.36,60,000/-

07/01/19
6/16/19
19/9/19


8.

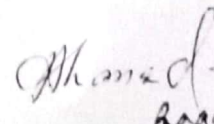
IN WITNESS WHEREOF the Seller is executing this sale deed at Jamshedpur on this the date mentioned above.

Read over and explained the contents of this sale deed to the Executant/Seller who admits the same to be true and correct.

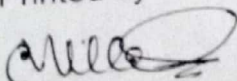

Advocate.
19/9/19

WITNESSES:

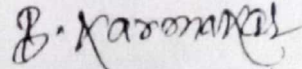
1.  S/O Md. Mustafa, H.No-31 A Road Baxinagar TELCO
P.O. TELCO WORKS Thana TELCO Jamshedpur
Dist East Singhbhum. 19/9/19

2.  S/O Shamim Ahmad, Es.No-14 BHA
Road No-4 Kadma P.S. Kadma Jamshedpur
Dist East Singhbhum. 19/9/19

Printed by :


Jsr.Court.

Drafted by :-


Advocate, Jsr.court.
19/9/19

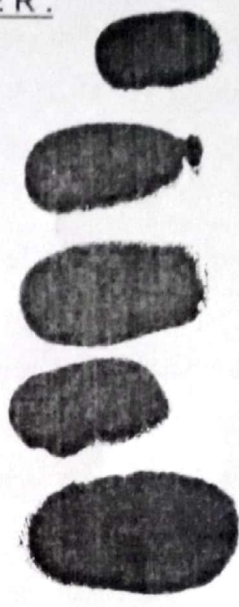
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19/9/19

9.

PURCHASER.



ATTESTED
BKas
B. KARSAKAR
Advocate
Jsr. Court



Nishat Jaranum
19/9/19

Certified that the fingers print of left hand of each person whose photograph is affixed in the document have been obtained by me.

BKas
Advocate
19/9/19



AFFIDAVIT

I, **NISHAT TARNNUM** W/O Tasnim Ahmad, by faith Muslim, by Caste Syed, by Occupation Housewife, Nationality Indian, resident of Qr. No. 14/L4, B.H. Area, Road No.4, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand, do hereby solemnly affirm and declare as follows:-

1. That, I am the Purchaser of the land and landed property under this sale deed.
2. That, previously I have not taken any benefits regarding registration of sale deed by the Notification of State Govt. Vide Notification Ref.No.499 for stamp duty & vide its No.500 for registration fees both dated 19.06.2017.
3. That, I intend to get the sale deed registered in my name in the registering authority at Jamshedpur in first time in respect of the aforesaid property as per the Notification of State Govt. Jharkhand.
4. That, I swear this affidavit to declare the above facts and produce the same before the Registration office Jamshedpur.

Identified by
Sri. *B. Komal*
Advocate, Jsr.

Verification

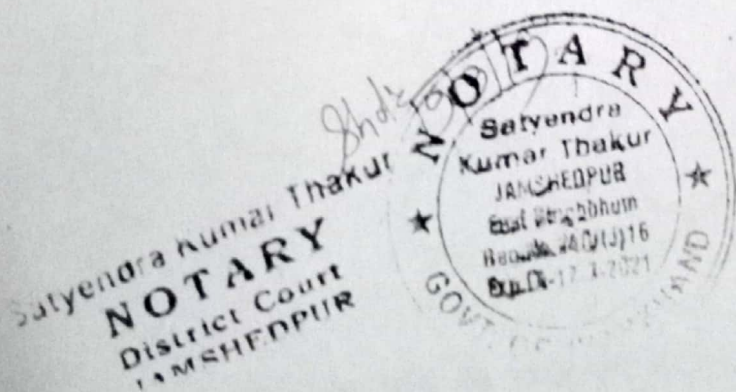
The statements made above are true to the best of my knowledge, belief and information and I sign this affidavit today at Jamshedpur.

Notary Public,
Jsr.Court.

Nishat Tarnnum

Deponent.
Known to me.

B. Komal
Advocate.
19/9/19



N



नाम अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 9

चादर संख्या 4

राजस्व थाना घाटशिला

S

जिला सिंहभूम

पैमाना 1से0मी = 20 मी0 या प्र0मि0- 1:2000

सन् 1970-71 ईस्वी

New Khata No- 27

New Plot No- 547

Area - 1500 sq.ft or 2.0833 Kathas i.e.

कुल रकवा= 3.440 Decimals

which is bounded by:

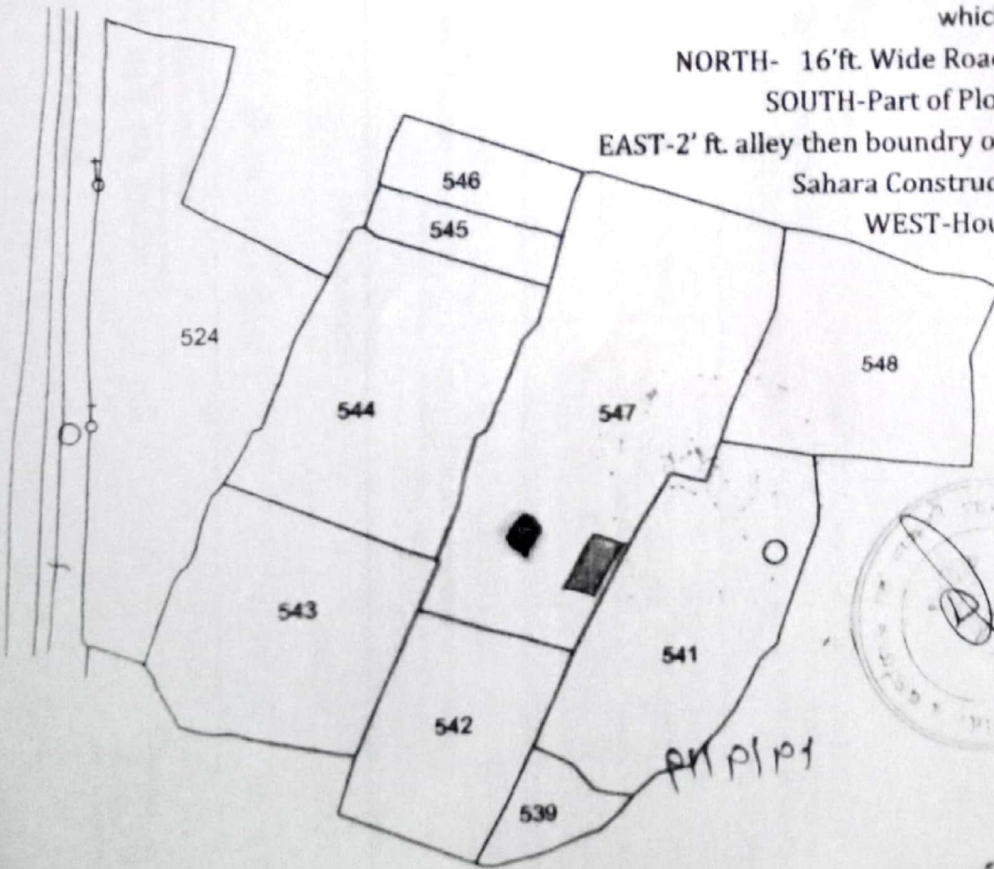
NORTH- 16'ft. Wide Road Then Masjid ,

SOUTH-Part of Plot No-547

EAST-2' ft. alley then boundry of the Sunderban of

Sahara Construction;

WEST-House of Nazrina.



प्रस्तावित भूमि को लाल रंग में दर्शाया गया है।

अभि/त
जमशेदपुर

सर्वे
कर एक
कर प्रत्य
रकवा ज
Covid-



CRSLP18126060 8/24/2019

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अचल का नाम	मानगो	हल्का	हल्का-2
इस्टेट का नाम	झारखण्ड	भाग	104	पृष्ठ संख्या	वर्तमान 23	थाना न.	16412
केस न.	मौजा का नाम/ राजस्व थाना न	धाणा का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधूत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	रजिस्टर 2
44	वार्ड नं.-9 अ.क्षे.मानगो/ 16412	घाटशिला	(अंचलाधिकारी) 19/08/2019	By Sale	खाता न. प्लॉट न. क्षेत्रफल न. वर्तमान	खाता न. प्लॉट न. क्षेत्रफल	अचल/अचल
6060	2019 - 2020		Deed No. 8185 Dated 23/10/2007		27 19 27	27 547 3.44 डिसमील	19/08/2019
							(अचलाधिकारी)

क्रेता का नाम : (BARIDA KHATOONपति-MD MUSTAFA. जाति-- पता- BARINAGAR KHARANGAJHAR TELCO JAMSHEDPUR EAST SINGHBHUM JHARKHAND)

जमाबंदी रैयत का नाम : अमृक सिंह-पिता-धन्ना सिंह

विक्रेता का नाम : AWTAR SINGH, पिता-LATE AMRIK SINGH, जाति-- पता-69 PENNAR ROAD SAKCHI JAMSHEDPUR EAST SINGHBHUM JHARKHAND



Approved By : KASHINI KAUSHAL LAKRA
अचलाधिकारी मानगो

राजस्व कर्मचारी हल्का-2 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तांतरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

03/01/2019
17/9/19

मानगो वार्ड नं.-9 अ क्षेत्र मानगो 16412 BARIDA KHATOON		
खाता संख्या	खेसरा संख्या	क्षेत्रफल (एकड़ में)
27	547	0 एकड़ 3 44 भूखण्डों में 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब तालिका भावती
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जोत का सालाना मांग मय तफसील (बकाया वी हाल) मौजूदा साल का।

मांग बावत	साताना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	6.00					6.00
गुजारी (भावती)	1.50					1.50
सेस	3.00					3.00
सूद	3.00					3.00
भूतफरकात	1.20					1.20
मौजान	14.70					14.70

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतलबा हाल (2019-2020)	फाजित
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					6.00	
गुजारी (भावती)					1.50	
सेस					3.00	
सूद					3.00	
भूतफरकात					1.20	
मौजान अदायकारी					14.70	

(१) मौजान कुल (लफजों में) : Fourteen Rupees and Seventy Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 14.70

तारीख अमला तहसील कुनिन्दा : 28-08-2019

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलधिकारी से संपर्क करें।

برید الخاتون
19/9/19

