



T-30
8/7

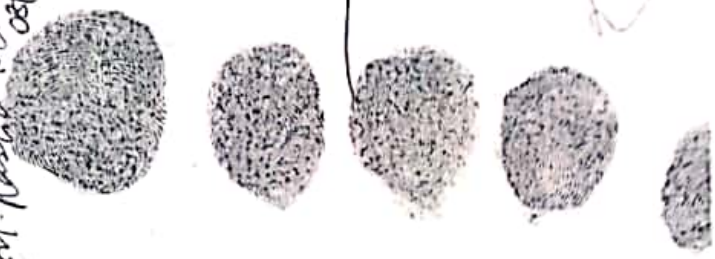
28
1.0
8/7



M. Rashid Mallick
08/07/08

₹ 74000

0200 726598



Advocate
B. Chatterjee

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 8TH DAY OF JULY, 2008 AT JAMSHEDPUR, B Y :-

Full charge
₹ 18500 = -
LLR. - 2 = 10
Pfees - 0 = 94
87

MD. RASHID MALLICK son of Kamaluddin Mallick, by faith Muslim, by Nationality Indian, by Occupation Service, resident of (Permanent) At Dharampur, District Bardwan, W. B. at present residing at Road No. 12, Cross 2A, Zahur Bagan, Jawaharnagar, Azad Basti, Mango, P. O. and P. S. Mango, town Jamshedpur, District Singhbhum (East), Jharkhand, hereinafter called the SELLER (which expression shall unless repugnant to the context include his legal heirs, successors, administrators and representatives) of the ONE PART ;

IN FAVOUR OF

MD. MUSTAFA ALI son of Late Sardar Ali, by faith Muslim, by occupation Business, by Nationality Indian, resident of H. No. 53A, Kali Asthan Lane, Jugsalai, near Urdu Board High School, P. O. and P. S. Jugsalai, Jamshedpur



0200 726599

*of Banked 1/11/14
08/10/14*

--: 2 :-

District Singhbhum(East), Jharkhand, hereinafter called the PURCHASER (which expression shall unless repugnant to the context include his legal heirs, successors, administrators, representatives and assigns) of the OTHER PART ;

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY:- Rs. 18,50,000/- (Rupees eighteen lakhs fifty thousand) only.

WHEREAS the Seller is the sole, absolute and lawful owner of all that land along with pucca double storied house thereon morefully mentioned in the schedule below;

AND WHEREAS the land mentioned in the schedule below along with other land has been recorded in the last survey settlement record finally published in the year 1979 in the name of Izharul Hassan and Zahurul Hassan both sons of Late Md. Ismail of Azadnagar, Mango, Jamshedpur ;

AND WHEREAS while said Izharul Hassan and Zahurul Hassan had been in possession of the schedule below land measuring 4 kathas 11½ dhurs, they sold, conveyed and

... p/3.



05AA 222517

M. Farukul Kabir
08/10/08

-: 3 :-

delivered the all that said land mentioned in the schedule below along with other land to one Anwarul Hassan son of Late Md. Ismail of Road No.4, Jawaharnagar, P. S. Mango, Jamshedpur through Sale Deed, bearing Deed No. 5610 (Sl. No. 6327), dated 05.08.1985, registered at Sub-Registry Office Jamshedpur, which has been executed by Izharul Hassan and Md. Yusuf son of Zahurul Hassan being the duly constituted attorney for said Zahurul Hassan vide Power of Attorney being No. IV-635, dated 20.10.1982 ;

AND WHEREAS since then the said Anwarul Hassan came in possession of the said land mentioned in the schedule below along with other land purchased by the aforesaid sale deed.

AND WHEREAS later on, after execution and registration of the aforesaid sale deed No. 5610, dated 5.8.1985 a Deed of Rectification has also been registered at Sub-Registry Office , Jamshedpur vide Deed of Rectification, bearing Deed No. 525, (Sl. No. 627), dated 1.2.1988 which has also been executed by the said Izharul Hassan and Md. Yusuf, the duly constituted attorney of said Zahurul Hassan vide power of attorney No. IV-1910, dated 20.10.1982 regarding rectification of actual Plot No.1073 in place of wrong Plot No.1078 ;

AND WHEREAS while said Anwarul Hassan came in possession of the schedule below land along with other land, and while

... p/4.



05AA 222518

M. Rashid Mallick
08/11/08

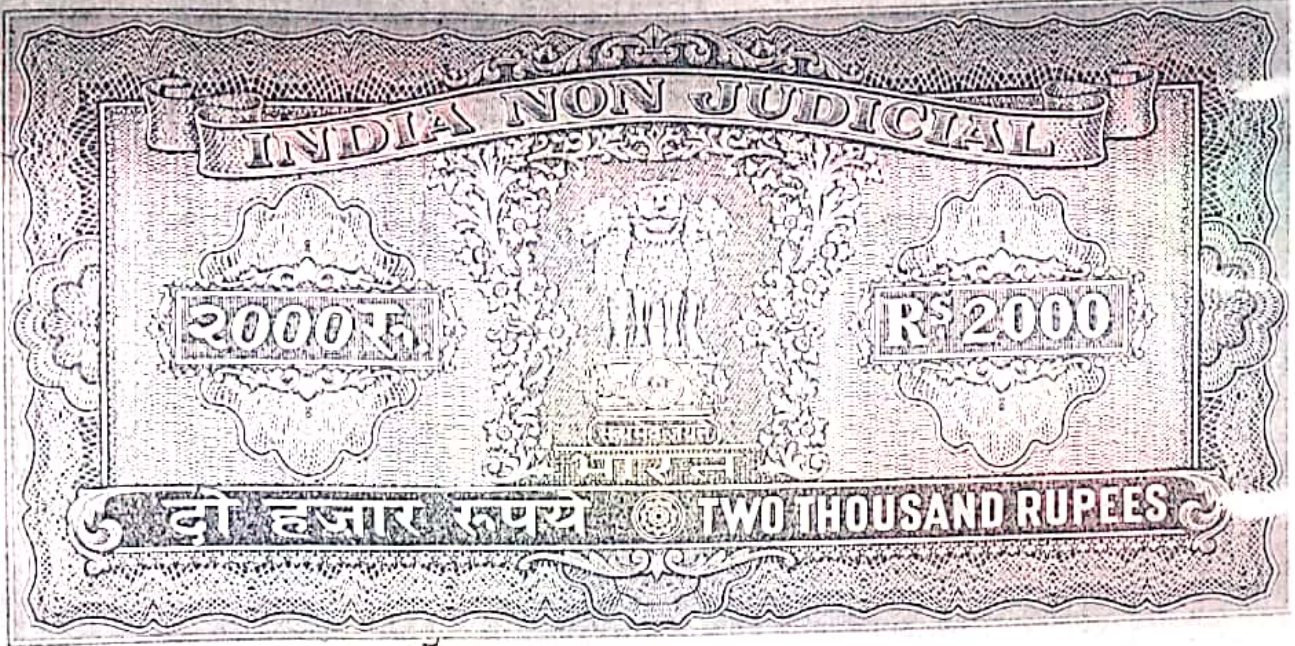
-: 4 :-

he had been in peaceful possession of the same, he sold, conveyed and delivered the all that land mentioned in the schedule below measuring 4 kathas 11½ dhuls to the present Seller Md. Rashid Mallick through sale deed bearing Deed No. 2042 (Sl.No. 2269) dated 29.5.1995, registered at District Sub-Registry office at Jamshedpur in Book No.1, Vol. No.9, pages 371-375 completion on 11.04.2007 and since then the present Seller came in peaceful possession continuously over the same without any interruption from any body ;

AND WHEREAS after purchasing the said land mentioned in the schedule below and since came in peaceful possession of the same, the Seller also has constructed double storied pucca house thereon consisting of rooms and whatsoever thereon out of his own savings and funds and have been exercising all acts of ownership thereof without any interruption or obstruction from any corner ;

AND WHEREAS now being in urgent need of money the Seller has agreed with the Purchaser for absolute sale of the land along with pucca double storied house thereon fully described in the schedule below for a total consideration amount of Rs. 18,50,000/- (Rupees eighteen lakhs fifty thousand) only and the Purchaser has agreed to purchase the same at that price

... p/5.



M. Rashid Abbasi
08/7/08

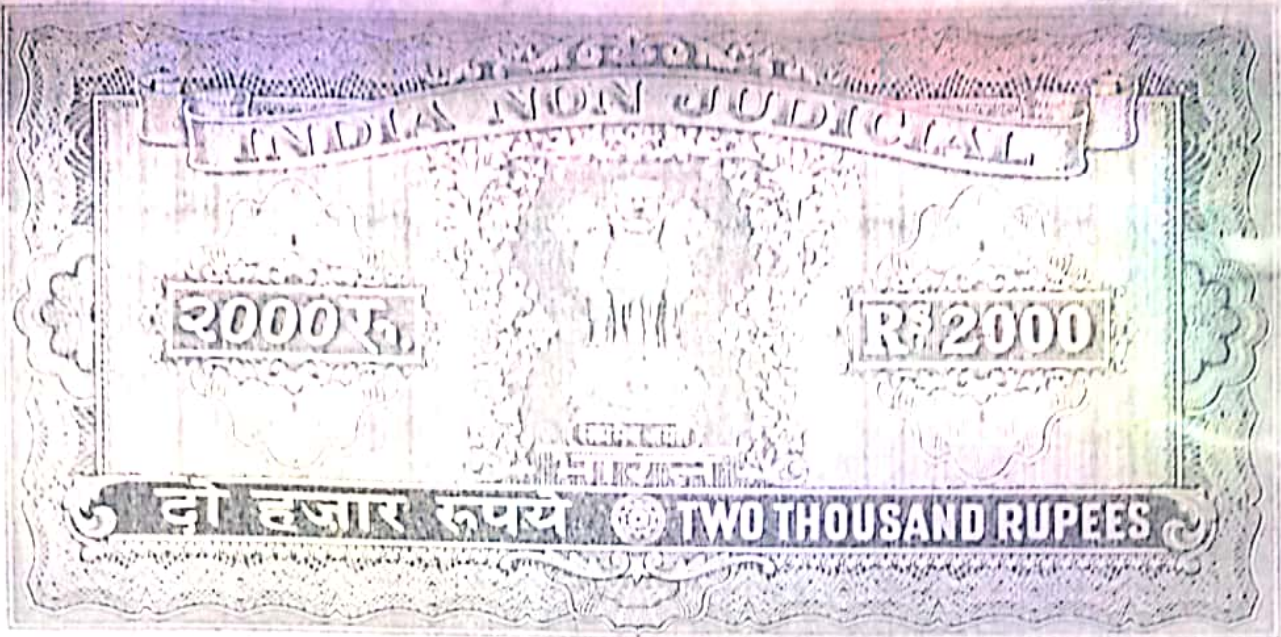
--: 5 :-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That in consideration of the said sum of Rs. 18,50,000/- (Rupees eighteen lakhs fifty thousand) only paid by the Purchaser to the Seller, the receipt of which is hereby admitted and acknowledged by the Seller (the detailed of payment mentioned in Mode of payment herein below in this deed) as full and final payment in respect of sale of the land and double storied house thereon, the Seller does hereby absolutely and forever sell, convey, transfer the all that land along with house thereon fully mentioned in the schedule below in favour of the Purchaser by this Deed of Sale TO HAVE AND TO HOLD the same unto the Purchaser his heirs, successors without any interruption from the side of the Seller or any person/s claiming under the Seller together with all the right, title, claim and interest which the Seller heretofore enjoyed in respect of the land and house property mentioned in the schedule below
2. That the Seller has delivered possession of the schedule... below land along with vacant possession of the said double storied house consisting of rooms and whatsoever structure thereon to the Purchaser and from this day the Purchaser will

...p/6.

2000Rs.



ad. Rashed eladick
08/11/08

-: 6 :-

possess and enjoy the schedule below land and double storied house thereto in all possible ways with his legal heirs, successors with power to dispose of the same in any manner he likes and the Purchaser shall be at liberty to get his name mutated in the records of the landlord the State of Jharkhand through C. O. Jamshedpur or any other concerning authority and shall pay rent and other charges thereof in his own name.

3. That from this day all the right, title, claim and interest of the Seller in the schedule below land and house property 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 property hereby conveyed and transferred by this sale deed is free from all encumbrances, charges and liens.

5. That the Seller hereby declares that he has good, and perfect title over the land and house property fully, mentioned in the schedule below which he has not sold, charged or transferred the same in any way to any one else

... p/7.

M. Parbid M. Lakh
08/7/15

..: 7 :-

prior to this Sale Deed.

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

7. That from this day the Seller has no claim or shall have no claim, demand whatsoever in the schedule below property or part thereof at any time infuture including his legal heirs, successors.

SCHEDULE

(Description of the land and house property hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring an area 0-4-11½ dhurs (four kathas eleven and half dhurs) or 7.562 decimals i.e. side measurement North side: 42' ft; South side: 47' ft; East side: 74' ft; West side: 74' ft; together with double storied house thereon consisting of rooms and whatsoever structure on the ground floor measuring 1200 Sq. ft. and rooms and whatsoever structure thereon on the first floor having built up area 700 Sq. ft. i.e. total pucca built up area 1900 Sq. ft. situated in Mouza Pardih, P. S. Mango, Thana No. 1641, Ward No. 8, J/MNAC, recorded under Old Khata No. 39, Old Plot No. 192, corresponding to present Survey Settlement finally published in the year 1979 under New Khata No. 249, portion of Plot No. 1073a, within District Sub-Registry Office at Jamshedpur, District Singhbhum (East), which is bounded by :-

North :- Passage ;
South :- Rasta ;
East :- Firoz Akhtar ;
West :- Soghra Khatoon ;

.. p/8.

Ch. Rashid ulle
02/07/08

--: 8 :-

Annual Rent: Rs. 15/- only payable to the landlord the State of Jharkhand through C. O. Jamshedpur.

MODE OF PAYMENT

The consideration amount of Rs. 18,50,000/- only paid by the Purchaser to the Seller named within in the following manner:-

<u>Cheque No.</u>	<u>Date</u>	<u>Name of Bank</u>	<u>Amount</u>
Bankers' Cheque No. 175183	08. 7. 08	I. D. B. I. Bistupur Jamshedpur.	17,50,000/-
By cash	12. 05. 08	-	1,00,000/-
Total : Rs.			18,50,000/-

IN WITNESS WHEREOF the Seller has hereunto set his hand on this sale deed the date mentioned above.

Read over and explained the contents of this sale deed to the Executant in Hindi who admits the same to be true and correct. Shyamal k. Rana-BK 8/7/08

WITNESSES:

1. Mohammad Ashraf Nawab
870 Late M. Wajidul Haque
City Centre Sahara City
2. Manoj JSR
Hassan Imam Khan
Mo - Late Safiullah Khan
H.N. 3A, Cross road no. 6, Zakir Nagar
D.A. Azad Nagar (Manoj) Jamshedpur

At. Rosal Galdo
08/7/18

- 9 -

Typed by
N.K. [Signature]
JSP court.

Drafted by
[Signature]
Advocate, JSP court.



[Handwritten signature]



Sign. of the Purchaser.

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

[Signature]
Advocate.

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

Token Date/Time: 08/07/2008 16:26:09

Token No. 30

Document Type: Sale Deed
Presenter: Md. Rashid Mallick
Presenter Name & Address: Road No. 12, Cross -2a, Zahur Bagan, Jawaharnagar, Azad Basti, Po + Ps Mango, Jamshedpur
Date of Entry: 08/07/2008
Document Value: 1850000
Special Type: DOE
Remarks / Other Details: Stamp Value 74000, Serial No. 0
Total Pages: 22
Book: 1
CNO/PNO:

Property Details:	Area
Añchal	7.56 Decimal
JAMSHEDPUR	
Th.No.	
Wrd/Hik	
Mauza	
Kh. No.	
Plot No	
Plot Type	
H No	
Category	

Other Property Details:	Area	Rate	Amount
Property Type			
Th. No.			
Wrd			
Mauza			
Location			

Party Details:							Address
SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	
1	VENDOR	Md. Rashid Mallick	Kamaluddin Mallick	Service	Other		road no. 12, cross -2a, zahur bagan, jawaharnagar, azad basti, po + ps mango, jamshedpur
2	VENDEE	Md. Mustafa Ali	Late Sardar Ali	Business	Other		h. no. 53a, kali asthan lane jugsalai, po + ps jugsalai, jamshedpur
3	Identifier	Mohammad Ashraf Nawab	Late M. W. Haque	Business	Other		city center, sahara city, mango, jsr
4	Witness1	Mohammad Ashraf Nawab	Late M. W. Haque	Business	Other		City Center, Sahara City, Mango, Jsr
5	Witness2	Hassan Imam Khan	Late S. Khan	Business	Other		h. no. 3a c. rod. no. 6, zakir nagar, po azadnagar, ps mango, jsr

Fee Details:		Amount
SN	Description	
1	LL	2.50
2	P	0.94
3	A1	18,500.00
4	SP	330.00
Total		18,833.44

Md. Rashid Mallick

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

मोहम्मद अशरफ नवाब

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त
स्वीकार किया
जिसकी
पहचान
नियासी

मोहम्मद अशरफ नवाब
राजनिवासी

पिता

फै. एम अजीउल हक
पेशा: व्यापक

ने की।

निबंधन प्रदायक का हस्ताक्षर

कृ. 1/1/08



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.30 Token Date: 08/07/2008 16:26:09
Serial/Deed No./Year :5456/4632/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Md. Rashid Mallick Father/Husband Name:Kamaluddin Mallick (VENDOR) road no. 12, cross -2a, zahur bagan, jawaharnagar, azad basti, po + ps mango, jamshedpur		
2	Md. Mustafa Ali Father/Husband Name:Late Sardar Ali (VENDEE) h. no. 53a, kali asthan lane jugsalai, po + ps jugsalai, jamshedpur	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Mohammad Ashraf Nawat Father/Husband Name:Late M. W. Haque (Identifier) city center, sahara city, mango, jsr		
4	Mohammad Ashraf Nawat Father/Husband Name:Late M. W. Haque (Witness1) City Center, Sahara City, Mango, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Hassan Imam Khan Father/Husband Name:Late S. Khan (Witness2) h. no. 3a c. rod. no. 6, zakir nagar, po azadnagar, ps mango, jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. 1
Volume 197
Page 589 To 610
Deed No 5456/4632
Year 2008
Date 08/07/2008 16:46:11

District Sub Registrar

<http://172.16.22.55/jars/reg/prnphoto.aspx?tid=7598>

CORRECTION SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVERNMENT

District : East Singhbhum Sub Division : Lnlbhum Circle, Anchal : Jamshedpur Halka : IX
 Name of State : Jharkhand Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
	490/C-479 2008-09	मानगो अधिसूचित क्षेत्र	घाटशिला वार्ड नं०-8	249 14-84	अंचल अधिकारी जमशेदपुर 01.08.2008	निबंधित विक्री केवाल: संख्या 4632, दिनांक 08.07.2008	जमाबन्दी रैयत - मो. जहरून हसन, पिता मो. इसमाईल खाता नं० प्लॉट नं० रकबा 249 1073 / क 0.04.11½ धूर वार्षिक लगान 10.00 (दस) रूपये प्रति डिसमिल अलावे सेस के साथ मो. मुस्तफा अली, पिता स्व० सरदार अली, साकिन - जुगसलाई, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।		



EMO No.

Date

Circle Officer/Anchal Adhikari, Jamshedpur.

Forwarded to the karmachari, Halka No. IX
सुजीत कुमार साव

For Information and necessary action

Circle/Anchal : Jamshedpur.



FORM VII (B)

AFFIDAVIT

I Mr. Mustafa Ali s/o, w/o Mr. Sardar Ali by Faith Muslim Resident of Road no. 12, Cross-29 Jawahar Nagar, Mangra do hereby solemnly affirm and declare that the statements made herein below are true to the best knowledge and belief.

1. That I am the Owner/Power of Attorney Holder of land having R.S/M.S Plot No- 1073 Khata No. 249 Khewat No. Thana No. 1642 Corresponding to the Holding No- 626 Ward No. 01 Of name of the Authority M.N.A.C., Measuring an area of 7.63 situated at Village/Mouza- Mangra P.S. Mangra Name of the Place Mangra Jamshedpur
2. That the land mentioned above is a freehold property and does not belong to Khas Mahal Estate of Government. It is not either Gair Mazarua Aam Khas, Kaisare Hind, District Board or Acquired Land
3. That the land stated above is a tribal land /not a tribal land for tribal land; permission for transfer has been obtained vide case No. Year..... From SAR/ DC/ Commissioner court.
4. That I have applied a building plan vide B.C. case No.....
5. That further declare that in future , if it will be found that property mentioned above are Gair Mazarua Aam Khas , Kaisare Hind, District Board are Acquired Land Property of Govt. the sanctioned map will be deemed to be cancelled due to misrepresentation and suppression of facts.
6. Sworn & Singed this affidavit on this the 11th day of 02 2020 at name of the place Jamshedpur

REGN No 2842 (J)
SL No. 123
DATE 12/02/2020

Mustafa Ali

Deponent

Identified by :

(Advocate, Name of the Place Jamshedpur)

PRAMOD KUMAR BHAGAT
NOTARY PUBLIC
East Singhbhum, Reg. No. 2842 (J)
Govt. of Jharkhand, JSR. (INDIA)



Signed / Put L. Th.
In my Presence

[Signature]
Advocate

Date:

V

पन्ना | वाई नं -8 अ हो मालगी | 16421 | मो = मुख्यता अली

खाला सख्या	खेसरा सख्या	रकबा (एकड में)
249	1073	0 एकड 7 6 डिसमील 0 हेक्टर

राजी नकदी	अराजी भावली	तफसील हिाब लगान भावली
-----------	-------------	-----------------------

जीत का सालाना भाग मय तफसील (बकाया वो हाल) मौजूदा साल का।

भाग बाबत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2018-2019)	
मास (नकदी)	77.00				77.00	77.00
गुजारी (भावली)	19.25				19.25	19.25
रिस	38.50				38.50	38.50
सूद	38.50				38.50	38.50
मुतफरकात	15.40				15.40	15.40
मीजान	188.65				188.65	188.65

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालबा हाल (2019-2020)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2018-2019)		
मास (नकदी)	77.00				77.00	77.00	
गुजारी (भावली)	19.25				19.25	19.25	
रिस	38.50				38.50	38.50	
सूद	38.50				38.50	38.50	
मुतफरकात	15.40				15.40	15.40	
मीजान अदायकारी	188.65				188.65	188.65	

(1) कुल कुल (तफसी में) **Three Hundred Seventy Seven Rupees and Thirty Paise**

(2) नाम देहिन्दा -

(3) कुल बकाया- 377.30

तारीख अमला तहसील कुनिन्दा : 14-01-2020

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



1 एक कंप्यूटर जनित प्रति है।

2 प्रथम केवल धारणी की जानकारी के लिए है।

3 जो भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

Print

MANGO NAGAR NIGAM, MANGO

HOLDING TAX RECEIPT

Receipt No. 748645150120113411
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 15-01-2020
Ward No : 1
Holding No. : 0010000676000A1

Name MD MUSTAFA ALI
S/O - LATE SARDAR ALI
Address : Road No 12 CROSS 2a zahur Bagan Jamshedpure azadbasti Po+ ps mango ,MANGO , EAST
SINGHBHUM - 831012
MOB : 9334097033
A Sum of Rs 3,813.00 (in words) Three Thousand Eight Hundred and Thirteen Only

towards Holding Tax & Others vide Cash

Dated Drawn on

Place Of The Bank

N B Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	2019-2020 / 1 2019-2020 / 4	2,468.00
	Total	2,468.00
	Additional Tax	1,234.00
	Penalty / Interest Amount	111.00
	Rebate on current Demand	0.00
	Adjust amount	0.00
	Amount Received	3,813.00
	Advance Amount	0.00



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt This receipt does not require physical signature
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year.
- without prejudice to land right

For Details Please Visit : www.udhd.jharkhand.gov.in
or Call us at 18001212241 or 0651-6695511

In Collaboration With
Sparrow Softech Pvt. Ltd
H-117, Harmu Housing Colony, Sajjanand
Chowk,Ranchi