

1563

1433

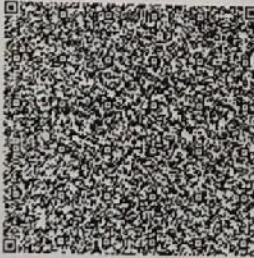


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH05715563224848P
Certificate Issued Date : 08-May-2017 04:42 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0108172366234198P
Purchased by : ISRAT BANO
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 30,00,000
(Thirty Lakh only)
First Party : NA
Second Party : ISRAT BANO
Stamp Duty Paid By : ISRAT BANO
Stamp Duty Amount(Rs.) : 1,08,000
(One Lakh Eight Thousand only)



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



Md. 16/5/17

UP 0000831524

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.

Sale
3,00,000/-

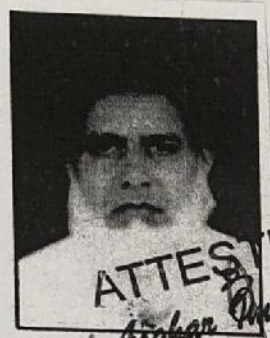
855
Mango

108000/-

कविवर 1235/15
1386 डि. 12/11/15 के अंतर्गत
हस्तांतरित किया गया है

(7)

R.O.
16/5/17



ATTES

16/5/17

16/5/17
Advocate



महोदय को
जयल से
बोली में
16/5/17

16/5/17

16/5/17


SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 16th DAY OF MAY' 2017 AT JAMSHEDPUR; **BETWEEN:**

Rechargeable
A/c 810000
Suf 2.5
R/O 0.94
Chc 810.00

MAHAMMAD ISRAIL KHAN, son of Late Minhazuddin, by faith Muslim, by Caste Khan, by occupation Retired, Nationality Indian, resident of H. No.70, Cross Road No.10, Zakirnagar East, Near Hussaini Masjid, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, District Singhbhum East, State of Jharkhand, hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**, (PAN - AADPI9861L& UID No.6662 6114 1425);

16/5/17

Md. 
16/5/91

3

IN FAVOUR OF

ISRAT BANO, wife of **Md. Shamim**, by faith Muslim, by Caste Ansari, by occupation Housewife, Nationality Indian, resident of House No.22, Road No.12, Near Nisha Urdu School, Zakirnagar, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, District Singhbhum East, State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART, (UID No.2875 4409 4395)**.

NATURE OF DEED:

SALE DEED

CONSIDERATION AMOUNT:

Rs.30,00,000/- (Rupees Thirty lakhs) only.

WHEREAS, the seller above named, purchased all that piece and parcel of raiyati land measuring an area North to South – 106'ft., Eastern side – 41 ½'ft. and Western side – 41'ft. i.e. **6 Kathas**, more or less, situated in Mouza Pardih, P.S. Mango, Thana No.1641, Ward No.8, recorded under Old Khata No.14, Old Plot No.389, in final Survey of 1909-10 and under Old Khata No.351, in Plot No.2047, in final Survey of 1964 and current Survey Settlement, New Plot No.449/4233, Jamshedpur, more fully described in the schedule below, for valuable consideration amount, by means of a registered Sale Deed, bearing Deed No.4161, dated 16.03.1973 registered at Sub-Registry Office at Jamshedpur, from its previous lawful owners **Auatar Singh and Ratan Singh**, both sons of **Sardar Bir Singh of Pardih, Tola Bamungora, Mango, Jamshedpur** and since its purchase the seller above named has been in peaceful

Md. ~~_____~~
14/5/17

4

physical possession and occupation of the aforesaid purchased land as sole, absolute and lawful owner of the same, without any let, hindrance or interruption from any other person or persons, by exercising all acts of ownership thereto, by construction of a house and structures over the aforesaid purchased land;

AND WHEREAS, the Seller in order to further ensure his right, title and interest over the aforesaid property, more fully described in the schedule below, has mutated the same, in his own name vide Mutation Case No.28/ 2015-16, Order dated 22.04.2015, from the office of the Superior landlord, the State, through the Circle Officer, Jamshedpur and rent is being paid for the said land to the landlord, the State, through the C.O., Jamshedpur and obtained rent receipt in his own name;

AND WHEREAS, the **SELLER**, being in urgent need of money, to acquire some other properties 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 with house at site, all title documents and relevant papers etc. and having fully satisfied to her proposed and offered to purchase the same on a consideration amount of **Rs.30,00,000/- (Rupees Thirty lakhs) only**;

AND WHEREAS, on the aforesaid approach made by the **PURCHASER** the **SELLER** has agreed to sell his said property more fully described in the Schedule below on a total consideration amount of **Rs.30,00,000/- (Rupees Thirty lakhs) only**;

Md. ~~Abdul~~ 16/5/17

5


NOW THIS DEED OF SALE WITNESSETH:

Md. ~~Abdul~~ 16/5/17

1) That in pursuance of the above agreement and in consideration of the said sum of Rs.30,00,000/- (Rupees Thirty lakhs) only, (i.e. Rs.5,00,000/- only, by Cheque No. 455473, dated 28.02.2017 and Rs.25,00,000/- only, by Cheque No. 656136, dated 22.03.2017, both Cheques drawn on State Bank of India, Mango, Jamshedpur, paid by the PURCHASER to the SELLER, the receipt whereof the said sum hereby acknowledges, accept 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, henceforth the PURCHASER will hold, enjoys and possesses the said Schedule below land, as its LAWFUL OWNER in the eye of law without any disturbances or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his right, title, interest and 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 possession of the said immovable property and all relevant documents, papers etc. in respect of the said immovable property, to the PURCHASER.

Md. 
16/5/21

6

4) THAT the **PURCHASER** out of her own funds and/ or through the financial source of others and/ or any financial institution including bank etc. shall install deep boring, construction of house, 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.

5) THAT, henceforth the **PURCHASER** shall be at liberty to mutate her name in the Office of the landlord, through the C.O., Jamshedpur, in respect of the schedule below property and shall pay the rent for the same in her own name.

6) That the **SELLER** hereby represents and declares that :

i/ he is the true, absolute and lawful owner of the said property, more fully described in the schedule below and there is no other co-claimants or co-owners or co-sharers 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 encumbrances, charges, liens, mortgages, suits, proceedings etc.

iii/ the Schedule below property 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 the said land as its absolute owner with full power to convey, transfer, gift, mortgage or assign the same otherwise in any manner as she likes.

Md. ~~Shahid~~
16/5/12

7

vi/ 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 deemed to be required for mutating the said immovable property in her own name in the records of the Superior landlord and for her peaceful possession forever.

vii/ in case the **PURCHASER** suffers any loss or damage and/ or disposes from the Schedule below property due to defect in title of the **SELLER**, the **SELLER** in such circumstances shall be liable to compensate the **PURCHASER** for such loss.

viii) all the previous Sale Deed and other relating 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 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.


viii) the property hereby sold not comes within the restrictions as imposed as per provision of Sec.46(1-B) of the C.N.T. Act, 1908.

SCHEDULE

(Description of the property hereby conveyed)

ALL THAT piece and parcel of raiyati homestead land measuring an area North to South - 106'ft., Eastern side - 41 ½'ft. and Western side - 41'ft. i.e. 6 Kathas, (9.90) Decimal, more or less, being in portion of Old Plot No.2047, under Old Khata No.351,

Md. ~~Shahid~~
16/5/12

Md. 
16/5/91

8

corresponding to portion of New Plot No.449/ 4233, under New Khata No.21 of Mouza PARDIH, P.S. Mango, Thana No.1641, Ward No.8, MNAC, town and District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, together with pucca room and other structures constructed thereon, measuring built up area 200 Sq.ft. (approx.), together with all its advantages, privileges, services and amenities provided therein,

Which is bounded as follows:

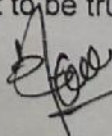
North : Zafruddin Ansari;
South : Ahmad Raza Khan and Yunus Khan;
East : Road;
West : Alley then Abdul Rahman.

Annual rent Rs.99/-, payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

(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).

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

Read over and explained all the contents of this Deed to the **SELLER**, **PURCHASER** and Identifier in Hindi and they have admitted the same it to be true and found correct, before the execution of this Sale Deed.


16/5/91
Advocate

Md. ~~Abid~~ 16/5/17

شواہد

9

WITNESSES:

1. Shamsul Haque
 S/o: Shaukat Aei. Azadugra
 P/o: Zakirugn, P.S. Azadugra, RR
2. M. A. Awei
 M. A. Awei
 P/o: Md. Shamim, RR
 P/o: Zakirugn P.S. Azadugra, RR

Printed through Computer

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS OF THE PURCHASER



شواہد
16/5/17

@ JAMIL
16/5/17
Advocate



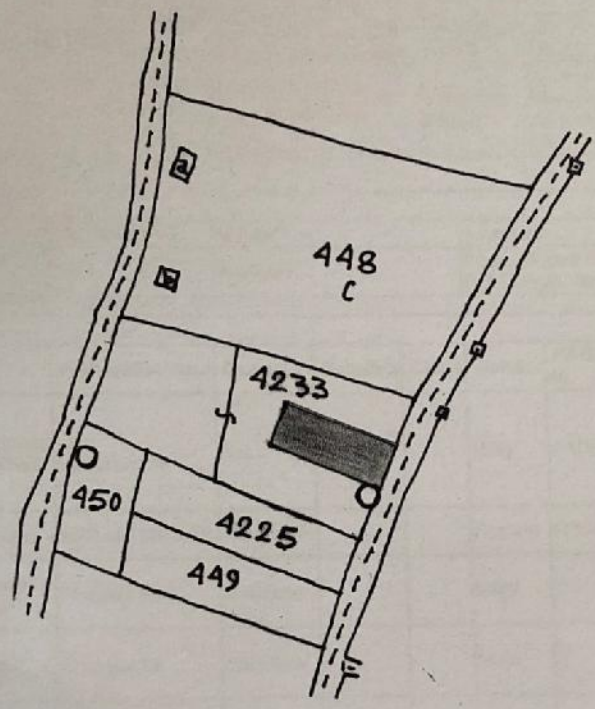
شواہد
16/5/17

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

16/5/17
Advocate




अधिसूचित क्षेत्र जमशेदपुर
 वार्ड संख्या 8 चादर सं० 3
 राजस्व थाना घाटशिला
 जिला सिंहभूम (पूर्व)
 पैमाना सि.मी. = 20मीटर या.प.मि. 1:2000
 सन् 1970-71 ईस्वी।



Md. Amin

भूमि विकरणी—

खाता न०	प्लॉट न०	खरिया	संकेत	चौहद्दी—
21	449/4233(P)	06.00 कट्ठा (9.90 हे.) या 0.0401 हे. (हैक्टर)।	 लाल रंग	N. जफरुद्दीन अंसारी। S. अहमद रजाँ खान वो सुनूस खान। E. रोड। W/ अब्दुल रहमान।



XIRIG

Ush Amin"
 DRAWN (TRESH) BY
 08/05/2017.



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.5 Token Date: 2017-05-16
Serial/Deed No./Year :1563/1433/2017
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mahammad Israil Khan Father/Husband Name:Late Minhazuddin (VENDOR) H.No.70 Cross Road No.10, Zakirnagar East,Near Hussaini Masjid,Ps.Azadnagar, Mango, Jsr		
2	Israt Bano Father/Husband Name:W/O Md.Shamim (VENDEE) H.No.22, Road No.12, Near Nisha		
3	Shamsul Haque Father/Husband Name:Shaukat Ali (Identifier) Road No- 10, Zakirnagar, Mango, Jsr		
4	Shamsul Haque Father/Husband Name:Shaukat Ali (Witness1) Road No- 10, Zakirnagar, Mango, Jsr		
5	Mohammad Abid Ansari Father/Husband Name:Mohammad Shamim (Witness2) H. No- 22, Cross Road No- 12, Zakirnagar, Azadnagar, Mango, Jsr		

Book No. I
Volume 213
Page 313 To 378
Deed No 1563/1433
Year 2017
Date 2017-05-16

Registering Officer

Signature of Operator

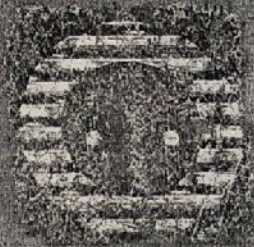
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DAGPB7227F



नाम / Name
ISRAT BANO

पिता का नाम / Father's Name
MOHAMMAD IBRAHIM

जन्म की तारीख / Date of Birth
01/01/1958

हस्ताक्षर / Signature
ISRAT BANO



ISRAT BANO

12/2/2019

https://jharbhoomi.nic.in/rent/citizen/payment_receipt.aspx?uid=1192e430577bc629c00a93241f8d1956&did=gKh%2fKSTnKG2cgW...

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 32
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 102
 वो सकुनत नम्बर। Receipt No. : 0887806801

मानगो वार्ड नं.-8 अ.क्षे.मानगो 16421 ISRAT BANO		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
21	449/4233	0 एकड़ 9.9 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	100.00					100.00
गुजारी (भावली)	25.00					25.00
सेस	50.00					50.00
सूद	50.00					50.00
मुतफरकात	20.00					20.00
मीजान	245.00					245.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					100.00	
गुजारी (भावली)					25.00	
सेस					50.00	
सूद					50.00	
मुतफरकात					20.00	
मीजान अदायकारी					245.00	

(१) मीजान कुल (लफजों में) : Two Hundred Forty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 02-12-2019

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।