

4379

3990



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Jharkhand**

**e-Stamp**

T-26  
23-09-16

Certificate No.	: IN-JH033549066403160
Certificate Issued Date	: 17-Sep-2016 12:54 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL01044838094803250
Purchased by	: MOHAMMAD ABRAR
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 5,50,000 (Five Lakh Fifty Thousand only)
First Party	: NA
Second Party	: MOHAMMAD ABRAR
Stamp Duty Paid By	: MOHAMMAD ABRAR
Stamp Duty Amount(Rs.)	: 22,000 (Twenty Two Thousand only)



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



*Wajid Ahmad Khan*

0003180995



**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.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 552000/-  
 85  
 220000/-

महाराजगंज जिला पंचायत क्षेत्र नं. 1  
 नव भा. सिंहावा, जव भा. येनावा  
 के मा. 8/3/16

(Fingerprints)



न्यूनतम मूल्य के लिए बूची से  
 जीया एवं सही पया।

दस्तावेज नं. 23/16

Utd. Shamsi Ram

जिला अचर निवासीयक

उपस्थानक: वेसांग में लेकनवाडी / जिलापल  
 पालि कं. 23/16 अक्षित की गई है।  
 होदानापुर जिलापलक अक्षित 1900  
 की धारा 10(8) के अन्तर्गत जारी

SALE DEED

This Sale Deed is made on this the 23<sup>rd</sup> day of Sep., 2016, at Jamshedpur.

BY AND BETWEEN

MOHAMMAD IRSHAD ALAM, son of Late Md. Zafar Alam, By Faith Muslim,  
 By Nationality Indian, By Occupation Business, By Caste Sheikh (General Caste),  
 Resident of Holding No. 8, Cross Road No. 3, Road No. 7, Baganshahi, Mango,  
 P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand.  
 Hereinafter called the VENDOR / SELLER (which expression shall unless excluded  
 by and / or repugnant to the context must mean and include his legal heirs,  
 successors, administrators, executors, legal representatives, nominees, and assigns)  
 of the One Part.

exchangeable  
 16500/-  
 2.50  
 0.83  
 165.00

IN FAVOUR OF

MOHAMMAD ABRAR, son of Mohammad Shamim, By Faith Muslim, By  
 Occupation Business, By Nationality Indian, Resident of Musabani No. 3, Bedia  
 Road, Musabani, Pin code 832104, District East Singhbhum, and State Jharkhand.  
 Hereinafter called the VENDEE / PURCHASER (which expression shall unless  
 excluded by and / or repugnant to the context must mean and include his legal heirs,  
 successors, legal representatives, administrators, executors, nominees, and assigns)  
 of the Other Part. (Pan No. AIOPA8770D)

23/8/16



Ud Javed Khan  
23/9/16

श्री अरवि अर्जुन सिंह एच.एस.डी. हाताक्षर  
हाताक्षर हाताक्षर हाताक्षर

23/9/16 10/1/16  
गणेश

निबन्ध-परामर्श का हस्ताक्षर  
23/9/16





*Handwritten signature/initials*

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 5,50,000/- only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati homestead land measuring an area 0 – 2 – 04 Dhurs (Two Kathas Four Dhurs) in Portion of New Plot No. 993, and land measuring an area 0 – 0 – 12 Dhurs (Twelve Dhurs) being in Portion of New Plot No. 995 i.e. total area measuring 0 – 2 – 16 Dhurs (Two Kathas and Sixteen Dhurs), recorded under New Khata No. 15, from Old Khata No. 8, being in Old Plot No. 831, Situated in Mouza Pardih, Ward No. 09 (M.N.A.C.), Thana No. 1641, P.S. Mango, Town Jamshedpur, District East Singhbhum, has been purchased by said Ankara Boyana Kamala, w/o A. Kenkateswar Rao, & Ankara Boyana Venkateshwar Rao, s/o Late A. Krishna Murty, Resident of L-4 / 28, Sangar Road, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, from its previous recorded owner: Amarnath Lahiri, s/o Late Ram Nath Lahiri, R/o Maniktala, Kolkata (as per the last survey settlement records mentioned in the khatian) by virtue of registered Sale Deed No. 4950, Dt: 19.07.1988, registered at the Sub Registry Office, Jamshedpur, and later on they also got their names mutated in the records of C. O., Jamshedpur

AND WHEREAS, the Present Vendor i.e. Mohammad Irshad Alam, has then purchased the said land from the above named owner/s represented by their lawful attorney Sajjan Kumar, son of Mr. Pradip Kumar Dubey, R/o Kothia, Deoghar, District Deoghar (General Power of Attorney Deed No. IV 314, Dt: 16.07.2016), by virtue of registered Sale Deed No. 2780, Serial No. 3103, Dt: 18.07.2016, both the documents registered at the District Sub Registry Office, Jamshedpur, and from then onwards he is in peaceful physical possession over the same, without any interruption from any person or corner thereby exercising all his right, title, and interest over the same, being its lawful, absolute and bonafide owner.

*Wid Edward Ram*

AND WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses, for which they have decided to sell the schedule below landed property only for full and final consideration amount of Rs. 5,50,000/- (Rupees Five Lacs and Fifty Thousand) only, and approached the Purchaser, and the Purchaser agreed and offered to pay the above consideration amount, hence, to avoid any or all kind of misunderstandings, disputes, and legal complications, the parties, have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of an agreement, consideration amount of Rs. 5,50,000/- only, is paid by the Purchaser to the Vendor, details of which is shown in memo of consideration, hereinafter, the receipt of which does hereby admitted as full, final, and highest consideration amount and acknowledges the same by the Vendor, and the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser, along with his legal heir and successors without any interruption from the side of the Vendor and his legal heirs and successors or any other persons or party claiming on her behalf together with all the common services, amenities, and advantages, etc., which the Vendor here before enjoyed over the schedule below property.
2. That, the Vendor has delivered physical possession of the schedule below property 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, by transferring the right, title, interest and possession of the schedule below property by way of sale, gift, mortgage or any other ways whatsoever in any manner he like, and he also has the right to get mutated his name in the records of the State Government i.e. the State of Jharkhand through Circle Officer, Jamshedpur.



U/A Section 19

3. That, from today the Vendor/s shall cease to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser.
4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the Vendor/s will never make any claim over the same along with their legal heirs and successors.
5. That, the Vendor/s hereby declares that they have good and perfect title over the schedule below property, and if for any defect of title or possession of the Vendor/s in the schedule below property, the Purchaser suffers any loss, then the Vendor/s will be held liable to compensate the loss to the Purchaser or to his legal heirs and successors.
6. That, the Vendor further may execute any deed of assurance if required in future in favour of the Purchaser to perfect the title of the Purchaser for the said property.
7. That, the Vendor/s will deliver all original relevant documents to the Purchaser with respect to the schedule below property, and he also undertakes that he has not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
8. That, the Purchaser is entitled to obtain mutation of the schedule below property in his name in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly shall pay rent or any other charges for the same, and obtain receipts thereof in his name.
9. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor and the Purchaser which shall mean and include their respective legal heirs and successors. Jamshedpur Court alone has jurisdiction in any or all matters arising out of this Sale Deed.

MD Irshad Alam

MEMO OF CONSIDERATION

Date                      Cheque No                      Bank                      Amount (Rs.)  
23.9.14                      010793                      ICICI BANK.                      Rs. 5,50,000/-

( five lacs fifty thousand only )                      Rs 5,50,000/-

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area measuring 0 – 1 – 08 Dhurs (One Katha Eight Dhurs) (Out of 2 Katha 16 Dhurs) i.e. 1008 Sq.ft. (out of 2016 Sq.ft.) approx or 2.31 Decimals (Out of 4.63 Decimals), being in Portion of New Plot No. 993 & 995, recorded under New Khata No. 15, Situated in Mouza Pardih, within Ward No. 09 (M.N.A.C.), Thana No. 1641, P.S. Mango, under the District Sub Registry Office, Anchal and Town Jamshedpur, District East Singhbhum, State Jharkhand. (The open vacant landed property is situated in Branch / Other Road)

The above land is bounded as:

- On the North : Road,
- On the South : Portion of Plot No. 993 & 995,
- On the East : Rest Half Portion belongs to Mohammad Irshad Alam,
- On the West : Portion of Plot No. 995 & 981

In witness whereof the Vendor has hereunto set and subscribed his hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

MD Irshad Alam

Wd. Zahoor Khan

Read and found correct:

Wd. Zahoor Khan

WITNESSES:

1. Wd. Asad Julliy

2. Zahoor

Drafted & Printed by: A. Mehdi

Old Court Campus, Jamshedpur.

PURCHASER



Wd. Zahoor



Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me. A. Mehdi

**AVIJIT MANDAL**  
Enrollment No.-14/2010  
(Advocate Jsr. Court)



भारत सरकार

GOVERNMENT OF INDIA



मोहम्मद ईरशाद आलम  
Mohammad Irshad Alam  
जन्म वर्ष/Year: 1973  
पुरुष Male



5737 9470 4972

आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता	Address
S/O मोहम्मद ज़ाफर आलम, 8 रोड नं-7 क्रॉस रोड नं-3 बगान शाही आज़ादनगर मानगो जमशेदपुर, आज़ादनगर, आज़ादनगर, पूर्वी सिंहभूम ज़ारखण्ड, 832110	S/O Md Zafar Alam, 8, ROAD NO-7 CROSS ROAD NO-3 BAGAN SHAHI AZADNAGAR MANGO JAMSHEDPUR, Azadnagar, Azadnagar East Singhbhum Jharkhand 832110

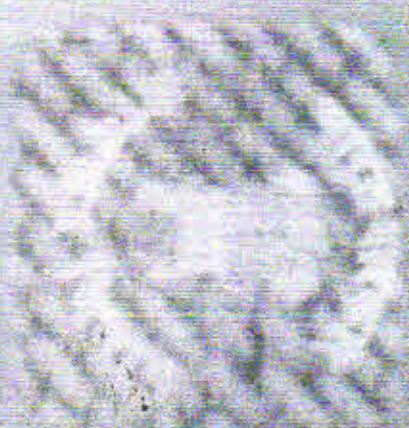
Md Irshad Alam

आम आदमी का अधिकार - Aam Aadmi ka Adhikar





50038610



COOPER CREDIT

MEMBER OF THE

Md. Abrar

Md. Abrar

COOPER CREDIT

Account Number

50038610

MEMBER OF THE

COOPER CREDIT

ACCOUNT NUMBER

50038610





श्रीगुरु गुरुगुरु  
श्रीगुरु गुरुगुरु



श्रीगुरु गुरुगुरु  
Mohammad Abrar  
श्रीगुरु गुरुगुरु/ DOB: 01/01/1982  
पुरुष / MALE

3366 0871 3415

श्रीगुरु गुरुगुरु, श्रीगुरु गुरुगुरु



श्रीगुरु गुरुगुरु गुरुगुरु गुरुगुरु  
श्रीगुरु गुरुगुरु गुरुगुरु गुरुगुरु

पुरुष  
S/O: श्रीगुरुगुरु गुरुगुरु, श्रीगुरुगुरु  
श्रीगुरुगुरुगुरु श्रीगुरुगुरुगुरु,  
गुरुगुरुगुरु 10-03 गुरुगुरुगुरु  
श्रीगुरुगुरुगुरु, गुरुगुरुगुरुगुरु,  
श्रीगुरुगुरुगुरु - 832104

3366 0871 3415

MERA AADHAAR MERI PEHACHAN

Address:  
S/O: Mohammad Sharif  
Opposite Bank Of India,  
Maseban 10/03 Badli Road  
Maseban, East Sec 14/11/11  
Jharkhand - 832104

Md. Abrar





## Issue Token 1:11:54 PM

Presenter/Executant's Name   
Token For   
Counter No.   
Online Application ID (If Any)  [Verify On-line Payment](#)  
e-Stamp Certificate No. (If Any)  [Verify](#)

IN-JH03354906640316O:  
Stamp Details For Verification. Please click issue after verification  
CertificateNo: IN-JH03354906640316O  
CertificateIssuedDate: 17-Sep-2016 12:54 PM  
AccountReference: SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES  
UniqueDocReference: SUBIN-JHJHSHCIL01044838094803250  
Purchasedby: MOHAMMAD ABRAR  
DescriptionofDocument: Article 23 Conveyance  
PropertyDescription: SALE DEED  
ConsiderationPriceRs: 5,50,000  
FirstParty: NA  
SecondParty: MOHAMMAD ABRAR  
StampDutyPaidBy: MOHAMMAD ABRAR  
StampDutyAmountRs: 22,000

**Maximum Token Issue Time : 2 PM**

*Md Irshad Alam*



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

Token Date/Time: 23/09/2016 13:11:11

Token No: 26

Document Type	Sale Deed	Presenter	Mohammad Irshad Alam	Date of Entry	23/09/2016
Presenter Name & Address	H. No. 8, Cross Road No. 3, Road No. 7, Baganshahi, Mango, P.S. Mango, Jsr			Total Pages	124
Stampable Doc. Value	550000	DOE		Book	1
Document/Transaction Value	550000	Stamp Value	22000	CNO/PNO	
Special Type		Serial /Deed No.	/		
Remarks / Other Details		Old Serial No.	/	e-Stamp Cert. No.	IN-JH033549066403160
Property Details:		App. ID			

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	15 New	993, 995		Road	Portion Of Plot No. 993 & 995	Rest Half Portion Belongs To Md. Irshad Alam	Portion Of Plot No. 995 & 981		U_RES	2.31 Decimal	493185

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	Mohammad Irshad Alam	Late Md. Zafar Alam	Business			Male	AJSPA2308L		9204762388	H. No. 8, Cross Road No. 3, Road No. 7, Baganshahi, Mango, P.S. Mango, Jsr	Do
2	VENDEE	Mohammad Abrar	Mohammad Shamim	Business			Male	AIOPA8770D		9204762388	Musabani No. 3, Bedia Road, Musabani, East Singhbhum	Do
3	Identifier	Md. Asad Parwez	Md. Sayeed	Business			Male			9204762388	Makdampur, Parsudih, Jsr	Do
4	Witness1	Md. Asad Parwez	Md. Sayeed	Business			Male			9204762388	Makdampur, Parsudih, Jsr	Do
5	Witness2	J. Kumar	R. Yadav	Service			Male			9006059227	Jsr Court	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,860.00	0.00	1,860.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	16,500.00	165.00	16,665.00
Total		18,363.44	165.00	18,528.44

उपर्युक्तियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर *A. Mandal*  
प्रस्तुतकर्ता का हस्ताक्षर *Samany*  
डाटा इंटरि ऑपरेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंटरि की गई है।

उपर्युक्त *Md. Irshad Alam* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान *Md. Asad Parwez* पिता *Md. Sayeed* ने की।  
निवासी *Parsudih* पेशा *Business*

निबंधन पदाधिकरी का हस्ताक्षर *23.9*





निबंधन विभाग, झारखंड  
जमशेदपुर

Token No.26 Token Date: 23/09/2016 13:11:11  
Serial/Deed No./Year :4379/3990/2016  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Mohammad Irshad Alam</b> Father/Husband Name:Late Md. Zafar Alam (VENDOR) H. No. 8, Cross Road No. 3, Road No. 7, Baganshahi, Mango, P.S. Mango, Jsr		
2	<b>Mohammad Abrar</b> Father/Husband Name:Mohammad Shamim (VENDEE) Musabani No. 3, Bedia Road, Musabani, East Singhbhum		
3	<b>Md. Asad Parwez</b> Father/Husband Name:Md. Sayeed (Identifier) Makdampur, Parsudih, Jsr		
4	<b>Md. Asad Parwez</b> Father/Husband Name:Md. Sayeed (Witness1) Makdampur, Parsudih, Jsr	×	×
5	<b>J. Kumar</b> Father/Husband Name:R. Yadav (Witness2) Jsr Court	×	×

Book No. ..... I .....  
Volume ..... 570 .....  
Page ..... 249 ..... To ..... 372 .....  
Deed No ..... 4379/3990 .....  
Year ..... 2016 .....  
Date ..... 23/09/2016 16:26:49 .....

Registering Officer

Signature of Operator



राजस्थान सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP/8022288 10/4/2017



क्रिया का नाम	पूर्वा क्रियाम	अनुसूचित नाम	धारापत्र	अवधि का नाम	अवधि	रकबा	रकबा-9		
स्टैटस का नाम	श्रावण	भाग वर्तमान (VOL)	101	पृष्ठ संख्या वर्तमान	95	पाना नं.	16412		
क्रिया संख्या	केस नं.	प्रीति का नाम/ राजस्व पाना नं.	पाना का नाम	स्वीकृत दिना और दिना	परिवर्तन प्रकार	अभिपूत विषय नामांतरण संशोधित है खाल नं. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तार सूचना खाला नं. प्लॉट नं. क्षेत्रपान	रकबा	रकबा-9
2288	1035 /R27 2017 - 2018	वार्ड नं.-9 अ.क्षेत्रपानो/ 16412	पारधिन	10/4/2017	By Sale Deed No. 3990 Dated 23/09/2016	15 33 89 15 33 89	15 993 15 995	2.31 डिग्री	रकबा-9
क्रिया का नाम :	(Mohannad Abrarिण-Mohammad Shamim, कानि-मुसलमान, पान-Musahani)			कामादीयेत का नाम :	क्रिया का नाम : Mohammed Ishad Alam, पान-Late Md. Zafar Alam, कानि-मुसलमान, पान-Mango				
राजस्व कार्यालयी इकाई-9 को आसपास कार्यालयी एवं सूचनाई इकाई/पान यह एक कंप्यूटर कानि प्रतिय है यह प्रतय केवल प्रतिय की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में मास्य के रूप में नहीं किया जा सकता है।				<p>अनुमोदीयेत का नाम : मोहम्मद इशद अलम -पान-खंग मो. जफर अलम</p> <p>क्रिया का नाम : Mohammed Ishad Alam, पान-Late Md. Zafar Alam, कानि-मुसलमान, पान-Mango</p> <p>Approved By : MAHESHWAR MAHTO अवधिपान</p> <p>Correction Slip Successfully signed and Saved.</p>					

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वौ थाना नम्बर

V

फरद मलकी / फरद रेयती Page No. 95

नाम रेयत मय वलिदयत जमाबन्दी Vol No 101

वौ सकुनत नम्बर। Receipt No 0621784130

मानगो | वार्ड नं.-9 अ क्षेत्र मानगो | 16412 | Mohammad Abrar

खाता संख्या।	खसरा संख्या	रकबा (एकड़ में)
15	993,995	0 एकड़ 2.31 डिसमोल 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)	
माल गुजारी (नकदी)	23.00				23.00	23.00
सेस (भावली)	5.75				5.75	5.75
सूद	11.50				11.50	11.50
मुतफरकात	11.50				11.50	11.50
मीजान	4.60				4.60	4.60
	<b>56.35</b>				<b>56.35</b>	<b>56.35</b>

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मौतलब हाल (2019-2020)	फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2018-2019)		
माल गुजारी (नकदी)				23.00	23.00	
सेस (भावली)				5.75	5.75	
सूद				11.50	11.50	
मुतफरकात				11.50	11.50	
मीजान अदायकारी				4.60	4.60	
				<b>56.35</b>	<b>56.35</b>	

(१) मीजान कुल (लफजों में) : One Hundred Twelve Rupees and Seventy Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 112.70

तारीख अमला तहसील कुनिन्दा : 23-09-2019

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 अणुद्वियों के लिए सम्बन्धित अंचलाधिकारी से सपर्क करें।