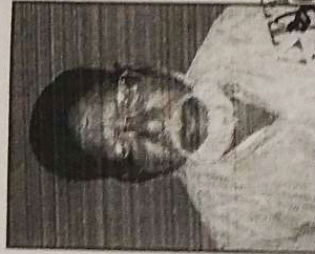




Sale value Rs = 7,00,000/- f.s. Mango  
Stamp Rs = 28,000/-

26/10/15



S. Mansi  
S. Mansi  
M. Mansi

21/10/15  
26/10/15  
26/10/15  
26/10/15  
26/10/15

Handwritten notes in Hindi, including the date 26/10/15 and a signature.

Handwritten signature and date 26/10/15.

Handwritten text in Hindi: "यह दस्तावेज सही है" (This document is correct).

Handwritten notes in Hindi: "सामुददीन अंसारी" (Samsuddin Ansari).

Handwritten signature and date 26/10/15.

Handwritten notes in Hindi, including the date 26/10/15 and a signature.

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE ..... DAY  
OF OCTOBER, 2015, AT JAMSHEDPUR;

Fee Paid 21000/-  
AC 101- 2=50  
L.V.K- 0=94  
P.Fee. 210 no

BY:

SAMSUDDIN ANSARI, son of Late Niamat Ansari, by  
Caste Ansari, by faith Muslim, by nationality Indian, by  
occupation Business, resident of Green Valley Road,  
Hussaini Mohalla, Zakirnagar, F. S. Mengo, town

Handwritten signature and date 26/10/15.

22/12/15  
RISHI KUMAR

3

Jamshedpur, District East Singhbhum, within State of Jharkhand hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

**MOHAMMAD AFROZ BASHIR**, son of Mohammad Bashir, by Caste Sheikh, by faith Muslim, by nationality Indian, by occupation Service, resident of H.No. 391, Bhalubasa Muslim Block, P.O. Agrico, P.S. Sitaramdera, town Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 7,00,000/- (Rs. Seven lakh) only;

**WHEREAS** the SELLER is the absolute, lawful and bonafide owner of ALL THAT piece and parcel land described in the Schedule below, together with other lands/properties, which he purchased against the valuable consideration from its former owner Aftab Ahmad, son of Abdul Sattar, by virtue of registered Sale Deed No. 3180 (Sl.No.3666)

*[Handwritten signature]*

*26/11/20*

executed on 27.03.1990 and registered on 08.05.1990 at District Sub-Registry Office, Jamshedpur, and came in peaceful possession of the same;

**AND WHEREAS** while in possession the SELLER got the said property described in the Schedule below, mutated in his own name vide order passed in Mutation Case No. IX(II)94/91-92 by C.O., Jamshedpur, on 5.7.1991 and the SELLER has been in possession over the said land and exercising of all acts of thereto without any interruption or impediment or interference by and from any corner;

**AND WHEREAS** the SELLER, being in urgent need of money, 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 at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same;

**NOW THIS DEED OF SALE WITNESSETH:**

1. That in pursuance of the above agreement and in consideration amount of Rs. 7,00,000/- (Rs. Seven lakh) only paid by the PURCHASER to the SELLER in cash/cheque, the receipt whereof the said sum hereby acknowledges, accepts and admits, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and dispose of

PURCHASER'S PROPERTY  
28/12/15

5

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 the purchaser will hold, enjoy and possess the said Schedule below land, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, 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 vacant possession of the said immovable property and all relevant documents, papers, etc. in respect of the said immovable property, to the purchaser.

4. That the purchaser out of his own funds and/or through the financial source of others and/or any financial institution including bank etc. shall construct house, install deep boring, other water source, electricity etc. over the said plot of land and will hold, enjoy and

26/10/15  
21/10/15  
6

possess the same as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.

5. That the SELLER hereby represents and covenants that:

i) he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner or co-sharer 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, attachment, acquisition or requisition etc.

iii) the above premises 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 and possess the said land as its sole and absolute owner with full powers to convey, transfer, gift, mortgage or assign the same and/or otherwise in any manner he likes and he will be at liberty to change the nature of land from

RECEIVED FOR BILLY  
28/10/15

7

homestead to commercial or otherwise through the appropriate office or Authority concerned, and use the same accordingly as he will deem fit and proper.

v). 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 deem to be required for mutating the said immovable property in his name in the records of the Superior landlord and for his peaceful possession forever.

vii). in case the purchaser suffers any loss or damage and/or disposes from the premises due to defect in title of the SELLER, the SELLER in such circumstances shall be liable to compensate the purchaser for such loss.

vii). 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.

6. That the property hereby sold not comes within the provision of Sec. 46 (1-B) of the C.N.T. Act, 1908.

**SCHEDULE**

(Description of the property hereby transferred)

District East Singhbhum, District Sub. Registry Office at Jamshedpur, Pergana Dhalbhum, town Jamshedpur, in Mouza Pardih, Ward No. 8 MNAC, P.S. Mango, Thana No. 1641, under Old Khata No. 68, Old Plot No. 296, corresponding to New Khata No. 389, portion of New Plot No 768, measuring an area of raiyati homestead land in the Northern side - 20'ft., in the Southern side - 20'ft., in the Eastern side - 68'ft., and in the Western side - 68'ft. = 1360 Sq.ft. or 1.89 Katha or 3.12 Decimals (more or less);

Which is bounded by:

North by : 16'ft. Wide Road;

South by : Alley;

East by : Md. Ishaque;

West by : Portion of Plot No. 768;

Ground rent is payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

**NOTE** : The land aforementioned is situated on the OTHER ROAD and is shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed.

Annual Ground rent of Rs. 0.10 only is payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.



26/10/15

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

The PURCHASER has subscribed his signature and agreed to comply, honour and abide by all terms of this Sale Deed.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.

*[Handwritten signature]*

WITNESSES :

1. Mohammed Shakir Ahsan  
 S/o: - Md. Shamsuddin, Azadnagar  
 P.O: - Zakirpur, P.S. Azadnagar  
 Dist: - Seraikella
2. Md. Islam, S/o - Sk. Md. Ahsan -  
 P.O: - Zakirpur, P.S. Azadnagar  
 Dist: - Seraikella

Drafted, read over and explained the contents of this deed to the SELLER who admit the same to be true and correct.

*[Handwritten signature]*  
Advocate.