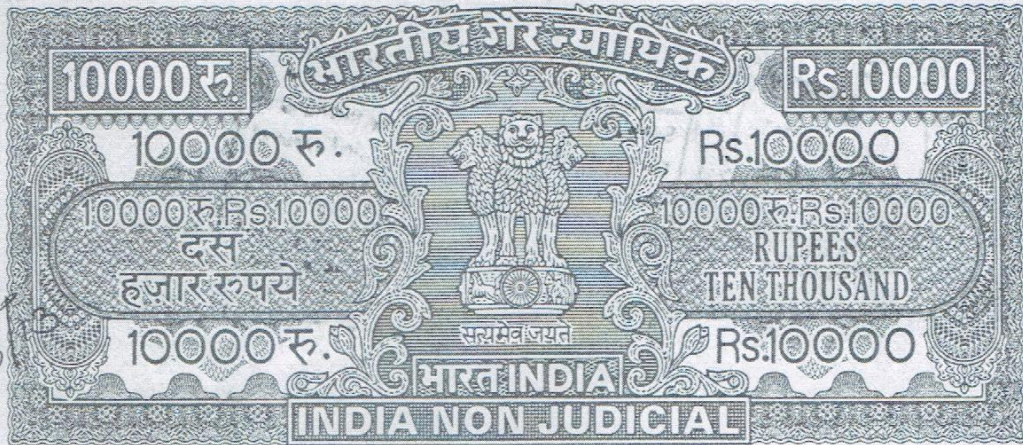


1467 Sale value 2,90,000 = 10 P.S. Mango

1092



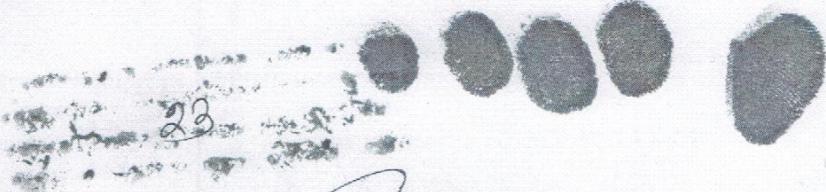
T-13
17/3

R-3
11/3/13

रंगाना नं० ती० टों एकादि आदि नं०
पॉपुलर दात के साकाउरिया
में के नसे है। 11/3/13

05AA 159818

11000 + 1000 = 12000 =



Nani Gopal Das



Ansies

Lopar David

Seefard

AO 8700 = 10

C.L.A. 2-37
P.S. 0-34

11/3/13

SALE DEED

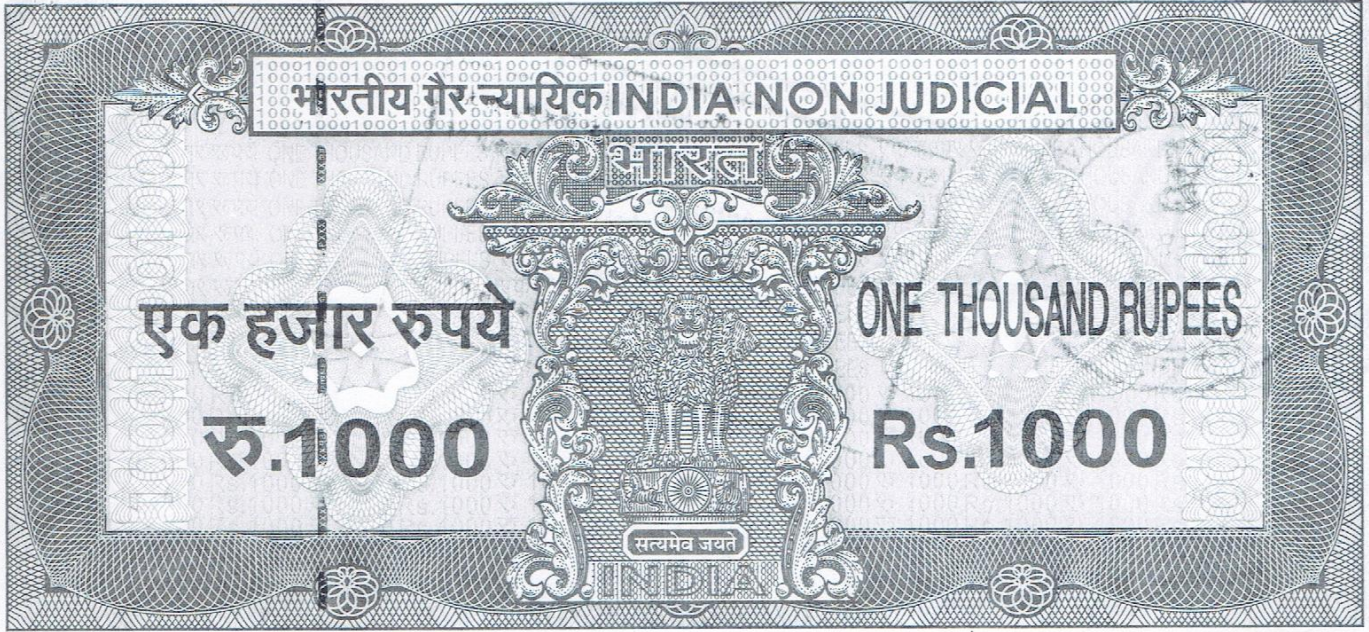
मिला अवर निबंधक
जन्मदिनांक/पतावेज में लेखाकारी/ प्रिंसपल
जाति के अतिवृत्त अंकित की गई है।
छोटा नगपुर काशतकारी अधिनियम 190A
की धारा 46 (1) (B) के अंतर्गत नहीं है।

This Deed of Sale is made on this the 11th day of March, 2013 at Jamshedpur, by: 11/3/13

Mr. NANI GOPAL DAS
Son of Late Bhishma Das.

By Faith Hindu, By Nationality Indian, By Occupation Business, By Caste Baishnav,
Resident of Pardih, Ward No. 9, Mango, P.S. Mango, Town Jamshedpur, District East
Singhbhum, and State Jharkhand. Hereinafter called the VENDOR / SELLER (which
expression shall unless excluded by or repugnant to the context must mean and include his
legal heirs, successors, administrators, executors, legal representatives, nominees &
assigns) of the One Part.

11/3/13



झारखण्ड JHARKHAND

708564

Hem Gopal Das

:: 2 ::

IN FAVOUR OF

MD. SHAFIQUE MOMIN
Son of Md. Rafique Momin

By Caste Momin, By Religion Islam (Muslim), By Nationality Indian, By Occupation Service, Presently Residing in Road No. 17, Near Haldar Mahato Colony, Jawahar Nagar, Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, Permanent Resident of H. No. 1, Cr Road No. 5, Road No. 3, Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the "VENDEE / PURCHASER" (which expression shall unless excluded by or repugnant to the context mean and include his legal heirs, successors, executors, legal representatives, nominees, administrators, and assigns) of the Other Part.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 2,90,000/- only.

Nam gopal Das

:: 3 ::

Witnesseth as follows:

WHEREAS, the present Vendor is the absolute, bonafide and lawful owner of the landed property, more fully described in the schedule below, and other land, which he has inherited from his father Bhishma Das, Son of Hari Das as recorded in the Khatian in the Survey Settlement of 1979 and after the demise of said Bhishma Das, as his only legal heir and successor, the Vendor has got the aforesaid landed property and there after the Vendor has mutated his name in the record of the State of Jharkhand through Circle Officer, Jamshedpur vide Mutation Case No. 1619 / 2006 – 2007.

AND WHEREAS, after that the Vendor came in peaceful physical possession over the said landed property and he is in peaceful physical possession over the same without any interruption from any person or corner and he is the lawful, absolute bonafide owner of the schedule below property, thereby enjoying it with all the right, title and interest over the same.

AND WHEREAS, the Vendor is in urgent need of money to meet his urgent emergence expenses decided to sell the schedule below property for a consideration amount of Rs. 2,90,000/- only, and approached the Purchaser for the same to which the Purchaser agreed to purchase the same at above mentioned consideration and to avoid all misunderstandings, disputes and legal complications the Vendor decided to execute this Sale Deed in favour of the Purchaser on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement the consideration amount of Rs. 2,90,000/- only, paid by the Purchaser to the Vendor, details of which is shown in memo of consideration, hereinafter receipt of which is hereby admits as full, final & highest consideration and acknowledges the same, the Vendor do 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 his legal heirs and successors without any interruption from the side of the Vendor or any other persons claiming under him together with all common services, amenities, & advantages etc.

Handwritten
::4::

2. That, the Vendor has delivered possession of the said 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 way of sale, gift, mortgage or any other ways whatsoever in any manner he like and 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.
3. That, from this day the Vendor shall ceases 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. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges. And after executing this sale deed and giving possession of the said schedule below property, the present Vendor can never claim over the schedule below property along with his legal heirs and successors.
4. That, the Vendor hereby declares that he has good and perfect title over the schedule below property and if for any defect of title or possession of the Vendor in the schedule below property the Purchaser suffers any loss then the Vendors will be liable to compensate the same to the Purchaser or his legal heirs and successors.
5. That, the Vendor will be further bound to execute any deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property.
6. That, the Vendor must deliver all the relevant documents to the Purchaser in respect of the said schedule below property to the Purchaser. And also undertakes that he has not sold, transferred or mortgaged the schedule below property to any person or bank or company and the same is free from all encumbrances, liens and charges.
7. That, the Purchaser shall be 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 the rent or any other charges for the same and to obtain receipts thereof in his name.

Kamshopal Das

::5::

8. That, the Purchaser is bound to leave 2'ft. wide Road from his purchased land on the Northern Side of his Plot, and the same is to be applicable for all the Purchasers who will purchase the lands in Plot No. 510, recorded under Khata No. 381, Ward No. 9, Mouza Pardih, Mango, Jamshedpur, only from the road sides.

9. That the terms and conditions of this Sale Deed will be binding on both 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 the matters arising out of this indenture.

MEMO OF CONSIDERATION

| <u>Mode of Payment</u> | <u>Amount (Rs.)</u> |
|------------------------|----------------------|
| By Cheque / Cash | Rs. 2,90,000/- only. |

SCHEDULE

In the District East Singhbhum, under the District Sub Registry Office and Town Jamshedpur, Pargana Dhalbhum, Situated in Mouza Pardih, P.S. Mango, within Ward No. 9 (M.N.A.C.), all that piece and parcel of raiyati agricultural land now converted into homestead land, recorded under:

| <u>Khata No.</u> | <u>Plot No.</u> | <u>Area</u> |
|------------------|-----------------|-------------------------------|
| 381 | 510 (Portion) | 961 Sq.ft. i.e. 2.20 Decimals |

| <u>Side</u> | <u>Measurement</u> | <u>Boundary</u> |
|-------------|--------------------|-----------------|
| North: | 22'ft | Road, |
| South: | 28'ft 6"inch | Plot No. 511, |
| East: | 42'ft | Plot No. 509, |
| West: | 40'ft | Abdul Razzaque. |

The annual rent payable to the State of Jharkhand through Circle Officer, Jamshedpur.

Note: Above schedule land is shown in Red Colour in Sketch Map, attached herewith, which also forms parts of this Sale Deed.

-6-

Nani gopal Das

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

Read and found correct:

WITNESSES:

1. Aziz Hasnain

Nani gopal Das

2. Rasbehari Mahapatra
Printed by:
Jamshedpur Court.

Drafted by:

MR. TAPAN MANDAL
Tapan Mandal
DEED WRITER—JSR,
Licence No.—07/2006

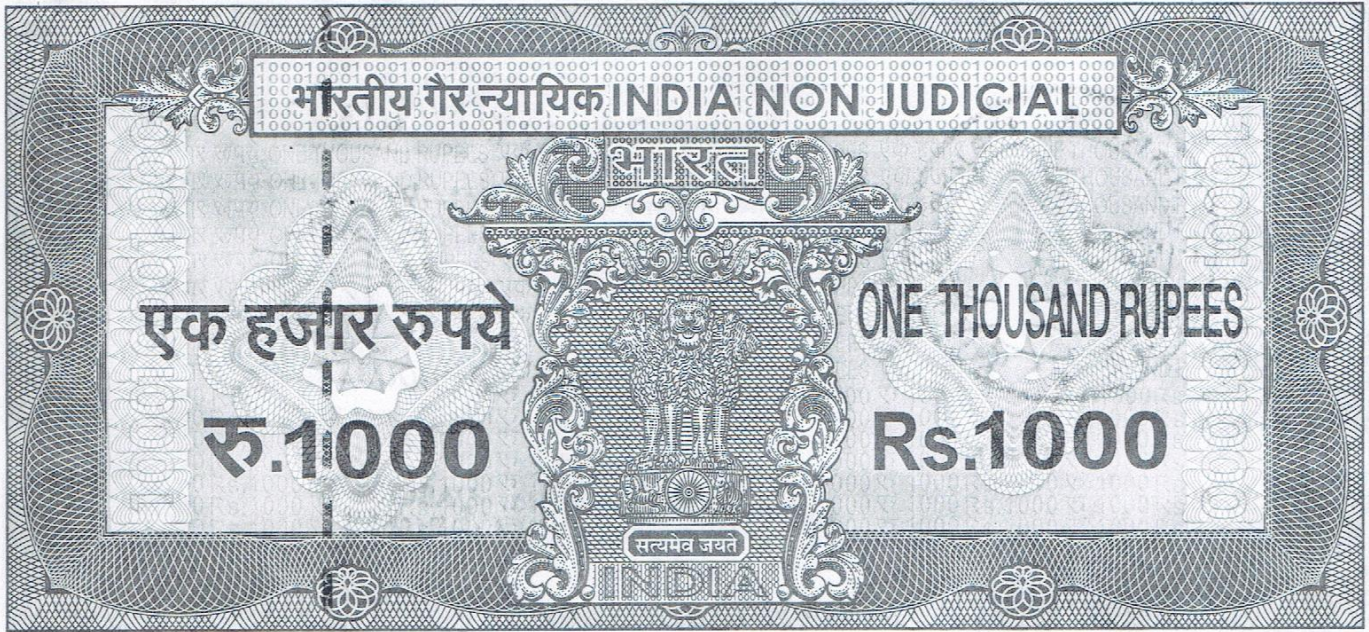


Tapan Mandal
Md. Shafique Momin
(*Tapan Mandal*)

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.

MR. TAPAN MANDAL
Tapan Mandal
DEED WRITER—JSR,
Licence No.—07/2006

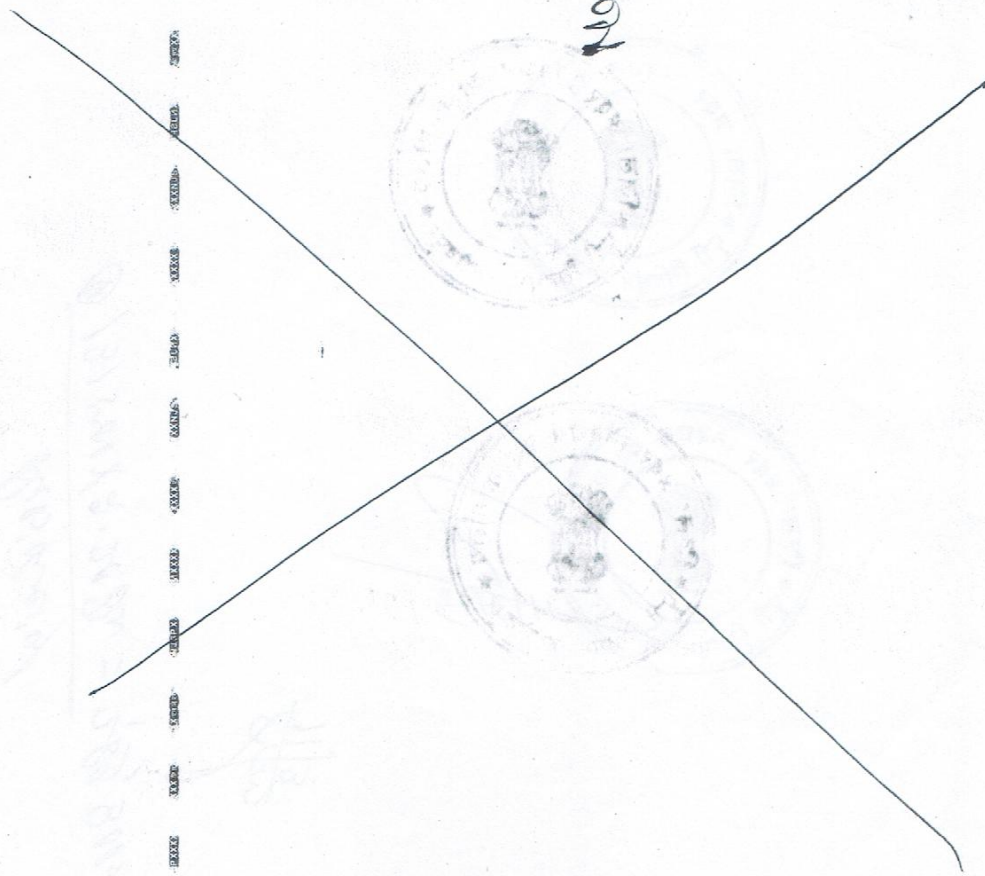


झारखण्ड JHARKHAND

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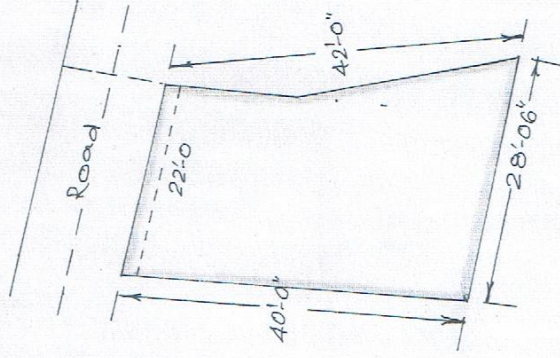
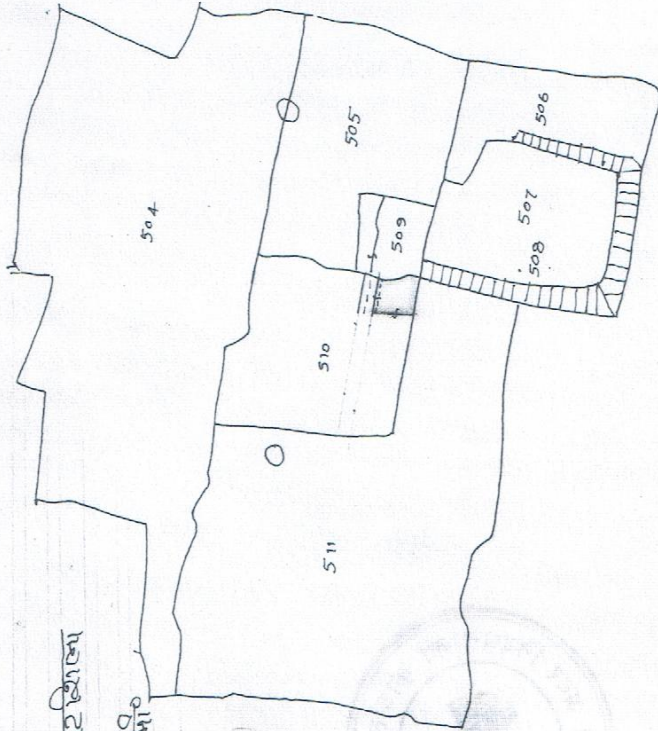
₹.7/-

₹.700/-



Stabil
North

नाम - अदिसुन्त ब्रूज जम्होदपुर
वार्ड संख्या - 9
चादर संख्या - 3
राजस्व शाना - चारखिला
जिला - सिंधुदुर्ग
पिमाना - सि. 510 = 2000
सन् - 1970-71 ई०



Khata No. Plot No. Area
381 - 510 961-00 Sq. ft.
= 2.20 Dec.

Nan gopal Das

□ Shows in 'Red' colour.

Witnessed by:
[Signature]



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

Token No: 13

Token Date/Time: 11/03/2013 12:43:25

| | | | | | |
|--------------------------|----------------------------------------------|----------------|----------------|---------------|------------|
| Document Type | Sale Deed | Presenter | Nani Gopal Das | Date of Entry | 11/03/2013 |
| Presenter Name & Address | Pardih, Ward No - 9, Mango, P.S - Mango, Jsr | DOE | | Total Pages | 20 |
| Stampable Doc. Value | 290000 | Stamp Value | 12000 | Book | 1 |
| Document Value | 290000 | Serial No. | 0 | CNO/PNO | |
| Special Type | | Old Serial No. | / | | |
| Remarks / Other Details | | | | | |

Property Details:

| Anchal | Th.No. | Wrld/Hlk | Mauza | Kh. No. | Plot No | Plot Type | H No | Category | Area | Min. Value |
|------------|--------|----------|--------|---------|---------|-----------|------|----------|-------------|------------|
| JAMSHEDPUR | 1641 | 9 | PARDIH | 381 | 510 Mp | | | U_RES | 2.2 Decimal | 289300 |

Other Property Details:

| Property Type | Th. No. | Wrld | Mauza | Location | Area | Rate | Amount |
|---------------|---------|------|-------|----------|------|------|--------|
| | | | | | | | |

Party Details:

| SN | P Type | Party Name | Father/Husband | Occup. | Caste | PAN/F 60 | UID | Address |
|----|------------|--------------------|----------------------------|----------|---------|----------|-----|-----------------------------------------------------------------|
| 1 | VENDOR | Nani Gopal Das | Late Bhishma Das | Business | General | | | pardih, ward no - 9, mango, p.s - mango, jsr |
| 2 | VENDEE | Md. Shafique Momin | Md. Rafique Momin | Service | General | | | rd.no - 17, near haldar mahato colony, jawaharnagar, mango, jsr |
| 3 | Identifier | Aziz Hasnain | Late Mohammad Sabbir Ahmad | Business | General | | | h.no - 55, dhatkidih, p.s - bistupur, jsr |
| 4 | Witness1 | Aziz Hasnain | Late Mohammad Sabbir Ahmad | Business | General | | | H.No - 55, Dhatkidih, P.S - Bistupur, Jsr |
| 5 | Witness2 | Rash Bihari Mandal | D.P.Mandal | Business | General | | | pardih, p.s - mango, jsr |

Fee Details:

| SN | Description | Amount |
|-------|-------------|----------|
| 1 | A1 | 8,700.00 |
| 2 | SP | 300.00 |
| 3 | LL | 2.50 |
| 4 | PR | 0.94 |
| Total | | 9,003.44 |

Nani Gopal Das

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार कियाने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

मैंने उपरोक्त दस्तावेज
पिता का नाम लाल मोहन लाल उदर
पेशा जमशेदपुर
ने की।

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.13 Token Date: 11/03/2013 12:43:25
Serial/Deed No./Year :1467/1092/2013
Deed Type: Sale Deed

| SN | Party Details | Photo | Thumb |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 1 | Nani Gopal Das Father/Husband Name:Late Bhishma Das (VENDOR) pardih, ward no - 9, mango, p.s - mango, jsr | | |
| 2 | Md. Shafique Momin Father/Husband Name:Md. Rafique Momin (VENDEE) rd.no - 17, near haldar mahato colony, jawaharnagar, mango, jsr | | |
| 3 | Aziz Hasnain Father/Husband Name:Late Mohammad Sabbir Ahmad (Identifier) h.no - 55, dhatkidih, p.s - bistupur, jsr | | |
| 4 | Aziz Hasnain Father/Husband Name:Late Mohammad Sabbir Ahmad (Witness1) H.No - 55, Dhatkidih, P.S - Bistupur, JsR | | |
| 5 | Rash Bihari Mandal Father/Husband Name:D.P.Mandal (Witness2) pardih, p.s - mango, jsr | | |

Book No. I
Volume 45
Page 177 To 196
Deed No 1467/1092
Year 2013
Date 11/03/2013 13:21:01

District Sub Registrar

Signature of Operator

आर ओ आर

| | | | | | | | | |
|-----|-----------------------------------------------------------------------------|-----|-----|----------|------|----|----------------------------------------------------------|----------|
| | Nazrul Hassan , पिता-Manzarul Hassan | 510 | 0 ऐ | 2.75 डि | 0 हे | 28 | Mutation Case No. 1042/2013-14 | 35 / 192 |
| 381 | MD FIROZ AKHTAR , पिता-LATE MD SHAMIM | 510 | 0 ऐ | 4.13 डि | 0 हे | 41 | नामान्तरण मुकदमा संख्या 1243/2015-2016 दिनांक 19-11-2015 | 37 / 45 |
| 381 | Saiful Hassan , पिता-Manzarul Hassan | 510 | 0 ऐ | 2.754 डि | 0 हे | 28 | नामान्तरण मुकदमा संख्या 609/2017 - 2018 | 101 / 72 |
| | | 510 | 0 ऐ | 2.754 डि | 0 हे | | | |
| 381 | Nazrul Hassan , पिता-Manzarul Hassan | 510 | 0 ऐ | 1.65 डि | 0 हे | 17 | नामान्तरण मुकदमा संख्या 611/2017 - 2018 | 101 / 73 |
| 381 | Abdul Razzaque , पिता-Akbar Hussain एवं Reshma Khatoun , पति-Abdul Razzaque | 510 | 0 ऐ | 1.37 डि | 0 हे | 14 | नामान्तरण मुकदमा संख्या 1083/2017 - 2018 | 101 / 99 |
| 381 | Md.Shafique Momin , पिता-Md. Rafique Momin | 510 | 0 ऐ | 2.2 डि | 0 हे | 22 | नामान्तरण मुकदमा संख्या 306/2018 - 2019 | 103 / 25 |
| | | 510 | 0 ऐ | 2.2 डि | 0 हे | | | |
| 381 | MR. AFROJ ALAM , पिता-Abdul Majid | 510 | 0 ऐ | 1.65 डि | 0 हे | 17 | नामान्तरण मुकदमा संख्या 66/2019 - 2020 | 104 / 24 |
| 381 | AISHA PARVEEN , पति-JAWED AKHTAR | 510 | 0 ऐ | 3.6 डि | 0 हे | 36 | नामान्तरण मुकदमा संख्या 402/2019 - 2020 | 104 / 52 |

यह एक कंप्यूटर जनित प्रति है

6/30/2021

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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