

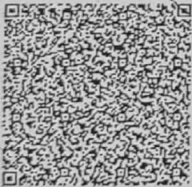


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH20405421033836R
Certificate Issued Date : 19-Aug-2019 10:48 AM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0127894995000452R
Purchased by : AVIJIT MANDAL
Description of Document : Article 23 Conveyance
Property Description : LAND
Consideration Price (Rs.) : 15,00,000
(FifteenLakh only)
First Party : MD RAISUZZAMA
Second Party : MOHAMMAD FIROZ ALAM
Stamp Duty Paid By : MOHAMMAD FIROZ ALAM
Stamp Duty Amount(Rs.) : 60,000
(Sixty Thousand only)



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

2019 / JSR / 3733 / BK1 / 3431

Wanika



SR 0003510849

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoh-stamp.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.

Ufaib

IN FAVOUR OF

MOHAMMAD FIROZ ALAM, son of Mohammad Sabir, grandson of Late Md. Salim, By Faith Muslim, By Caste Sayed (^{Mallicks}), By Nationality Indian, By Occupation Service, Permanent Resident of Nabi Nagar, Kakrar, Ariyari, Sheikhpura, Nabinagar, Kakrar, Pin 811105, and State Bihar, Presently Residing at Flat No 4/4, Islam Tower, Road No 1, P.O. & P.S. Azadnagar, Mango, Pin 832110, Town Jamshedpur, District East Singhbhum, 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, administrators, legal representatives, executors, nominees, and assigns) of the Other Part. UIDAI No 5804 8526 0020 (Pan No AOLPA4212P)

NATURE OF DEED

CONSIDERATION AMOUNT
(Rupees Fifteen Lacs) only

SALE DEED

Rs. 15,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor i.e. Md. Raisuzzama, has purchased the schedule below landed property from its previous owner: Mumtaz Ahmad, s/o Late Shafikur Rahman, R/o Dhatkidih, Jamshedpur, by virtue of registered Sale Deed No 602, Serial No 790, Dt: 11.02.2012, Book I, Volume No 27, pages from 1 to 20, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the Vendor came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all his right, title and interest over the said land, being its lawful, absolute and bonafide owner, and has also got his name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango) vide Mutation Case No 651 / M / 2016 - 17, and from then onwards also paying the rent regularly to the State Government i.e. the State of Jharkhand, without making any arrears, and the last rent is paid vide Receipt No 0787525324 (Volume No 27 and Page No 60).

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Ufaib

AND WHEREAS, the Vendor being in urgent need of money to meet his financial expenses, for which he has decided to sell the schedule below property for full, final, and highest consideration amount of Rs. 15,00,000/- Rupees Fifteen Lacs only and approached the Purchaser/s, to which the Purchaser/s agreed to purchase the said landed property as mentioned in the schedule below, hence, to avoid any or all kind of misunderstandings, legal disputes and 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 mutual agreement and for consideration amount of Rs. 15,00,000/- (Rupees Fifteen Lacs) only, is paid by the Purchaser/s to the Vendor. details is shown in memo of consideration, hereinafter, the receipt of which do hereby admitted and acknowledged as full, final, and highest consideration amount received by the Vendor, and the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that landed 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/s, along with his legal heirs and successors without any interruption from the side of the Vendor, and his legal heirs and successors or any other person/s or party claiming on his behalf together with the common services, amenities, facilities, and advantages, etc. as availed by the Vendor before for the schedule below property.
2. That, the Vendor delivered peaceful 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 the same, 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.

Affair

3. That, from today the Vendor 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/s.
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 will never make any claim over the same along with his legal heirs and successors.
5. 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 suffer any loss, then the Vendor 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/s to perfect the title of the Purchaser/s for the said property.
7. That, the Vendor 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, Mango, 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/s 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.

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SCHEDULE

(Description of the landed property hereby sold)

All that piece and parcel of raiyati homestead land measuring an area 0 - 2 - 17 Dhurs (Two Kathas Seventeen Dhurs) i.e. 4.70 Decimals, being in Portion of Plot No 803, recorded under Khata No 487, Situated in Mouza Pardih, within Ward No 8 (M.N.A.C.), P.S. & Block Mango (Earlier Jamshedpur), under the District Sub Registry Office and Town Jamshedpur, Sub Division Dhalbhum, District East Singhbhum, State Jharkhand. (Holding No 0080002580000M0)

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North	: 33'ft 6"inch	18'ft wide Road
South	: 33'ft 6"inch	5'ft 7"inch wide Alley
East	: 60'ft 3"inch	Dr. M. R. Akhtar
West	: 60'ft 3"inch	Alley

The annual rent is payable to the State of Jharkhand, through C. O. Mango. (Earlier Jamshedpur).

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this indenture.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
By RTGS on 16.08.2019 from HDFC Bank (HDFCR52019081691458046) (Rupees Fifteen Lacs) only	Rs. 15,00,000/-

Waiba

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

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: *A. Nuliy*

WITNESSES:

1. MD-Jamal Son of md. Ayub. H. NO. 4. Road, No. 13. Azad-nag
2. Shad Arif s/o Md. Hazique, 1/10 → H. NO. 3, Road No. 7, Bazar Shakti, Azadnagar, Bonga, Jm

Drafted & Printed by: *A. Nuliy*
Old Court Campus, Jamshedpur.

PURCHASER



Mohammad Firoz Alam



Arif

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. Nuliy*

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

M. N. A. C. JAMSHEDPUR

Ward No - 8

Sheet No - 3

Thana - Mango

Thana No - 1641


Year of: - 1970-71

Scale of: - 1cm = 20m.

Khata No - 487

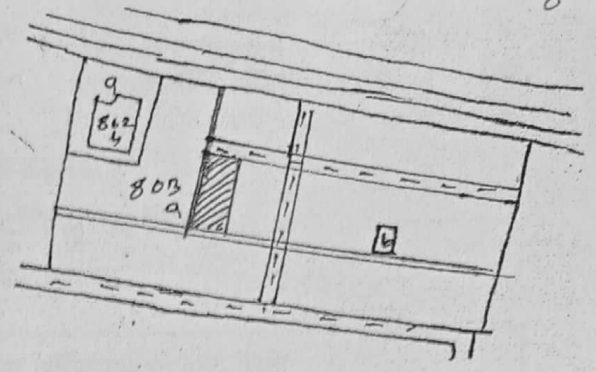
Plot No - 803

S Area - 2 Katha 17 Dhals i.e. 4.7 Dec.

Land Mark on - 

Side of: - North - 33'-6" South - 33'-8"
 East - 60'-3" West - 60'-3"

Bounded by: - North - 18' ft wide Road
 South - 5'-7" wide Alley.
 East - Do. M. R. AKHTAR
 West - Alley.



B. C. Mahato
 Surveyor
 B. C. Mahato
 (Mango, JSP.)
 Regd. No. 01535/2011