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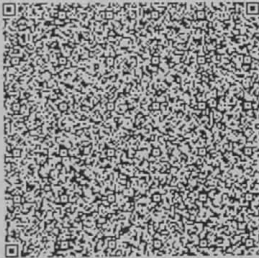
1130



INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH023740218450610  
Certificate Issued Date : 03-Mar-2016 04:07 PM  
Account Reference : SHCIL (FI)/jhshcil01/BISTUPUR/JH-ES  
Unique Doc. Reference : SUBIN-JHJHSHCIL01030314343586160  
Purchased by : ZEENAT PARWEEN  
Description of Document : Article 23 Conveyance  
Property Description : SALE DEED  
Consideration Price (Rs.) : 9,00,000  
(Nine Lakh only)  
First Party : NA  
Second Party : ZEENAT PARWEEN  
Stamp Duty Paid By : ZEENAT PARWEEN  
Stamp Duty Amount(Rs.) : 32,400  
(Thirty Two Thousand Four Hundred only)



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



Abdul Malik Khan  
14/3/16

WN 0004624403

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shastamp.com](http://www.shastamp.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 rests on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

1263

sale  
900,000/-

8.50  
mango

32,400/-

1130

1397-12/11/15 के कंडा (उत्तर) 10% एड

12/11/15



Abdul Malik Khan  
14/3/16

ATTESTED

(MIL)  
Advocate



Abdul Malik Khan  
14/3/16

महोदय को ज्ञात है कि मैंने अपने पिताजी के पास से जमीन का हिस्सा खरीदा है।  
मैंने इसे अपने नाम पर रजिस्ट्रार के कार्यालय में दर्ज कराया है।  
14/3/16

न्यूनतम मूल्यंकन सूची से  
जाँचा एवं सही पाया।

दस्तावेज जाँचा  
14/3/16

जिला अवर निबन्धक

जिला अवर निबन्धक में लेखकारी / प्रिंटर  
जाति के अंकित की गई है।  
छोटानागपुर जिला अधिनियम 1903  
के धारा 48(5) के अन्तर्गत नहीं है।

2

**SALE DEED**

THIS DEED OF SALE IS MADE ON THIS THE 14th DAY  
OF MARCH, 2016, AT JAMSHEDPUR;

BY:

**ABDUL MALIK KHAN** son of Abdul Khalik, by Caste  
Khan, by faith Muslim, by occupation Private Service,  
resident of H. No. 2, Road No. 6, Azadnagar, P.S. Mango,  
town Jamshedpur, District East Singhbhum, within  
State of Jharkhand hereinafter referred to as the

1396 के कंडा (उत्तर) 10% एड  
feebhageable

24300/-  
2.50  
0.94  
24300

14/3/16



ATTESTED  
14/3/16  
(MIL)  
Advocate

Abdul Malik Khan  
14/3/16



Abdul Malik Khan  
14/3/16

~~Handwritten text in Urdu, including names and dates, crossed out with a thick black line.~~



14/3/16  
Handwritten signature  
14/3/16

Abdul Malik Khan  
14/3/16

**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**; PAN : CQDPM5904J

IN FAVOUR OF

**ZEENAT PARWEEN**, wife of Parwez Ahmad Ansari, by Caste Ansari, by faith Muslim, by nationality Indian, by occupation Housewife, resident of H. No. 112, Road No. 10, B.Block, Dhatkidih, P.O. & P.S. Bistupur, Jamshedpur, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and includes her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**; PAN : AYSPP0785H

**NATURE OF DEED: SALE DEED**

**CONSIDERATION AMOUNT:** Rs. 9,00,000/- (Rs. Nine lakh) only;

**WHEREAS** the SELLER is the absolute, lawful and bonafide owner of ALL THAT piece and parcel land described in the Schedule below, which he purchased against the valuable consideration by virtue of registered Sale Deed No. 4712 (Sl.No. 6205) dated 30.09.2013

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registered at District Sub-Registry Office, Jamshedpur, in its Book No. 1, Vol. 232, pages from 601 to 636, completed on the same date, and came in peaceful and exclusive possession of the same;

**AND WHEREAS** while in possession he got the entire lands so purchased by him mutated in his own name vide order passed in Mutation Case No. 1193/2015-16 order dated 16.11.2015 passed by the C.O., Jamshedpur and now he is the absolute and lawful owner of the said land and has been in peaceful physical possession over the said land and exercising all acts of ownership 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. 9,00,000/- (Rs. Nine lakh) only paid by the purchaser to the SELLER vide Cheque No. 360899 dated 05.03.2016 drawn on State Bank of

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India, Dhatkidih Branch, Jamshedpur, the receipt whereof the said sum hereby acknowledge, accept and admit, 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 do 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 possession of the said immovable property

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and all relevant documents, papers, etc. in respect of the said immovable property, to the purchaser.

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, 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. 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 declares 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 etc.

iii) the above premises or part thereof is not subject

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14/3/16

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 sole and absolute owner with full power to convey, transfer, mortgage or assign the same in any manner she likes.

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

vi). 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



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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.

### SCHEDULE

(Description of the property hereby transferred)

Within District East Singhbhum, Pergana Dhalbhum, District Sub-Registry Office at Jamshedpur, town Jamshedpur, Mouza Pardih, Ward No. 8 MNAC, P.S. Mango, Thana No. 1641, recorded under New Survey New Khata No. 193,

Portion of New Plot Nos.	Area measuring	Area measuring at site
438	9 Dhuls	Northern side - 27'ft., Southern side - 27'ft.,
439	2 Katha 1 Dhuls	Eastern side - 67'ft., Western side - 67'ft.

Total Area : 2 Kathas 10 Dhuls or 4.125 Decimals of raiyati homestead land;

Which is bounded by:

North by : 14'ft. Wide Road;

South by : Alley;

Abdul Malik Khan  
14/3/16

East by : Md. Habibur Rahman;

West by : Md. Mofid;

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.

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

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.

WITNESSES :

1. Bashirul Haque  
S/O :- Nazimul Haque  
R/O :- B-Block, H. no. 26, Line no. 7,  
Dhatkidi, P.S. Bistapur, (JSE)
2. Md. Zahid (Md. Haroon)  
S/O :- Md. Zahir,  
R/O :- Islamnagar, Karkali,  
P.S. Cherdai.

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14/3/16

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

14/000  
14/3/16

Advocate.



Zeenat P. Sewseem  
14/3/16  
Advocate



Zeenat P. Sewseem  
14/3/16

SIGNATURE OF THE PURCHASER

Certified that the five finger prints of the left hand of each person, whose photographs are affixed in the document, have been obtained by me or before me.

Printed through Computer :

Advocate

14/000  
14/3/16

18/1/08



भारत निर्वाचन आयोग  
पहचान पत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

JVN0995746



निर्वाचक का नाम : ज़ीनत परवीन  
Elector's Name : Zeenat Parween  
पति का नाम : परवेज़ अहमद अंसारी  
Husband's Name : Parwez Ahmad Ansari  
लिंग/ Sex : महिला/ Female  
1.1.2007 को आयु : 30  
Age as on 1.1.2007

पता : JVN0995746  
म.सं. 112  
गली/मोहो रोड नं. 10, धातकीडीह  
पोस्ट बिहपुर  
जिला/पिन (पूर्वी) सिंहभूम 831001  
Address :  
H.No. 112  
Strt/Mohalla Road No.- 10, Dhatkidih  
Post Off. Bistupur  
District/Pin East Singbhum 831001

Date : 14.10.2008

49 - जमशेदपुर पश्चिम निर्वाचन क्षेत्र के  
निर्वाचक रजिस्ट्रीकरण अधिकारी  
के हस्ताक्षर की अनुकृति  
Facsimile Signature of the  
Electoral Registration Officer

for 49 - Jamshedpur West Constituency

पता बदलने पर, नये पते पर अपना नाम  
निर्वाचक नामावली में दर्ज करवाने तथा उस  
पते पर इसी नम्बर का कार्ड पाने के लिए  
सम्बन्धित फार्म में यह कार्ड नम्बर अवश्य लिखें  
In case of change in address, mention this  
card No. in the relevant form for including  
your name in the roll at the changed address  
and to obtain the card with same number.

084/1165



भारत सरकार  
GOVERNMENT OF INDIA



जीनत परवीन  
Zeenat Parween  
जन्म वर्ष / Year of Birth : 1977  
महिला / Female



8214 2349 2362

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
W/O परवेज़ अहमद अंसारी,  
मकान संख्या.११२, रोड  
संख्या.१०, धतकीडीह, पो- बिष्टुपुर,  
जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड,  
831001

Address:  
W/O Parwez Ahmad Ansari,  
House No.112, Road No.10,  
Dhatkidih, PO- Bistupur,  
JAMSHEDPUR, Purbi  
Singhbhum, Jharkhand,  
831001

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001