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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

204
18/5/12

Certificate No.	: IN-JH06538802112895P
Certificate Issued Date	: 17-Jul-2017 06:18 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0109373850997949P
Purchased by	: REHANA KHATOON
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 16,49,500 (Sixteen Lakh Forty Nine Thousand Five Hundred only)
First Party	: NA
Second Party	: REHANA KHATOON
Stamp Duty Paid By	: REHANA KHATOON
Stamp Duty Amount(Rs.)	: 66,000 (Sixty Six Thousand only)



.....Please write or type below this line.....



S. Phomm

Subir

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Statutory Alert:

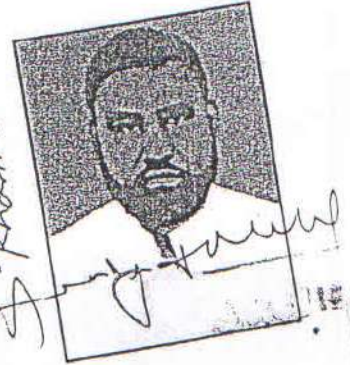
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Rehana Khatoon

Sale
6649501

Rs
M.d. al

660001



A. Rahman

न्यूनतम मूल्यांकन सूची से
जाँचा एवं सही पाया।
18/07/17

कृष्ण खाता नं० - धार लॉ पंचायत
नरु जहाँ नं० - खातद लॉ
मिरपन क्षेत्र प्रतिकृति कर न
दर्ज नहीं है। 18/07/17



Dilip Jha

पत्र 21 के अधीन प्राया: भारतीय स्टांप-अधिनियम
(स्टाम्प ऐक्ट), 1899 के अनुसूची
या 1क, स०... के अधीन
सबत् स्टांप-सहित (या स्टांप-शुल्क
विमुख या स्टांप-शुल्क अपेक्षित नहीं)।

जिला अवर दिनांकक

उपस्थित दस्तावेज में दर्ज
जाति के राजपूत अतिरिक्त हैं।
छोटानागपुर कारतकारी अधिनियम 1903
की धारा 46(B) के अन्तर्गत नहीं हैं।

Mirali
निबंधन-पदाधिकारी

SALE DEED

18/07/17

Govt. Value - 6649501

This Sale Deed is made on this the 18th day of July, 2017, at Jamshedpur.

Seefingable

BY AND BETWEEN

Am 45486
Seef 25
Ala 0.54

18/07/17

1) SHAFIQR RAHMAN, s/o Late Sajjad Hussain, By Religion Islam (Muslim),
By Caste Ansari, By Nationality Indian, By Occupation Business, Resident of Road
No. 13, Jawahar Nagar, P.O. Azadnagar, P.S. Mango, Jamshedpur, District East
Singhbhum, and State Jharkhand, & 2) Mr. DILIP JHA, son of Sadabir Jha, By
Caste Brahmin, By Faith Hindu, By Nationality Indian, By Occupation Business,
Resident of N. H. 33, Baliguma, Mango, Jamshedpur, District East Singhbhum,
State Jharkhand, (both are partners in Sai Sangam Homes) and they are the lawful
constituted attorneys for: 1) RANENDRA PRATAP SINGH, & 2) DHIRENDRA
PRATAP SINGH, both sons of Late Narendra Pratap Singh & Late Laxmi Devi,
Both By Faith Hindu, By Caste Rajput (General Caste), By Nationality Indian,
Resident of Radhikanagar, Madhav Bhawan, Kharanghajhar, Telco, P.O. & P.S.
Telco, Town Jamshedpur, District East Singhbhum, State Jharkhand, on the strength
of registered General Power of Attorney Deed No. IV - 1203, Serial No. 5525, Dt:

Rehana Khatoon

S. Rahman

Dilip Kumar

23.08.13, (Rectification G.P.A. No. 1003, Dt: 05.11.2015), both, registered at the District Sub Registry Office, Jamshedpur (The Principal/s are alive and living on the day of execution of this Sale Deed). Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART.

IN FAVOUR OF

Mrs. REHANA KHATOON, wife of Shafiqur Rahman, By Faith Muslim, By Caste Ansari, By Nationality Indian. By Occupation Business, Resident of House No. 22, Sabir Nagar, Jawahar Nagar, Near Taiba Masjid, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, Pin 832110, 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 her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No. BVAPK0663B) Aadhaar No 6746 1813 9235

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 45,00,000/-

(Rupees Forty Five Lacs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below landed property, along with other properties are recorded in the name of Smt. Laxmi Devi, w/o Narendra Pratap Singh, R/o Baliguma, Jamshedpur, in the Khatian as per the last survey settlement of 1981, but, after the demise of said Smt. Laxmi Devi & her husband namely: Narendra Pratap Singh, the above named Vendors has inherited the properties and their estates being

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their only legal heirs and successors i.e. their two sons namely: Ranendra Pratap Singh & Dharendra Pratap Singh, and they came in peaceful physical possession over their estates without any interruption from any person or corner, thereby exercising all their right, title, and interest over the same, being its lawful, absolute, and bonafide owner/s.

AND WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses, they have jointly decided to sell the schedule below property for full, final and highest consideration amount of Rs. 45,00,000/- (Rupees Forty Five Lacs) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, both the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 45,00,000/- (Rupees Forty Five Lacs) only is paid by the Purchaser to the Vendor/s, the receipt of which is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendors does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with her legal heirs and successors without any interruption from any person/s claiming under them with all their right, title, and interest of the said property.

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2. THAT, the Vendor/s has 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 of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner she like, and the Purchaser is at liberty to get her name mutated in the records of the State of Jharkhand, through Circle Officer, Jamshedpur, and pay rent, and taxes for the same in her name and obtain receipt thereof.
3. THAT, from this day the Vendors shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendors in the schedule below property will now be completely vested unto the Purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendors hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendors in the schedule below property the Purchaser suffers any loss then the Vendors will be liable to compensate the same to the Purchaser or her legal heirs and successors.
5. THAT, the Vendor/s was further bound to execute any other 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. It is also declared by the Vendors that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor/s only.

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6. THAT, the Vendors has delivered copy of all original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendors does not hold any right, title or interest with their legal heirs to claim back the schedule below property.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

SCHEDULE

In the District East Singhbhum, Situated in Mouza Baliguma, P.S. M.G.M. (Mango), Thana No. 1150, within Ward No. 10 (M.N.A.C.), under the District Sub Registry Office, Anchal, and Town Jamshedpur, and State Jharkhand, all that piece and parcel of raiyati homestead land recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
<u>425</u>	<u>1453 (Part)</u>	<u>1 - 0 - 0 Bigha (One Bigha or Twenty Kathas)</u> <u>i.e. 33 Decimals</u>

The above land is bounded as:

North : Plot No. 1431 & 1433
South : 25'ft wide Road
East : Plot No. 1451
West : Nij

The annual rent payable to the State of Jharkhand through C. O., Jamshedpur.

Rehana Khatoon

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

MEMO OF CONSIDERATION

Mode of Payment

Amount (Rs)

By Cheque/s

Rs. 45,00,000/-

(Rupees Forty Five Lacs) only

In witness whereof the Vendor/s has hereunto set and subscribed their hands 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. Neel

WITNESSES:

1. [Signature]

2. Beemata Devi

Drafted & Printed by: A. Neel

Old Court Campus, Jamshedpur.

PURCHASER

Rehana Khatoon



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me. [Signature]

Rehana Khatoon