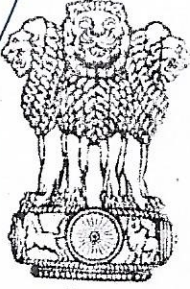


2019/JSR/234/BKA/210

INDIA NON JUDICIAL

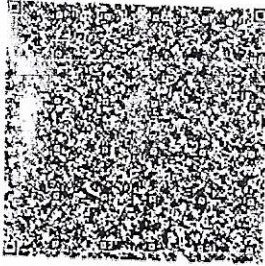
Government of Jharkhand

e-Stamp



सत्यमेव जयते

Certificate No. : IN-JH13809059210271R
Certificate Issued Date : 16-Jan-2019 11:31 AM
Account Reference : SHCIL (FI)/jhshcil01/BISTUPUR/JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0118080900047438R
Purchased by : ANSAR AHMAD SO MENAZARUL HAQUE
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 13,75,000
(Thirteen Lakh Seventy Five Thousand only)
First Party : SAYEEDA BANO WO AKBAR HUSSAIN
Second Party : ANSAR AHMAD SO MENAZARUL HAQUE
Stamp Duty Paid By : ANSAR AHMAD SO MENAZARUL HAQUE
Stamp Duty Amount(Rs.) : 55,000
(Fifty Five Thousand only)



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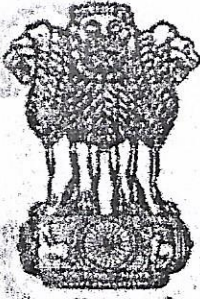
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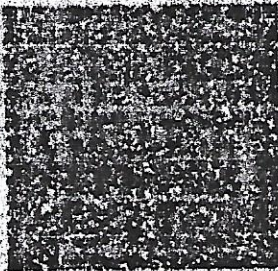


सत्यमेव जयते

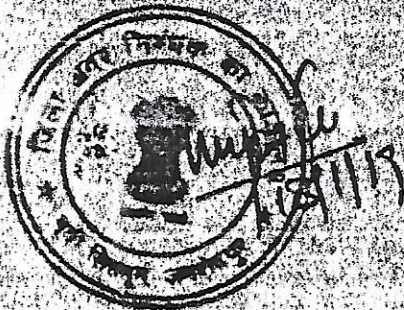
INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Base Certificate No. : IN-JH13809959210271R
 Certificate No. : IN-JH13774972708045R
 Certificate Issued Date : 18-Jan-2019 11:19 AM
 Account Reference : SHCIL (FI)/ Inshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0118184831176819R
 Purchased by : ANSAR AHMAD SO MENAZARUL HAQUE
 Description of Document : Article 29 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 13,75,000
 (Thirteen Lakh Seventy Five Thousand only)
 First Party : SAYEEDA BANO WO AKBAR HUSSAIN
 Second Party : ANSAR AHMAD SO MENAZARUL HAQUE
 Stamp Duty Paid By : ANSAR AHMAD SO MENAZARUL HAQUE
 Stamp Duty Amount(Rs.) : 800
 (Eight Hundred only)



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



Handwritten signature
18/1/19

TQ 0007795341

Sole
1394515/-

2.5
amanglo

55800/-
+ 800/-
55800/-



ADVOCATE
CIVIL COURT, JSR.

18/1/19



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18/1/19

02 खाना जगल 858 का
लागू जगल 29413 के मालिकाना
हस्तांतरण के दस्तावेज है

मिना अमर मिश्र
18/01/19
महाराष्ट्र राज्य सरकार / मिश्र
जी.पी.सी. अफिस जी.पी.सी.
दस्तावेज संख्या 108
म. अ. अ. अ. के अंतर्गत है

महाराष्ट्र राज्य सरकार / मिश्र
जी.पी.सी. अफिस जी.पी.सी.
दस्तावेज संख्या 108
म. अ. अ. अ. के अंतर्गत है

मिना अमर मिश्र
18/1/19

18/01/19
महाराष्ट्र राज्य सरकार / मिश्र
जी.पी.सी. अफिस जी.पी.सी.
दस्तावेज संख्या 108
म. अ. अ. अ. के अंतर्गत है

rechargeable
As per
del 300
1.00

Govt. value:- 13,94,515/-

SALE DEED

THIS DEED OF SALE is made on this the 18th day of January
2019 at Jamshedpur.

18/1/19

18/11/19

BY

SAYEEDA BANO WIFE OF AKBAR HUSSAIN AND DAUGHTER OF LATE. ABDUL RAHMAN AND GRAND DAUGHTER OF LATE. ALIJAN ALI, by faith – Muslim, by Caste - Ansari, by Nationality Indian, by occupation Housewife, resident of Road No. 6/A, Jawaharnagar, Mango, P.S. Mango, Town – Jamshedpur, District – East Singhbhum, State – Jharkhand hereinafter called the **VENDOR** (which expression shall unless, excluded by or repugnant to the context, mean and include her successor, executor, administrators, legal representative, nominees, and assigns) of the ONE PART; PAN No.DOMP4432J, AADHAAR NO.806430185207.

IN FAVOUR OF

ANSAR AHMAD SON OF LATE. MENAZRUL HAQUE AND GRANDSON OF LATE. MEZAHARUL HAQUE, by faith – Muslim, by Caste – Siddiquei, by Nationality Indian, by occupation – Business, resident of 30, Road No. 8, Jawaharnagar, P.O. & P.S. Mango, Town – Jamshedpur, District – East Singhbhum, State – Jharkhand hereinafter called and referred to as the **VENDEE/PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include his successor, executor, administrators, legal representative, nominees, and assigns) of the OTHER PART; PAN NO. AENPA3155M, AADHAAR NO.724109724830.

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NATURE OF DEED : **SALE DEED.**
ACTUAL CONSIDERATION AMOUNT : **Rs. 13,75,000/-**
(Rupees thirteen lakhs seventy five thousand).

WITNESSETH AS FOLLOWS:-

AND WHEREAS, all that Piece and Parcel of land measuring two kathas and fifteen dhurs equivalent to 0.01.95 Hectare approx. being Portion of Plot No. 2943, under Khata No. 858, in Mouza Mango, Survey ward No. 9, M.N.A.C, Thana No.1642, ward No. 10, M.N.A.C, P.S. Mango, Town Jamshedpur, District East Singhbhūm, State-Jharkhand morefully described in the schedule below was purchased by the vendor from its previous owner namely Shri. Dineshwar Choudhary Son of Late. Sheo Prasad Choudhary by means of registered deed of sale bearing deed No.3324, Serial No. 3764, dated 29.07.1998 and since then she is in peaceful physical possession over the same and she after coming into possession over the same mutated her name in the records of circle officer, Jamshedpur vide **Mutation Case No. 1057/2006-2007** vide order dated 20.11.2006 and rent being paid by her.

AND WHEREAS, that Sayeeda Bano wife of Akbar Hussain entered into an agreement for sale with the present purchaser namely Ansar Ahmad Son of Late. Menazrul Haque for the sale of

W.P. No. 1811/19

entire aforesaid property for a total sum of Rs. 13,75,000/- (Rupees thirteen lakhs seventy five thousand) only.

AND WHEREAS, the vendor ready to sale the schedule below land in favour of the purchaser on the following terms and conditions as mutually settled among them.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That total consideration amount for the schedule below land has been mutually fixed by both the parties as a sum of Rs. 13,75,000/- (Rupees thirteen lakhs seventy five thousand) only.
2. That in pursuance to the aforesaid agreement and in consideration of a sum of Rs. 13,75,000/- (Rupees thirteen lakhs seventy five thousand) only has been paid by the purchaser to the vendor as a full and final consideration amount for sale of the schedule below property the receipt of which the vendor do hereby admit and acknowledge.
3. That the vendor by this deed presents do hereby sell, convey, transfer, deliver, and assign all that property described in the schedule below together with all rights, title, interest, possession, easement and appurtenances and full privileges and advantages TO HAVE AND TO HOLD the same as absolute owners thereof without any interruption, hindrance

W. J. Jones
18/11/19

or disturbance by the vendor or any other person or persons claiming under them together with all right, title, interest, possession which the vendor hereto before enjoyed in respect of the schedule below property in favour of the purchaser.

4. That henceforth the purchaser shall exercise all right, title, interest and possession over the schedule below land as absolute owner thereof.
5. That the vendor hereby declare that the properties hereby conveyed to the purchaser by this Deed of sale are free from all encumbrances, liens, charges, or any kind of attachments whatsoever.
6. That the purchaser shall be at liberty to transfer or part with possession of the schedule below properties by way of sale, gift, lease, mortgage or by executing any other document and shall be at a liberty to mutata his name in the office of concerned authority with respect to the schedule below property and shall pay the ground rent and other charges in his name.
7. That the purchaser on and from the date of taking possession of the schedule below property is a responsible for payment of all taxes, rents, charges, of the said property.

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8. That the vendor hereby assured the purchaser that if required she will execute any further Deed or documents with respect to the schedule below property to ensure the right, title and interest of the purchaser more perfectly at cost of the purchaser.

Ansar Ahmad

SCHEDULE

All that Piece and Parcel of land measuring two kathas and fifteen dhurs equivalent to 0.01.95 Hectare approx. being Portion of Plot No. 2943, under Khata No. 858, in Mouza Mango, Survey ward No. 9, M.N.A.C, Thana No.1642, ward No. 10, M.N.A.C, P.S. Mango, Town Jamshedpur, District East Singhbhum, State-Jharkhand, the property is situated at branch road and the same is bounded as follows:-

- North : Alley.
- South : Akbar Hussain.
- East : Qamar Khan.
- West : Monazrul Haque

MEMO OF CONSIDERATION

RTGS.	Indian overseas Bank	Rs.12,00,000/-	31.12.2018.
RTGS.	Indian overseas Bank	Rs.01,62,000/-	16.01.2019.
Cash	Rs.13,000/-	18.01.2019.

6/11/81
18/11/81

IN WITNESS whereof the vendor has signed this Deed of sale today at Jamshedpur on this the day, month and year first above written.

Read over and explained the contents of this deed to the executants who admit it to be true and correct.

Md. Mera Juddin
Advocate. 18/11/81

MD. MERAJUDDIN
ADVOCATE
CIVIL COURT, JSR.

WITNESSES:

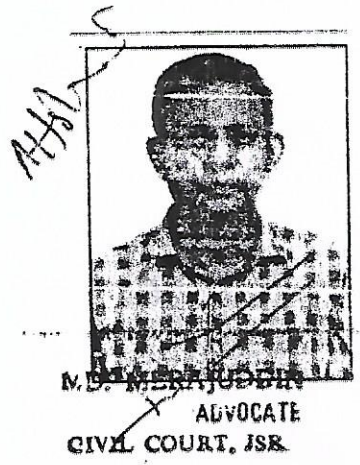
1. Asgar Hussain s/o Akbar Hussain
Road No - 6B, Jawaharnagar, Mangoo JSR.
2. Sultan Ahmad s/o late Meenazurul Haque
Road No - 8 Jawaharnagar Mangoo J.S.R

Typed by :
[Signature]
Jamshedpur court.

Drafted by:
[Signature]
Advocate. MD. MERAJUDDIN
ADVOCATE
CIVIL COURT, JSR.

Name of the purchaser

ANSAR AHMAD



18/11/19

Signature and finger prints of left hand of the purchaser above named.

Certified that the fingers prints of the left hand of persons, whose photographs are affixed in the document, have been obtained by me.

MA
18/11/19

Advocate.

MD. MERAJUDDIN
ADVOCATE
CIVIL COURT, JSEL.

