

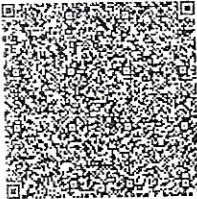


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH18002013585736R
Certificate Issued Date : 20-Jun-2019 11:09 AM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0123715218365288R
Purchased by : SULTAN AHMAD SO LATE MENAZRUL HAQUE
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 14,00,000
(Fourteen Lakh only)
First Party : BASANTI DEVI WO AKHILESH KUMAR CHOUDHURY
Second Party : SULTAN AHMAD SO LATE MENAZRUL HAQUE
Stamp Duty Paid By : SULTAN AHMAD SO LATE MENAZRUL HAQUE
Stamp Duty Amount(Rs.) : 56,000
(Fifty Six Thousand only)



Please write or type below this line

2019/JSR/2626/BK1/2419

2019/40462
21.06.2019



2019/40462
21.06.2019

SR 0002684484

VOID VOID VOID VOID VOID

10/3/17
619/2

legal representative, nominees, and assigns) of the OTHER PART;
PAN NO. AAWPA5119J, AADHAAR NO.7710 8098 0089.

NATURE OF DEED : SALE DEED.
ACTUAL CONSIDERATION AMOUNT : Rs. 7,00,000/- (Rupees Seven lakhs).

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, P.S. Mango, Town Jamshedpur, District East Singhbhum, State-Jharkhand morefully described in the schedule below along with the others lands was acquired by the vendor from its previous owner namely Sheo Prasad Choudhary Son of Late. Narayan Choudhury and fulwari Devi wife of Sheo Prasad Choudhury by means of registered deed of Gift bearing deed No.947, Serial No. 1177, dated 15.02.1984 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. 53(Camp) /1999-2000 vide order dated 31.08.1999 and rent being paid by her.

BY

Basanti Devi
21/11/2022

BASANTI DEVI WIFE OF SRI. AKHILESH KUMAR CHOUDHURY AND DAUGHTER OF DIL BAHUR CHOUDHARY AND GRAND DAUGHTER OF LATE. DEO LAL CHOUDHARY, by faith – Hindu, by Caste - Bhumihaar, by Nationality Indian, by occupation Housewife, resident of 45/B, G.T.B.M, Shiv Singh Bagan Area, Agrico, P.S. Sidhgora, 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.FQQPD2875F, AADHAAR NO.7516 6019 9795.

IN FAVOUR OF

SULTAN AHMAD SON OF LATE. MENAZERUL HAQUE AND GRANDSON OF LATE. MEZHRUL 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,

Sri Akhilesh Kumar
Choudhury

AND WHEREAS, said Basanti Devi wife of Sri. Akhilesh Kumar Choudhury entered into an agreement for sale with the present purchaser namely Sultan Ahmad Son of Late. Menazerul Haque for the sale of entire aforesaid property for a total sum of Rs. 7,00,000/- (Rupees Seven lakhs) 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. 7,00,000/- (Rupees Seven lakhs) only.
2. That in pursuance to the aforesaid agreement and in consideration of a sum of Rs. 7,00,000/- (Rupees Seven lakhs) 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

24/6/19

and advantages **TO HAVE AND TO HOLD** the same as absolute owners thereof without any interruption, hindrance 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 declares 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 mutate 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.

22/11/19
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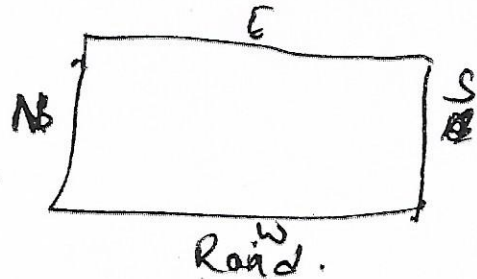
7. That the purchaser on and from the date of taking possession of the schedule below property is a responsible for payment of all taxes, rents, charges, of the said property.
8. That the vendor hereby assured the purchaser that if required she will execute any further Deed or documents with respect to the schedule below property to ensure the right, title and interest of the purchaser more perfectly at cost of the purchaser.

SCHEDULE

08/11/19

All that Piece and Parcel of land measuring two kathas and fifteen dhurs ^{or 4.54 Dec.} 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, 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 then Qamar Khan.
- South : Surfa Karketta.
- East : Alley then Qamar Khan.
- West : Ansar Ahmad.



Sultan Ahmad



MD. MERAJUDDIN
20/6/19

MEMO OF CONSIDERATION


RTGS. Indian Overseas Bank Rs.1,00,000/-
RTGS. VIJAYA BANK Rs.1,00,000/- 01.05.2019.
RTGS. VIJAYA BANK Rs.2,00,000/- 17.06.2019.
RTGS. VIJAYA BANK Rs.3,00,000/- 20.06.2019.

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

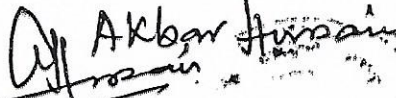
Read over and explained the contents of this deed to the executants who admit it to be true and correct.


Advocate.

WITNESSES:

- 
1. Anwar Ahmad, Sh - C/o Menazerul Haque
Bo, Col. M-8, Jawahar Nagar, Jh
2. Akbar Hussain, Sh - Abdul Rauf,
6B, Col. M-6B, Jawahar Nagar, Jh

Typed by:


Akbar Hussain

Jamshedpur court.


Drafted by:

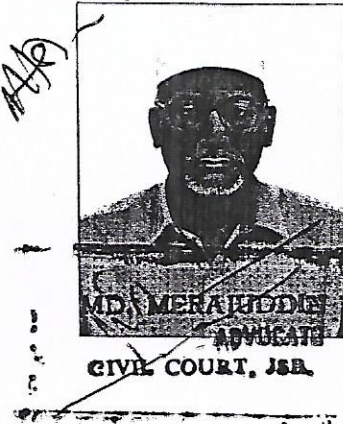
Advocate.


MD. MERAJUDDIN
ADVOCATE
CIVIL COURT, Jh
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Original
22/6/19

Name of the purchaser

SULTAN AHMAD



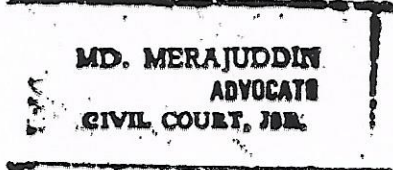
Sultan Ahmad
22/6/19



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
Advocate. 22/6/19



Sidhu
14,00,000/-
13,97,600/-

P-5
Mango

dup
56,000/-

Agg



MR. MERA JUDDIN
ADVOCATE
CIVIL COURT, JBR.

22/6/19



नदरवाला जागा 858 अ-वाट
जागा 2943 प्रतिगाथन 120
में वरिष्ठ 22/6/19

विषय 21 के अन्तर्गत...
(विषयक कानून 1993) के अन्तर्गत
1 वरिष्ठ, 22/6/19 के अन्तर्गत
बकायत, कानून-अन्तर्गत 22/6/19 के अन्तर्गत-दुख
ने निम्न या कानून-दुख अन्तर्गत 22/6/19

विषयक कानून

कानून-अन्तर्गत 22/6/19 के अन्तर्गत
जबकि 22/6/19 के अन्तर्गत 22/6/19
कानून-अन्तर्गत 22/6/19 के अन्तर्गत 22/6/19
की धारा 4(8) के अन्तर्गत 22/6/19

22/6/19
नृ-स्तम्भ मूल्य-अन्तर्गत 22/6/19
जबकि 22/6/19 के अन्तर्गत 22/6/19

22/6/19

22/6/19

Feechye

MH 41928 ~

LHP 3 ~

Pg. 1 ~

22/6/19

प्रमाणित किया

SALE DEED

THIS DEED OF SALE is made on this the 21st day of June 2019
at Jamshedpur.