

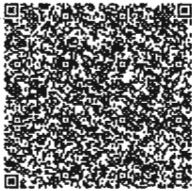


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH24654696098113R  
 Certificate Issued Date : 24-Dec-2019 12:42 PM  
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0135216171973156R  
 Purchased by : BY ADVOCATE  
 Description of Document : Article 23 Conveyance  
 Property Description : SALE DEED  
 Consideration Price (Rs.) : 18,00,000  
 (Eighteen Lakh only)  
 First Party : MUKHTAR ALAM  
 Second Party : RABIYA KHATOON  
 Stamp Duty Paid By : RABIYA KHATOON  
 Stamp Duty Amount(Rs.) : 20  
 (Twenty only)



Please write or type below this line.

2020/ISR/17/BK1/15

Mukhtar Alam  
04/11/2020

SR 0005532458



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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.



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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

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साल 19/6/11 के अन्तर्गत  
499 के 500  
के अन्तर्गत  
4/01/20

जब स्वामी जल 362 का  
जल 498 अन्तर्गत  
के अन्तर्गत  
4/01/20



Mukhtar Alam  
4/1/2020



विश्व अंतर निबन्धक

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न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।  
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**SALE DEED**

**Consideration Amount Rs. 18,00,000/-**

THIS SALE DEED is made on this the 04<sup>th</sup> day of January  
2020 at Jamshedpur: B Y: MUKHTAR ALAM( Pan No:  
AJRPA6840L and Aadhaar No: 8204 9963 2165) son of Late  
Mubarak Hussain, by faith Muslim, by caste Sheikh, by  
occupation Business, by Nationality Indian, resident of Block  
No: 2, Shastri Nagar, Kadma, within P.S. and P.O. Kadma,  
Town Jamshedpur, District East Singhbhum, State Jharkhand –  
831012 hereinafter called the “VENDOR” (Which expression  
shall unless, excluded by or repugnant to the context mean and  
include his heirs, successors, executors administrators, legal  
representatives nominees and assigns) of the One Part;

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दस्तावेज जाँचा  
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**IN FAVOUR OF**

**MRS. RABIYA KHATOON ( Aadhaar No: 6385 2376 3724 and Pan No: EKUPK2753L )** Wife of Abdul Kalam, by faith Muslim, by Nationality Indian, by occupation House-wife, resident of Flat No: 2/B, Safa Marwah, Road No: 9, Jawahar Nagar, Azadnagar, Mango, within P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand -832110 hereinafter called the "**PURCHASER**" (which expression shall unless, excluded by or repugnant to the context mean and include her successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part

**WITNESETH AS FOLLOWS:-**

Whereas the Vendor is the absolute owner of land measuring Five Kathas i.e. 8.25 decimals, in Portion of Plot No: 498, recorded under Khata No: 362, situated at Mouza Pardih, Survey Ward No: 9, MNAC, within P.S. Mango, Thana No: 1641, Town Jamshedpur, District East Singhbhum; And

Whereas the Vendor purchased the aforesaid land from its former owner Raghunnath Pandey son of Late Dipa Pandey by virtue of Sale Deed No: 1673, dated 13-04-2015 registered at Jamshedpur Dist. Sub registry office, on payment of valuable consideration amount; And

Whereas after purchasing the aforesaid land the name of the present Vendor has been mutated in the records of Circle Officer Jamshedpur vide Mutation Case No: 782/ R27/ 2018-19 ; And



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Whereas now the present Vendor has been exercising all acts of ownership and possession over the said land without any interruption from any corner on payment of rent to the Circle Officer Jamshedpur; And

Whereas the Purchaser approached the Vendor to purchase land measuring Three Kathas i.e. 4.95 decimals Approx. in Portion of Plot No: 498, recorded under Khata No: 362 situated at Mouza Pardih, Survey Ward No: 9, MNAC, within P.S. Mango, Thana No: 1641, Town Jamshedpur, District East Singhbhum more fully described in the schedule below and accordingly the present Vendor has also agreed to sell the aforesaid land fully described in the schedule below to the present purchaser, on total consideration of Rs.18,00,000/- ( Rupees Eighteen Lakhs ) only on the following terms and conditions as stated below:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:;**

1) That in consideration of Rs.18,00,000/- ( Rupees Eighteen Lakhs ) only paid by the Purchaser to the Vendor as per the details given in the Mode of Payment written below, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the Land mentioned in the schedule below, the Vendor by these present does hereby sell, convey, transfer, deliver and assign all that property fully described in the schedule below, together with all rights, title, interest, possession, easement,





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appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendor and/or any other person or persons claiming under him.

2) That the Vendor has handed over the peaceful possession of the schedule below Land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendor has completely divested of all his rights, title, interest in the schedule below Land and henceforth the Vendor shall cease to have any manner of title to the said property or claim on the said property.

4) That from this day the purchaser has become the lawful owner of the schedule below land and is free to use, enjoy and possess the said land according to her desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party and shall also be at liberty to have or get her name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendor is the sole and bonafide owner of the aforesaid property and is fully entitled to dispose off the schedule below property to the purchaser.



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**6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**

a) that the Vendor is the lawful owner of the schedule below property and accordingly he has transferred the same in favour of the purchaser.

b) that prior today the vendor has not negotiated the schedule below land or any part thereof with any third party by way of sale, lease, agreement etc. of any kind whatsoever save and except with the present purchaser.

c) that if in future any defect in the title or possession of the vendor over the schedule below land is found then vendor shall compensate the purchaser if she suffers in any loss.

d) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said property.

e) that from this day the Purchaser shall have quiet and peaceful possession and enjoyment over the schedule below property.

7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

8) That the vendor has handed over the all relevant document in connection with the schedule below property, to the Purchaser.

9) That the schedule below property is situated on Branch Road.



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**"SCHEDULE"**

All that Piece and Parcel of Homestead land measuring Three Kathas i.e. 4.95 decimals Approx.(Northern side 51'ft - 09", Southern side 54'ft.-0", Eastern side 40'ft -1½", Western side 41'ft.-7 ½" ) in Portion of Plot No: 498 under Khata No: 362 situated at Mouza Pardih, Survey Ward No: 9, MNAC, within P.S. Mango, Thana No: 1641, Town Jamshedpur, District East Singhbhum, District Sub-registry office at Jamshedpur, which is bounded as follows:

North : Vendor's Nij

South : Plot No: 497

East : Road

West : Portion of Plot No: 498

Annual rental of Rs. 10/- payable to the Landlord through Circle Officer Jamshedpur.

**MODE OF PAYMENT OF CONSIDERATION**

Cheque No:	Date	Amount	Name of Bank
705136	23-11-2019	Rs.1,00,000/-	SBI Mango
705139	01-01-2020	Rs.6,00,000/-	SBI Mango
705140	01-01-2020	Rs.6,00,000/-	SBI Mango
705141	01-01-2020	Rs.5,00,000/-	SBI Mango
Total Rs. 18,00,000/- ( Rupees Eighteen Lakhs ) only.			



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IN WITNESSES WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

**WITNESS:**

1) Gulam Arbi GULAM ARBI  
Road NO 13 Azadnagar Mangro JSR

2) A-Kalam Abdul Kalam  
S/o Late Abdul Hamid  
Ed. No-1, Azadnagar, Mangro, JSR

Drafted, read over and explained the contents of this sale deed to the Executant/Vendor who found and admitted the same to be true and correct.

Typed at

Advocate



Jamshedpur Court

MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.







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**NAME OF THE PURCHASER:-**

**MRS. RABIYA KHATOON**



Signature and finger print of left hand of the Purchaser above named.

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

Advocate



**MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.**





11/01/2020

v1 Reshika  
@ 2996404-4-95 doc-14832181-



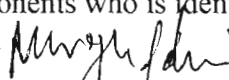
**AFFIDAVIT**

I, RABIYA KHATOON, Wife of Abdul Kalam, by faith Muslim, by Nationality Indian, by occupation House-wife, resident of Flat No: 2/B, Safa Marwah, Road No: 9, Jawahar Nagar, Azadnagar, Mango, within P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand -832110 do hereby solemnly affirm and declare as follows:-  
That I want to take facility of the Govt. issued notification no 499 and 500 dated 19-06-2017 for the ladies sale deed.

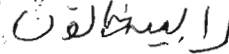
That I have never availed of the above notification except this sale deed under the govt. sale deed scheme.

That I have produced the sale deed for registration at Rs. 20/- for purchasing land measuring Three Kathas i.e. 4.95 decimals Approx.(Northern side 51'ft - 09", Southern side 54'ft.-0", Eastern side 40'ft -1½", Western side 41'ft.-7 ½") in Portion of Plot No: 498 under Khata No: 362 situated at Mouza Pardih, Survey Ward No: 9, MNAC, within P.S. Mango, Thana No: 1641, Town Jamshedpur, District East Singhbhum .

**VERIFICATION**

Solemnly affirmed and declared before me to be true by the deponents who is identified by Shri   
Advocate, Jamshedpur.

The Statement made above are true to the best of my knowledge, belief and information I sign this on today at Jamshedpur.




NOTARY PUBLIC, JAMSHEDPUR.

**DEPONENT**

The deponent is known to me and has signed this in my presence.

ADVOCATE 



  
07/11/2020  
**PRAMOD KUMAR BHAGAT**  
**NOTARY PUBLIC**  
East Singhbhum, Reg. No.2842 (J)  
Govt. of Jharkhand, JSR.(INDIA)