

4648 Sale Value 6,60,000/- w f.s. May 08

3662 36621 RS-25000

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु. 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

खण्डाज 1223 हाट नं 1409 मकाना
रस्ता में नई है

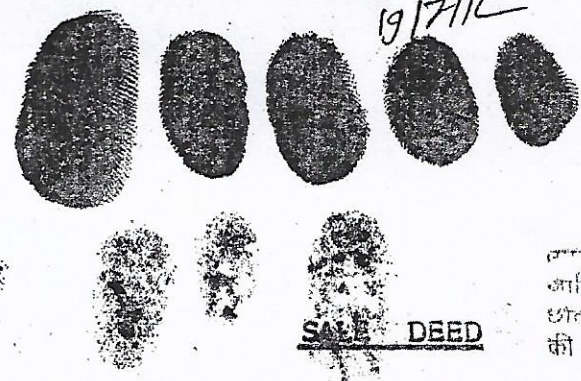
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Abadi 19.7.12

ABDUL HADI



19/7/12

26500

जिला अवर निबंधक
व्यवस्थित दस्तावेज में लेखाकारी/ प्रिंसिपल
आदि के अंकित की गई है
छातानापुर काशतकारी अधिनियम 191
की धारा 46 (1) (B) के अंतर्गत नहीं है

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 19TH DAY OF
JULY, 2012 AT JAMSHEDPUR;

BY

HASEEBUR RAB son of Late Abdul Rab Akrami, by Muslim and by Caste Momin, by occupation retired em
resident of Road No.3, Azadnagar, P.S. Mangoh, town
Jamshedpur, District East Singhbhum, State of Jhark
presently residing at Village Kosi, P.S. Govindpur,
District Gaya, Bihar, represented by his duly const
attorney ABDUL HADI son of Late Abdul Jabbar, by fa
Muslim, by caste Sheikh, by occupation Service, res
of Qr.No. SM/8, Bandi Road, L. Town, Sakchi, P.S. S
in town Jamshedpur-831001, District East Singhbhum,
of Jharkhand, hereinafter called the VENDOR, vide G

S. S. Sarker
L. No. 11/2006

23

Seechmadd
13800/-
250
0.94

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झारखण्ड JHARKHAND

762962

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repugnant to the context includes his heirs, successors, administrators, legal representatives/Attorney and assigns) of the ONE PART: PAN- AAGPH4240P.

IN FAVOUR OF

MOHAMMAD IDRIS aged 28 Years, S/o. Abdul Hadi, by faith Muslim, by caste Sheikh, by occupation Business, by Nationality Indian, resident of Qr.No. SM/8, Bandi Road, L. Town, Sakchi P.O. & P.S. Sakchi, in town Jamshedpur, District Singhbhum East, State of Jharkhand, hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context include his heirs, successors, administrators, legal representatives and assigns) of the OTHER PART: ABUPI4205L.



झारखण्ड JHARKHAND

A 582593

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--: 3 :-

WHEREAS ALL THAT piece and parcel of residential land measuring an area 22'ft. X 61'ft. = 1342 sq.ft. = 1.84 Kathas together with Khapraposh house and sma.. attached varandah, covering an area 230 sq.ft. being portion of New Plot No.1409 under New Khata No. 1223, situated at & P.S, Mango, Jamshedpur District East Singhbhum, (referred to as the said IMMOVABLE PROPERTY") morefully described in the SCHEDULE hereunder written, which the vendor said H₂ seebur Bab purchased and acquired the above immovable property, together with other land with attached khapraposh house, covering total an area 5 (five) Kathas from its former owner one Sardar Bachan Singh Bedi son of Sardar Suren Singh Bedi, of Golmuri, Jamshedpur,

Attadi

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on 21.08.1972, in Book No.1, Volume No.85, for the year 1972, completion dated 24.12.1973 and came in physical possession over the said immovable property;

AND WHEREAS the above property stands recorded in the name the vendor Haseebur Rab alias Habibur Rab, in last survey settlement operation finally published in the year 1979 order dated 18th August, 1979; and presently the Vendor has been exercising all acts of ownership thereto, as its lawful owner thereof, through his aforesaid Attorney said Abdul Hadi without any interruption or objection by and from any corner.

AND WHEREAS the vendor, through his Attorney Shri Abdul Hadi, has already sold, assigned and delivered the above residential land measuring 1342 sq.ft. together with one kutchra room with a attached varandah measuring 230 sq.ft. being portion of New Plot No. 1409, under Survey Ward No.8 JNAC, Mouza & P.S. Mango, Jamshehpur, and all right, title and interest etc., to the purchaser since good years ago, for a total consideration amount of Rs. 6,60,000/- (Rupees six lakhs sixty thousand only) and presently the purchaser said Mohammad Idris has been in possession over the same.

AND WHEREAS no document has yet been registered by the

in respect of the above

Attadi

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vendor would execute and register a Sale Deed in favour of the purchaser, in respect of the above immovable property, for proper record and reference and to avoid any doubts or dispute, if any, with any party.

NOW THIS DEED OF SALE WITNESSETH :-

1. That the vendor hereby declares and confirm that he (Vendor) on receipt of full consideration amount of Rs. 6,60,000/- (Rupees six lakhs sixty thousand only) has already been sold, conveyed, transferred and delivered the above immovable property to the purchaser, since good years ago.

2. That the vendor is completely ~~divested~~ of all his right, title, interest and claim in the aforesaid immovable property and shall cease to have any interest or concern in respect of the said property hereby sold to the purchaser and/or any further building or structures to be constructed thereon.

3. That the purchaser is already in possession over the said premises, therefore, there is no question of handing over possession of the said immovable property by the vendor to the purchaser, however the vendor hereby confirms the delivery of possession to the purchaser which has already been effected on purchaser.

[Signature]

4. That the purchaser out of his own funds and/or through the financial resources or assistance of any financial institution, Bank, relatives or any person, shall construct a new building over the said plot of land by demolishing the old kutchra house i.e., one room with a small varandah and will hold, enjoy and possess ~~the said immovable property~~ and/or any further house or structures to be constructed thereon, as its lawful owner, without any objection or interference or impediment by and from the vendor, his heirs, and/or by and from any party, person or concern, with full powers to sell, convey, transfer, assign or otherwise alienate, lien or mortgage the same or part thereof to any Bank, party or person and/or in any manner the purchaser likes.

5. That the purchaser will be at liberty to get his name mutated in the records of the superior landlord through the office of Learned C.O. at Jamshedpur and will pay the ground rent, all out goings, taxes, M.C., if any, to the concerned authority.

The purchaser will arrange to apply electricity power connection through JSEB and/or concerned authority, instal. water connection through Municipality and will pay the electricity and water charges in his own name.

Idris

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6. That the vendor hereby declare that :

a/ vendor Shri Haseebur Rab @ Habibur Rab was the owner and recorded raiyat of the entire land and premises on Plot No. 1409 a,b,c under Khata No.1223, Mouza & P.S. Mango, Ward No.8, JNAC, and

b/ the vendor had not sold the said property to any other person , except the purchaser herein said Mohammad Idris since good years ago ; and

c/ the vendor hereby assures the purchaser to execute any further paper, no-objection, document etc., at the cost of the purchaser for mutating his name in the records of the superior landlord and/or concerned authority and for his peaceful possession for ever. and

d/ the vendor shall save harmless and keep indemnified the purchaser against all losses, damages, proceedings, etc.,

7. That this Deed of Sale is executed by the vendor, through his above named Attorney , in favour of the purchaser, in respect of the above immovable property , as record and reference, so that no person or persons may hereafter be able to dispute the facts as stated by the vendor herein above.

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SCHEDULE

(above referred to)

ALL THAT piece and parcel of the residential land measuring 22'ft. X 61'ft. = 1342 sq.ft. or 1.94 Kathas, or 3.077 Decima be the same and/or little more or less, being portion of Old Plot No.6, under Old Khata No.1, corresponding to portion of New Plot No. 1409 a,b,c, under New Khata No. 1223,H.No.7 situated in Mouza Mango, P.S. Mango, Thana No. 1642, records under Survey Ward No.8, JNAC, together with a small khaprap house attached with small varandah, covering an area 230 sq ft., in town and District Sub-Registry Office Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, benefits etc.,

which is bounded by:-

WEST BY :- House of Zafar Alam now sold to other;

EAST BY :- House of Abdul Jabbar.

NORTH BY :- Alley;

SOUTH BY :- R o a d;

Ground rent and other taxes payable to the landlord the State of Jharkhand, through C.O. at Jamshedpur.

IN WITNESS WHEREOF the vendor has hereunto set his hand through his duly constituted Attorney on this the day, month

Ahadi

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Read over and explained the contents of this Deed to the Executant, who admitted it to be true and correct. *CoA*
19/7/12

WITNESSES :-

1. *[Signature]*
1. ABDUL AZIM H. NO 263. B. BLOCK. LINE NO 12
S/O LATE SK. AHMAD TULADUNGRI. GOLMURI JSR.
2. *[Signature]* *[Signature]* *[Signature]* @ No. 14. ON/B. BASTI
19.7.2012 P.O Golmuri JSR-3.

Typed by: *[Signature]*
J. Singh.
Jamshedpur.

Drafted by :-
[Signature]
Advocate, Jsr. Court.



[Signature]
MOHAMMAD IDRIS

S. S. Sarkar
NO. 10, 11, 12, 13







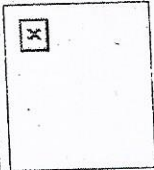
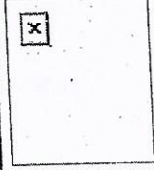
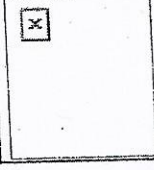
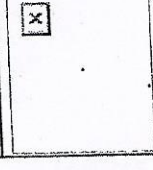
SIGNATURE OF THE PURCHASER.

Certified that the fingers print of the left hand of each person, whose photographs are affixed in this document, have been obtained by me".

[Signature]
Advocate.

निबंधन विभाग, झारखंड
जमशेदपुर

Token No.5 Token Date: 19/07/2012 11:16:29
Serial/Deed No./Year :4648/3662/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Abdul Hadi Father/Husband Name:Late Abdul Jabbar (Vendor/Power Holder) Qr.No:Sm/8, Bandi Road, L.Town,Sakchi,ps:Sakchi,jsr		
2	Mohammad Idris Father/Husband Name:Abdul Hadi (VENDEE) Qr.No:Sm/8, Bandi Road, L.town,Sakchi,Ps:Sakchi,Jsr		
3	Abdul Azim Father/Husband Name:Late Sk.Ahmad (Identifier) h.No:263, B Block,LineNo:12, Tuiladungri,Golmuri,jsr		
4	Abdul Azim Father/Husband Name:Late Sk.Ahmad (Witness1) H.No:263, B Block,Lineno:12, Tuiladungri,Golmuri,Jsr		
5	Suttan Mahmood Father/Husband Name:Late Hafif Anwarullah (Witness2) q.no:14,Golmuri muslim Basti,ps:Golmuri,jsr		

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Volume 163
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Deed No 4648/3662
Year 2012
Date 19/07/2012 12:02:55

District Sub Registrar

Signature of Operator

1915/208 अमरोहर (मांगी)

<u>श्री</u>	<u>उप</u>	<u>रकम</u>	<u>विवरण</u>
1222	1450	0-00-10	हरीहर रस पिठा
		4-00-32	अच्छा रस
		8-00-00	
		<u>0-03-40</u>	