



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्ची-सह घोसणा प्रपत्र (नियम 114)

Token Date/Time: 29/02/2008 12:08:13

1. Document Type	Sale Deed	2. Presenter	Md. Mozahir Hussain
3. Presenter Name & Address	H.No. 54, Road No.7, Azadnagar, Mango, Jsr		
4. Date of Entry	29/02/2008	5. DOE	6. Total Pages 22
7. Document Value	1960000	8. Stamp Value	78500
9. Special Type		10. Serial No.	0
11. Remarks / Other Details			

Property Details:

Anehal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
JAMSHEDPUR	1643	8	PARADIH	373	2761				34.74 Decimal
JAMSHEDPUR	1643	8	PARADIH	180	2762				34.74 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Mozahir Hussain	Gulam Mustafa Quraishi	Service	Other	N.A	h.no. 54, road no.7, azadnagar, mango, jsr
2	VENDEE	Shahid Khan	Md. Mustaque Khan	Business	Other	N.A	road no.17, azadnagar, mango, jsr
3	Identifier	Rajesh Ranjan	U.C. Sinha	Business	Other	N.A	parsudih, jsr-2
4	Witness1	Rajesh Ranjan	U.C. Sinha	Business	Other	N.A	Parsudih, Jsr-2
5	Witness2	A. Sarkar	Late M.M. Sarkar	Business	Other	N.A	Parsudih, Jsr-2

Fee Details:

SN	Description	Amount
1	LL	5.00
2	P	1.88
3	A1	19,600.00
4	SP	330.00
Total		19,936.88

उपर्युक्त प्रविष्टिया दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Mozahir Hussain
प्रस्तुत्यकर्ता का हस्ताक्षर 29/2/08

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंटरि कि गई है।

डाटा इंटरि ऑपरेटर का हस्ताक्षर
S. Bisht

उपर्युक्त मुआहिले इंतों ने इस दस्तावेज के निशपादन को मेरे समक्ष स्विकार किया

जिसकी पट्टान राजेश रंजन पिता उपेन्द्र चंद्र मिश्रा
निवासी राजेरा एन० पेशा उपेन्द्र चंद्र मिश्रा

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झांखंड
जमशेदपुर

Token No.7 Token Date: 29/02/2008 12:08:13
Serial/Deed No./Year :2081/1802/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Mozahir Hussain Father/Husband Name:Gulam Mustafa Quraishi (VENDOR) h.no. 54, road no.7, azadnagar, mango, jsr		
2	Shahid Khan Father/Husband Name:Md. Mustaque Khan (VENDEE) road no.17, azadnagar, mango, jsr		
3	Rajesh Ranjan Father/Husband Name:U.C. Sinha (Identifier) parsudih,jsr-2		
4	Rajesh Ranjan Father/Husband Name:U.C. Sinha (Witness1) Parsudih,Js-2		
5	A. Sarkar Father/Husband Name:Late M.M. Sarkar (Witness2) Parsudih,Js-2		

Book No. 1
Volume 76
Page 81 To 102
Deed No 1802/2081
Year 2008
Date 29/02/2008 12:50:57

District Sub Registrar

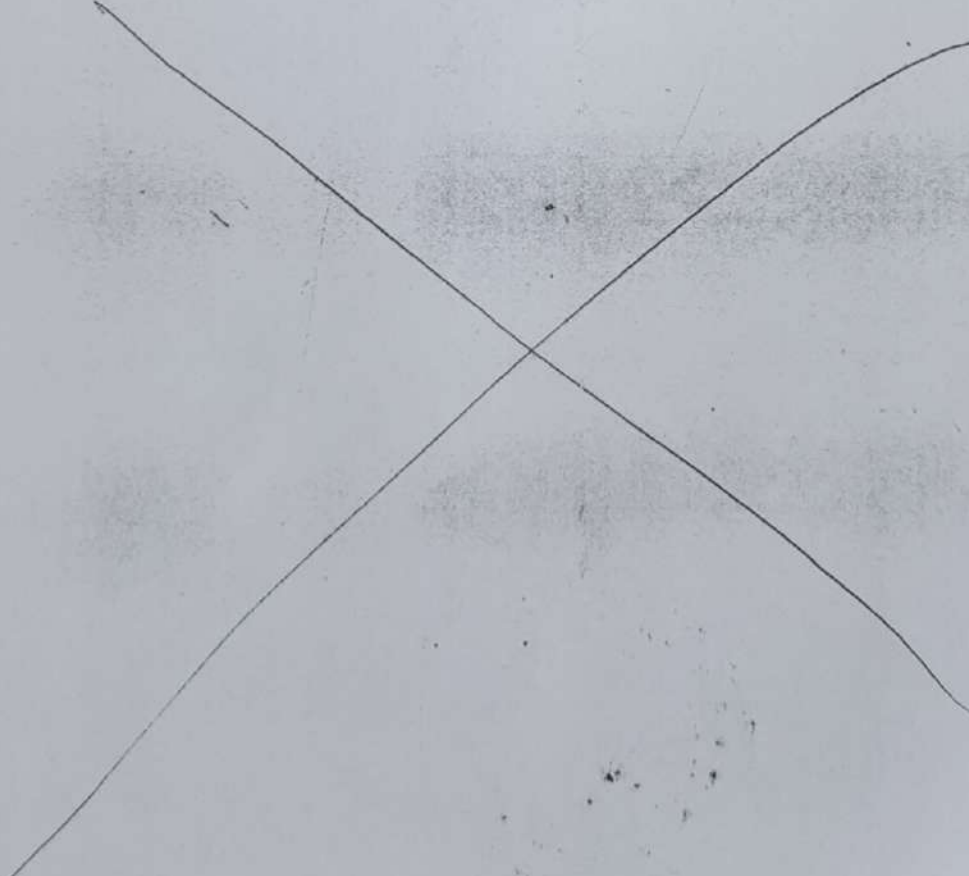
500Rs.



Moghan Huma
29/2/08

320200

-9-



1000Rs.



Mogalir Hma
29/2/08

- 8 -

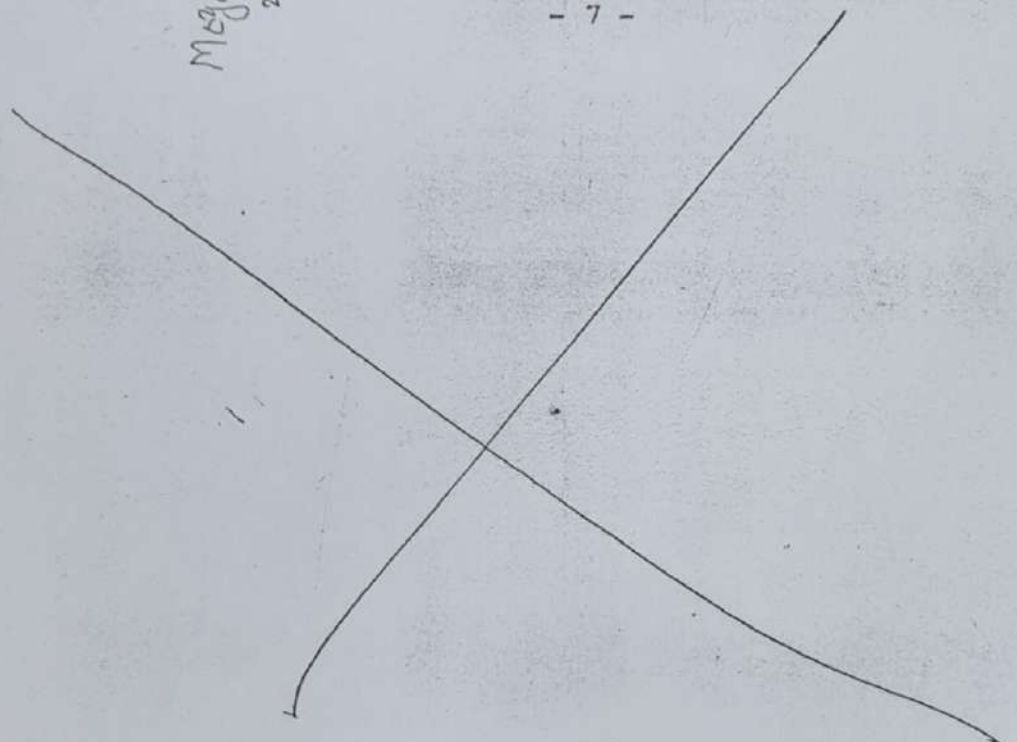


p/9..



Meghaire Huma
29/1/08

- 7 -



p/8..

A handwritten signature or mark, possibly initials, enclosed in a circle.

Mogalini Hama
28/1/08

who admit it to be true and correct.

Rajh Nayya
28/1/2008

WITNESSES

1. Rajh Nayya
Advocate 29/2/2008
Jamsked Pur Court
2. Hoamer of J.S.R Court
29/2/08

Typed by :-

U.K. Ghosh 29/2/08
U.K. Ghosh, J.S.R. Court.

Drafted by :-

Rajh Nayya 29/2/2008
Advocate, J.S.R. Court.



211872012
29/02/08



S. S. SARKAR

Deed Writer L. No. 14/2008

D.S.R.O., Jamsked Pur.

211872012
29/02/08

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

Rajh Nayya
Advocate 29/2/2008



Moghan Hama
29/2/88

- 5 -

SCHEDULE 'A' : ALL THAT piece and parcel of raiyati land measuring 233'ft x 65'ft., i.e. North and South side (East to West) 233'ft., each and East and West side (North to South) 65'ft., each, more or less 21 (twenty one) Kathas comprising of portion of present survey Plot No. 2761, recorded under Khata No. 106, area 0-09-0 (nine) Kathas and portion of present survey Plot No. 2762, recorded under Khata No. 373, area 0-12-0 (twelve) Kathas, situated in mouza Pardih, P.S. Mango, Thana No. 1641, within Ward No. 8, MNAC, Dist. Sub-Registry office at Jamshedpur, Dist. Singhbhum East,

Bounded by : North : Rasta ; South : Mr. Qudus, Shamsad Begum & Shahid Parween;

East : Land of Rafique Khan (Kallu Khan); West : Shakila Begum;

Annual rent Rs. 12/- only, payable to the Superior landlord, the State of Jharkhand, through C.O. at Jamshedpur.

IN WITNESS WHEREOF the Vendor has hereunto set his hand today at Jamshedpur on this the day, month and year first above written. Read over and explained the contents of this deed to the executant

p/6..



Mogalpur Hwar
29/2/08

03AA 808078

- 4 -

2. That the Vendor is completely divested of all his interest and right in the schedule 'A' below land and shall cease to have any right or title in the land hereby sold to the purchaser by these presents.
3. That the Vendor on receipt of full consideration amount, from the purchaser, the Vendor has delivered possession of the said land in favour of the purchaser and relevant papers and documents of the said land.
4. That the purchaser will be at liberty to get his name mutated in the records of the Superior landlord, through learned C.O. at Jamshedpur and will pay ground rent in his own name.
5. That prior to sell and execution of this deed of sale, the Vendor has not conveyed or delivered or sold to any other party, and same is free from all encumbrances, charges and liens.
6. That if the purchaser sustains any loss due to defect title of the vendor in respect of the said land the vendor shall be liable to the purchaser and shall recoup the purchaser for such losses together with all litigations expenses that may incur by the purchaser to perfect his title in the demised land.

p/5...



Mogalini Harni
27/2/2008

03AA 808077

- 3 -

AND WHEREAS the Vendor has agreed with the purchaser for ABSOLUTE sale of the said land to the purchaser for a total consideration amount of Rs. 19,60,000/- (Rupees nineteen lakhs sixty thousand) only and the purchaser has accepted to purchase the same.

NOW THIS DEED OF SALE WITNESSES

1. That in pursuance of the above agreement and in consideration amount of Rs. 19,60,000/- (Rupees nineteen lakhs sixty thousand) only, paid by the purchaser to the Vendor, the receipt whereof the said sum does hereby accept, acknowledge as full and final consideration amount, against sale of the said land, described in the schedule 'A' below, to the purchaser, the Vendor by these presents does hereby sale, convey, transfer, deliver and assign unto the purchaser ALL THAT land, more particularly described in the schedule 'A' below, together with all right, title thereon, TO HAVE AND TO HOLD the same without any interruption or disturbances from or by the Vendor including any person/s claiming under or in trust of him, together with all right, title, interest and possession thereto, which the Vendor heretofore enjoyed in



02DD 755345

Moghan Huma
29/7/2018

- 2 -

IN FAVOUR OF

SHAHID KHAN, son of Md. Mustaque Khan, by faith Muslim, by nationality Indian, resident of Road No. 17, Green Valley, Jawaharnagar, P.S. Mango, in town Jamshedpur, Dist. Singhbhum East, Jharkhand, hereinafter called the PURCHASER (which expression shall unless repugnant to the context includes his heirs, successors, administrators, representatives and assigns) of the OTHER PART :

NATURE OF TRANSFER : SALE.

CONSIDERATION AMOUNT : Rs. 19,60,000/- (Rupees nineteen lakhs sixty thousand) only.

WHEREAS the present Vendor Mr. Shahid Iqbal, purchased the schedule 'A' below land from its former owner Shabbir Ahmad, S/o. Ghulam Mustafa, of 54, Azadnagar Road, Azadnagar, Road No. 7, Jamshedpur, by virtue of Sale Deed No. 4584, dated 22.6.2005, registered at Jamshedpur Dist. Sub-Registry office and since purchase the Vendor has been in peaceful possession and exer-

4081

Sale Value 19,60,000/- Mango. 1802



Mozahir Hussain
29/12/2008

02DD 755344



Deed Writer, L. No. 54, Azadnagar, D.S.R.O., Jamshepur

THIS DEED OF SALE IS MADE ON THIS THE 29TH DAY OF FEBRUARY, 2008, AT JAMSHEDPUR, B Y

Fees appraised

A/P 19600

L.L. P. 5000 1500

29606-88

MR. MOZAHIR HUSSAIN, son of Gulam Mustafa Quraishi, by faith Muslim, by nationality Indian, resident of H.No.54, Road No. 7, Azadnagar, P.S.Mango, Jamshepur, Dist. Singhbhum East, constituted attorney for Shahid Iqbal, son of Prof. Iqbal Ansari, by faith Muslim, by occupation Business, Indian Citizen, resident of New colony, Azadnagar, Mango, P.S.Mango, Jamshepur, Dist. Singhbhum East, vide General Power of Attorney No.IV-41, dated 11-01-2008, registered at Dist.Sub-Registry office, Jamshepur, he hereinafter called the VENDOR (which expression shall unless repugnant to the context includes his heirs, successors, attorney, administrators and representative) of the ONE PART :