



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 924bca8e73bcd47c20f

Receipt Date : 13-Feb-2022 01:38:48 pm

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

Document Type : Copy or Extract

District Name : EastSinghbhum

Stamp Duty Paid By : S K Sharma Advocate

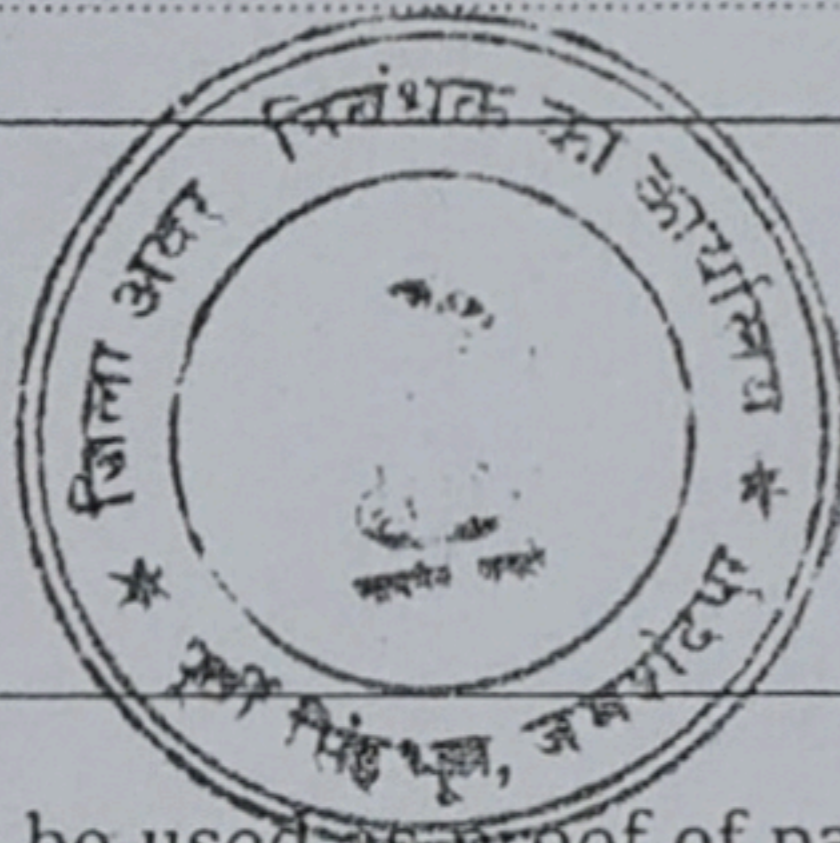
Purpose of stamp duty paid : For C Copy

First Party Name : S K SHARMA Advocate

Second Party Name : NA

GRN Number : 2209817782

This receipt can be verified in the jharnibandhan site through receipt number



TRUE COPY

District Sub Registrar
East Singhbhum, Jamshedpur



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Handwritten notes at the top of the page, including a signature and the number 37000.

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 22ND. JUNE, 2005, AT JAMSHEDPUR, BY :-

Stamp Rs. 25000 + 10000 + 20000 = 37000/-

SHABBIR AHMAD son of Ghulam Mustafa, by Faith Muslim, by occupation Business, Nationality Indian, resident of 54, Azadnagar, Road No.7, Mango, P.S. Mango, town Jamshedpur, District Singhbhum East, State of Jharkhand, herein-after referred to as the SELLER (the expression shall, unless excluded by or repugnant to the context or in the subject, mean and meaning thereof deemed to be above named Seller and also includes his heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the ONE PART ;

Handwritten signature and notes in the right margin.

Sd/S. Huhre 22/6/05

IN FAVOUR OF

MR. SHAHID IQBAL son of Prof. Iqbal Ansari, by Faith Muslim, by occupation Business, Nationality Indian, resident of New Colony, Azadnagar, Mango, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, herein-after referred to as the PURCHASER (the expression shall,

Handwritten signatures and a circular official stamp at the bottom right of the page.

Shelini Arora
24.6.05

-: 2 :-

unless excluded by or repugnant to the context or in the subject, mean and meaning thereof deemed to be above named Purchaser and also includes his heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the OTHER PART ;

NATURE OF THE DEED : DEED OF SALE
CONSIDERATION AMOUNT : Rs. 9,25,000/- (Rupees Nine lacs twenty five thousand) only.

WHEREAS, the Seller is the sole and absolute owner of all that raiyati land measuring 21 Kathas, more or less, comprising of Portion of Plot Nos. 2761 and 2762, recorded under Khata No.185 and 373, respectively, situated in Mouza Pardih, P.S. Mango, within JNAC/MNAC Ward No. 8, District Singhbhum East, morefully described in the schedule below, hereafter referred to as the 'SAID LAND' ;

AND WHEREAS, the Seller has acquired the said land morefully described in the schedule below, together with some other properties, after mutual



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1/10/13

3/3

Shahin Khan
22.1.09

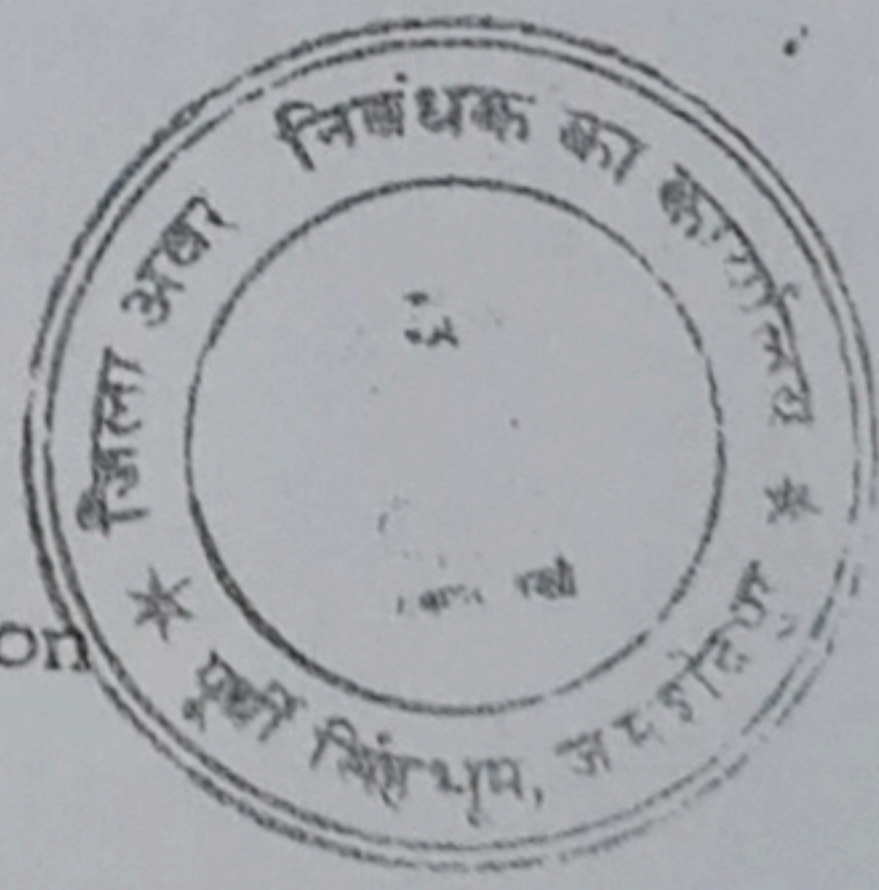
-: 3 :-

partition arrived at amongst all the family members and co-sharers of the Seller and recorded in the Memorandum of Family Arrangement dated 01.03.1995 and since then the Seller is in peaceful possession and enjoyment of his own share including the said land, detailed and described morefully in the schedule hereunder, without any let, hindrance, objection, impediment or disturbance either from any of his co-shares or any other person or persons ;

AND WHEREAS, the Seller, now being in urgent need of money has decided to sell the said land, morefully described in the schedule below and on approach by the Purchaser to purchase the same, the total consideration amount of the said land has been mutually decided and agreed at the highest market price of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand) only ;

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. THAT, in pursuant to above and in consideration



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Shahab-ud-Din
22.6.05

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of the aforesaid sum of Rs. 9,25,000/- (Rupees nine lacs twenty five thousand) only, already paid by the Purchaser to the Seller, the receipt of which sum the Seller does hereby admit and acknowledge and the Seller, by these presents, does hereby sale, convey, transfer and deliver, by way of ABSOLUTE AND OUTRIGHT SALE, for ever, all that piece and parcel of raiyati land more particularly described in the schedule below, together with all rights, title, interest, possession, easement and appurtenances thereto now available and as ensured by the Seller, in favour of the Purchaser TO HAVE AND TO HOLD the same as the absolute owner thereof without any disturbances, hindrances or obstructions from or by the present seller or by any other person or persons claiming through or entrust of the present Seller for the same.

2. THAT, the Seller has delivered the peaceful physical possession of the schedule below land to the Purchaser from today alongwith all relevant papers and document/s with respect to the said land.

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Shahid Ahmad
22/5/07

-: 5 :-

3. THAT, the Seller henceforth ceased to have any right, title, interest and possession over the schedule below land and from today the Purchaser has become the absolute owner of the schedule below land and is free to use and enjoy the same in any manner as the Purchaser may deem fit and proper, for which the Seller and/or his legal heirs and successors shall have no concern or objection whatsoever in any manner.

4. THAT THE SELLER HEREBY ASSURES THE PURCHASER AND COVENANTS :

i. That the Seller is the absolute owner of the aforesaid land more particularly described in the schedule below, and as such he is fully entitled to transfer the same to the Purchaser.

ii. That no right of easements of any kind is available to any other person or persons in respect of the use and enjoyment of the said land.

iii. That the said land, morefully described in the schedule below and hereby sold/transferred to



Shahid Ahmed
22.6.55

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-: 6 :-

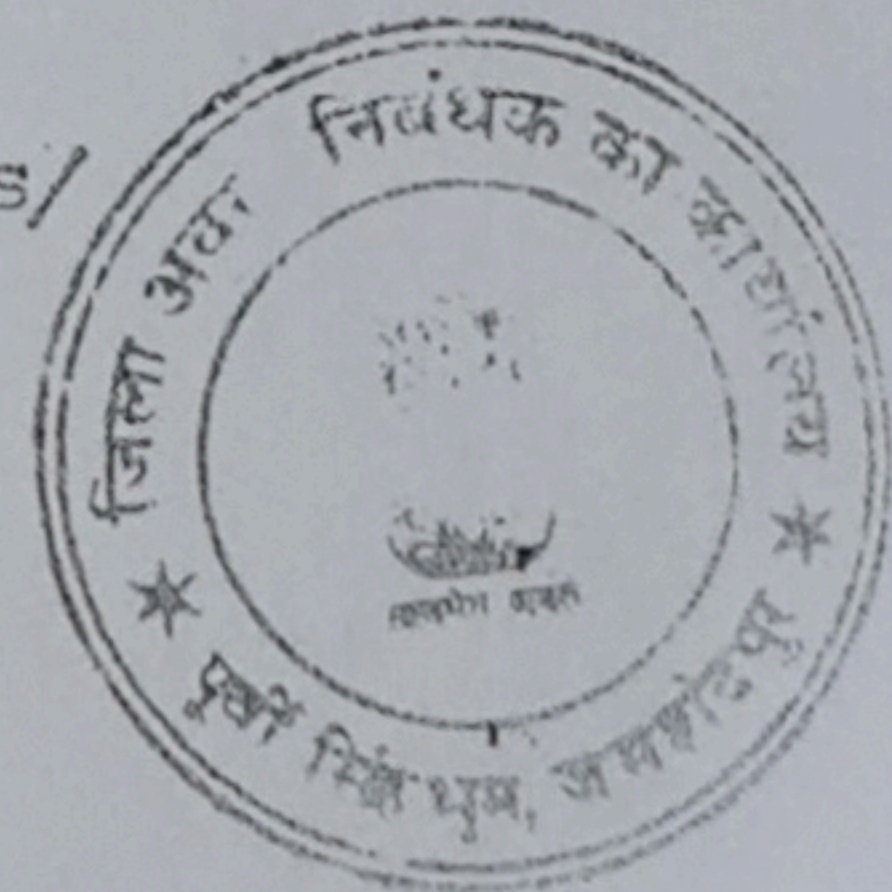
the Purchaser, is free from all encumbrances, liens or charges and attachments of any kind whatsoever and the rent, cess, taxes and other charges of the said land have duly been paid by the present Seller.

iv. That the Purchaser shall have quite and peaceful possession and enjoyment over the schedule below land from today.

v. That in the event of the schedule below land or any part/share thereof being lost by the Purchaser on account of any claim of an interest or share therein, the Seller, his heirs and successors shall be bound to make good the loss and/or damages which the Purchaser may sustain.

vi. That the Purchaser shall be entitled to get mutation of the schedule below land in his own name in the records of the Superior Landlord, The State of Jharkhand through Circle Officer, Jamshedpur, and to pay the annual rent and/or other charges/taxes for the same and to obtain receipts for such payments in his own name.

p/7.....



Shahin Ahmed
22.10.57

--: 7 :-

vii. That the Seller hereby also assures the Purchaser that if the Purchaser will require any other document or any other deed/s of assurance, with respect to the schedule below land then the Seller or any his legal heirs and successors will execute and/or register such documents or assurances in favour of the Purchaser to further ensure and perfect the right, title, interest and possession of the Purchaser over the said land.

SCHEDULE

(referred above to)

ALL THAT piece and parcel of raiyati Agricultural undeveloped land measuring 233°x65' 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. 185, 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,



-: 8 :-

Thana No. 1641, within JNAC/MNAC Ward No.8,
District Sub-Registry Office and town of
Jamshedpur, District East Singhbhum, which is
bounded by :-

On the North :- R a s t a ;

On the South :- Mr. Quddus, Shamsad Begum
and Shahid Parween ;

On the East :- Land of Rafique Khan
(Kallu Khan) ;

On the West :- Shakila Begum ;

Annual Rent: Rs. 12/- only, payable to the
Landlord : The State of Jharkhand, through
C.O. Jamshedpur.

The schedule land is 200' ft. away from the Main Road.

IN WITNESS WHEREOF, the Seller has hereunto
signed on this Deed of Sale at Jamshedpur on the
day, month and year first above mentioned in presence
of the

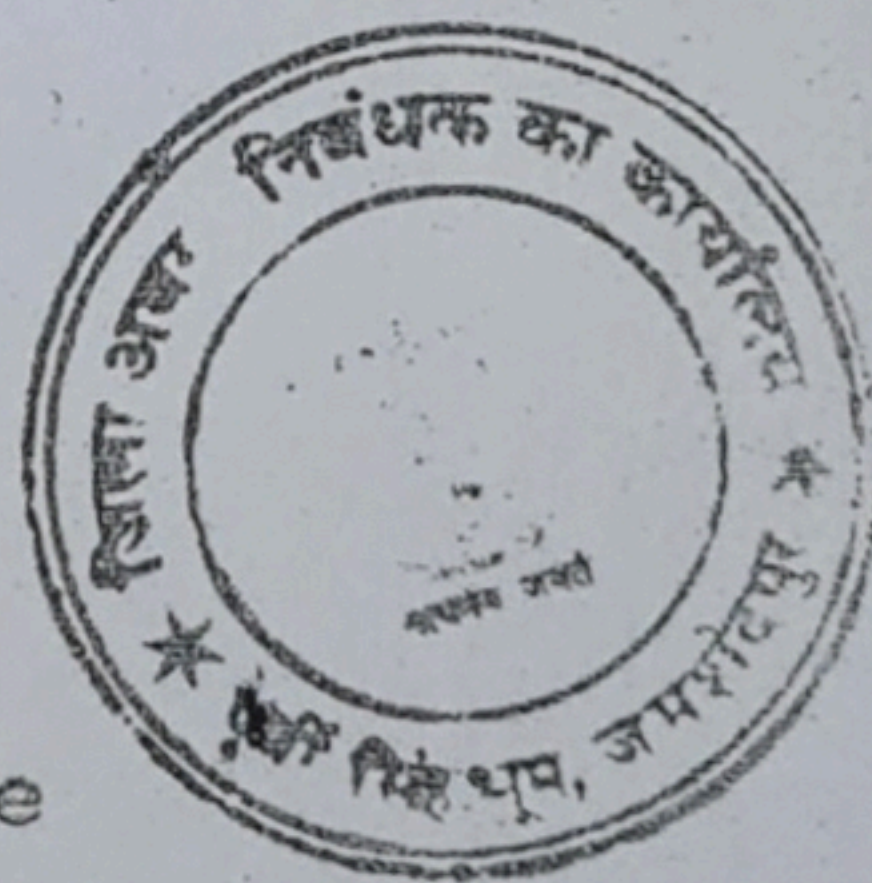
WITNESSES :-

1. *[Signature]* 22/6/05

2. *[Signature]*
M. E. H. L. L. L.
22-6-05

[Signature]
SELLER. 22.6.05

P/9.....



Shobli Akmer,
22.6.05

-: 9 :-

Drafted, read over and explained the contents of this Sale Deed to the Seller who found and admitted all the contents to be true and correct.

Rabindray
22/6/05

Original and the duplicate of this Sale Deed are same and exact to each other and each contains 1250 words.

Rabindray
22/6/05

Typed by :-

M. V. S. Khan
Jamshedpur court.

Drafted by :-

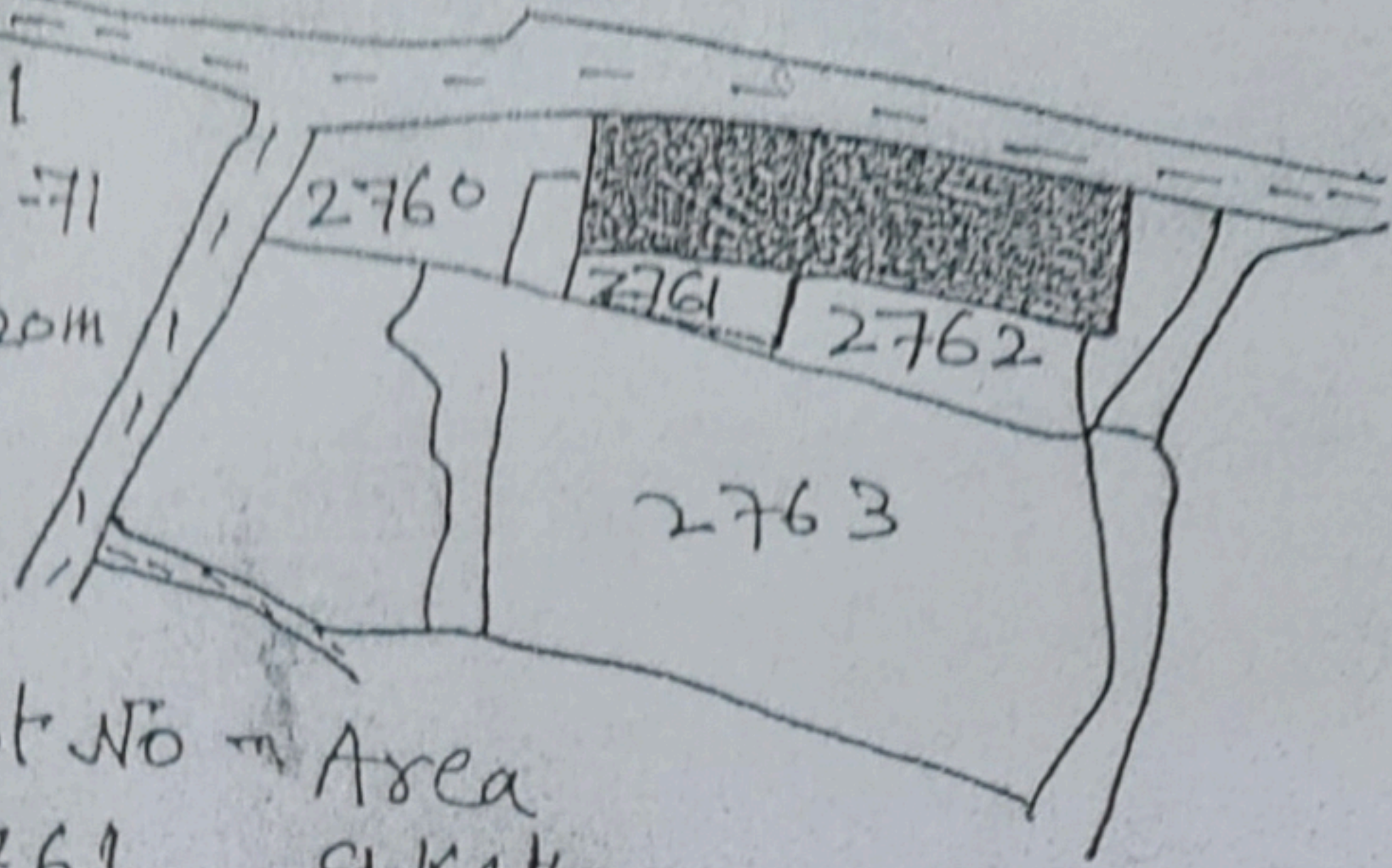
[Signature]
Advocate, Jsr. court.




जिला अवर निबन्धक
श्री श्री सिंहभूम, जमशेदपुर

[Signature]
15/7/05

Kana-Maiga S/P
 Thana No-1641
 year of-1970-71
 Scale of-1cm=20m

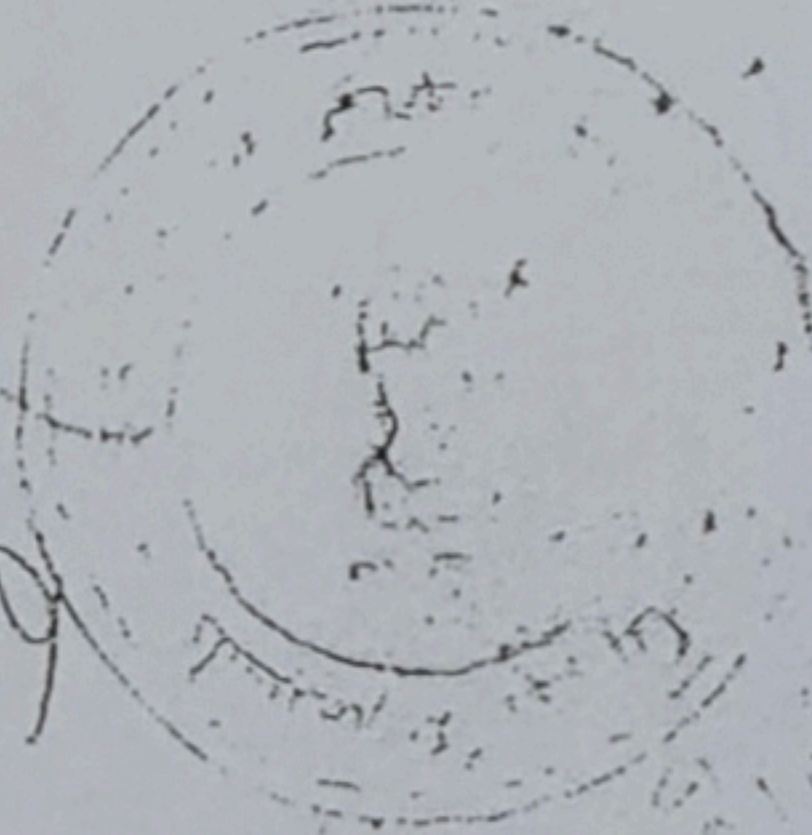


Khata No	Plot No	Area
186	2761	9 Katha
373	2762	12 Katha
		<u>21 Katha</u>

Land mark on- 
 Side of:- North-South-233' ft
 East & West-65' ft

Bounded by North-Road
 South:- Mr. Gulzar, Shamshad Begum and
 Shahid Perween.
 East:- Land of Rafique Khan (Kalla Khan)
 West:- Shakira Begum,
 Shahid Khan,
 S/O:- Mr. Mustique Khan.
 R/O:- Raad No. 17, Green valley,
 Abadgan, Orangi, (OSR)

Shabbir Ahmad


 19/11/15

Sumaira
 17/12/15