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11453900

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mayo

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458200

प्रमाण नं. 186 एं 373 एं  
नं. 2761 एं 2762 एं  
(नं. 373 एं 374 एं 375 एं)



**Attested**  
**S. K. SHARMA**  
Advocate  
Civil Court, Jamshedpur

23/7/22  
[Fingerprints]

23/7/22  
न्यूनतम पूर्वोक्त सूची से  
जोड़ा एवं रही गया।

**जिला अवर निचलायक**

कानूनी दस्तावेज में संश्लेषण / विवरण  
जति नं. 23/7/22 जिला की गई है।  
हालान्तक कानूनी अधिनियम 1938  
के धारा 40(8) के अन्तर्गत नहीं है।

यह एक अद्वितीय दस्तावेज है: भारतीय राज्य-अधिनियम  
(1938) की अनुसूची  
के अन्तर्गत, नं. 2-3  
यह दस्तावेज-सहित (या दस्तावेज-रहित)  
रजिस्ट्रार या दस्तावेज-रहित (Jamshedpur)।

THIS DEED OF ABSOLUTE SALE is made on this 23<sup>rd</sup> day of July, 2022 at

**BETWEEN**

THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL,  
JHARKHAND AT 5<sup>th</sup> Floor, Pragati Sadan, RRDA Building, Kutchery  
Chowk, Ranchi - 834001 RANCHI through Authorized Recovery  
Assistant, SRI VIJAY KUMAR VERMA, Son of late Yogeshwar Prasad  
Verma by Caste General, by Occupation Service, by Nationality Indian  
Resident of Qr. No. D.T. - 2922, Tanki Side, Dhurwa, P.O. & P.S. - Dhurwa,  
Ranchi - 834004 District Ranchi, and State of Jharkhand (U.I.D. Card No.

343617  
A 5  
No 2  
23/7/22  
दस्तावेज जोड़ा



23/7/2022

XXXX XXXX 6009, & PAN No. AFHPV1182J) authorized in R. P. Case No. 415 of 2015 dated 05.04.2022, for execution of documents (hereinafter called the VENDOR) of the ONE PART.

And

**MOHAMMAD SHAMSUDDIN**, Son of Late Seikh Ahmad, by faith Muslim, By Caste General, by Occupation Business Resident of Near Waris Saw Mill, Panchayat - Kapali - 19, N. E. Post - Kapali, P.S. Chandil, Islam Nagar, Pin No. 831012, District Seraikela - Kharswan State of Jharkhand. (Hereinafter called the PURCHASER) of the OTHER PART. (U.I.D. No. XXXX XXXX 3894, & PAN Card No. ALFPS0137G, Mob. No. - 9431117748).

NATURE OF DEED:


SALE - DEED

CONSIDERATION AMOUNT:

86, 00,000/= Rs. (Rupees Eighty Six Lacks Only)

Whereas, SAHID KHAN, son of Md. Mustaque Khan is the absolute owner of the schedule property, all that piece and parcel of raiyati land measuring an 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 New Plot No. 2761 recorded under New Khata No. 186, area 0-09-0 (Nine) Kathas and portion of present New Plot No. 2762, recorded under New Khata No. 373, area 0-12-0 (Twelve) Kathas, situated in Mouza - Pardih, P.S. Mango, Thana No. 1641, within Ward No. 08, M.N.A.C, Mango, Holding Tax Receipt vide No. 0080000791000A1, and town Jamshedpur district sub Registry office, Jamshedpur District East Singhbhum and State of Jharkhand, which has been purchased by the means of a registered Sale Deed No. 1802 (Sl. No. 2081) dated 29.02.2008 registered at sub registry office Jamshedpur entered



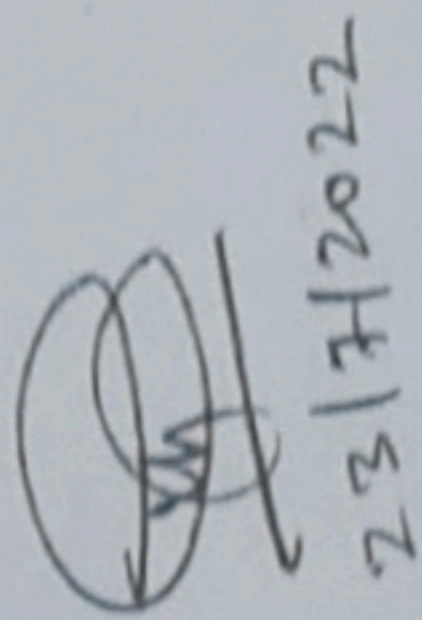
  
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in Book No. I, Volume No. 76, Page No. 81 to 102 from its previous lawful owner and thereafter present owner got his name mutated vide Mutation Case No. 363/C - 352/2008 - 2009 Dated 27.06.2008 and rent is being paid for the period for 2022 - 2023 vide Rent Receipt No. 0389400994, Volume No. 27, Page No. 81, in respect of said schedule land to the state through the C.O., Jamshedpur.

**And whereas,** Sahid Khan offered his schedule property and mortgaged as a guarantor the same with UCO Bank Main Branch, Jamshedpur (Certificate Holder Bank) to secure the loan in the name of M/s. J. K. Engineering works (Borrower's). Thus the schedule property is the secured Asset of the UCO Bank.

**And whereas,** due to default of the Borrower namely, M/s. J. K. Engineering works in repayment of the loan dues of the UCO bank and for the recovery of the aforesaid dues of loan a proceeding initiated before The Debts Recovery Tribunal, Ranchi and reference to the judgment and decree dated 22.09.2015 passed by the Hon'ble Presiding Officer, Ranchi in O.A. Case No. 198 of 2014 for realization of certificate amount the schedule property are attached and auctioned and sold under the signature of The Recovery Officer, Debts Recovery Tribunal Ranchi to auction and the purchaser on 09.03.2022 through public e - auction has declared as successful bidder for an consideration amount of Rupees 86,00,000/- (Rupees Eighty Six Lacks only) accordingly purchaser have deposited the entire bid amount of Rs. 86,00,000/- (Rupees Eighty Six Lacks only) and after that sell was confirmed by the authority and Sale Certificate issued on 05.04.2022 in favour of purchaser.



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And whereas, the purchaser aforesaid has requested the said Vendor / authority to execute and register Sale Deed in favour of the Purchaser against the aforesaid valuable consideration i.e. bid amount.

Now this Deed of Sale witnesses as follows:

1. That in consideration of the said sum of Rs. 86, 00,000/- (Rupees Eighty Six Lacks only) paid by the purchaser to the seller/vendor, the receipt of which is hereby admitted and acknowledged as full and final payment in respect of sale of the land mentioned in the schedule in favour of the purchaser by this sale deed **TO HAVE AND TO HOLD** the same unto the purchaser his heirs, successors without any interruption from the side of the seller or any person claiming under him.
2. That today all the right title claim and interest of the Vendor in the schedule below property will ceased to exist and will vest in the purchaser and the purchaser will become the sole and absolute owner thereof from the said today.
3. That the vendor hereby declared that the schedule property has been sold on "As is where is "and "As is what is "basis and that the bidder / purchaser of the others part shall and will remain liable to square up all government rates and taxes and municipal rates and taxes or dues, current and arrear in respect of the said property which is accepted by the Bidder / purchaser.
4. That the vendor has also delivered all the relevant document (original and Xerox copies) relating to the schedule below property to the purchaser.



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5. That the schedule property hereby sold and transferred in favour of the purchaser, is free from all encumbrances' lien or charge and the purchaser shall be at liberty to get own name mutated and recorded in respect of the said schedule above property in the record, the state of Jharkhand through C.O. Mango, Jamshedpur or any other concerning authority.
6. That the vendor hereby declares that it has good and perfect title over the schedule property which the vendor has not sold charged or transferred the same in any way to anyone else prior to this Sale Deed.
7. That the vendor/seller hereby assures the purchaser/vendee to execute and register, at the cost of the purchaser/vendee any further documents as may be necessary to more perfectly ensure the title of the purchaser/vendee in respect of the demised property.

#### SCHEDULE

(Description of the property hereby sold)

All That piece and parcel of Raiyati land measuring an 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 New Plot No. 2761, recorded under New Khata No. 186, area 0-09-0 (Nine) Kathas and portion of present New Plot No. 2762, recorded under New Khata No. 373, area 0-12-0 (Twelve) Kathas, situated in Mouza - Pardih, P.S. Mango, Thana No. 1641, within Ward No. 08, M.N.A.C, Mango, Holding Tax No. 0080000791000A1, and town Jamshedpur district sub Registry office, Jamshedpur District East Singhbhum and State of Jharkhand, Which is bounded by:



  
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North: Road,  
South: Mr. Quddus, Shamsad Begum & Shahid Parween,  
East: Land of Rafique Khan (Kallu Khan),  
West: Shakila Begum,

Annual ground rent payable to the landlord, the state of Jharkhand, through the C. O. Mango, Jamshedpur.

(The schedule above property is situated at other road).

#### Mode of Payment

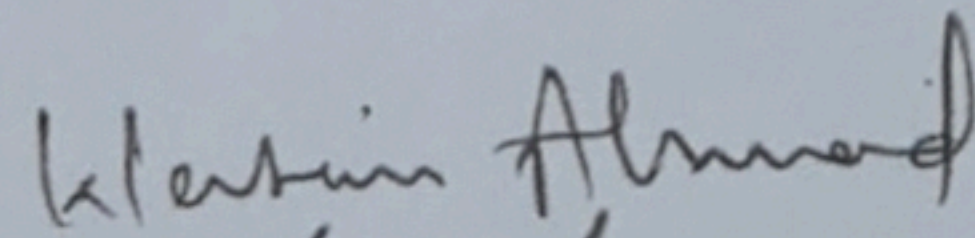
(The purchaser / Bidder has paid the aforesaid total consideration amount of Rs. 86, 00,000/= (Rupees Eighty Six Lacks Only) to the seller, herein below mentioned)

<u>Date</u>	<u>Amount (Rs.)</u>	<u>Demand D. No.</u>
28.02.2022	8, 50,000/-	642471,
10.03.2022	13, 00,000/-	642475,
22.03.2022	64, 50,000/-	642483,
	<u>86, 00,000 /-</u>	

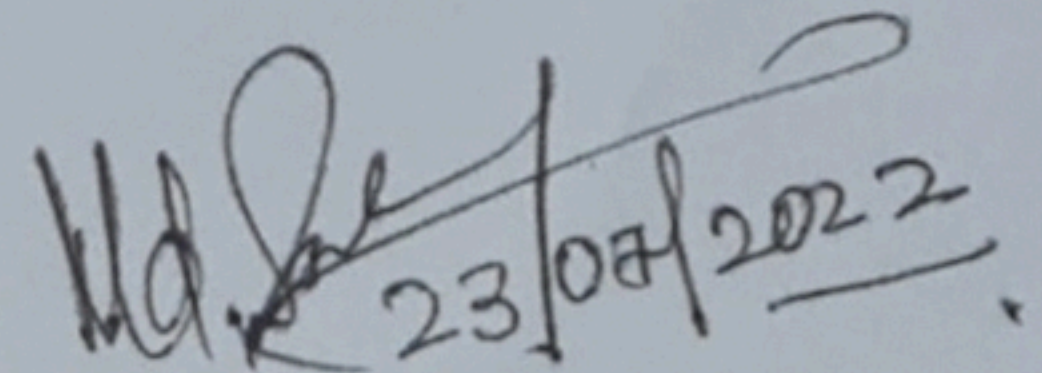
In witness whereof the seller has hereunto signed at Jamshedpur on this Deed of Sale on the Day month and year first above mentioned.

#### WITNESSES:

1. Wasim Ahmad  
S/O - Sarfraz Ahmad  
H/O - H.No-105, Rd.No-13  
Jamshedd Nagar P.S - Mango - 831012  
7209356336.

  
23/07/22

2. Md. Sarfraz  
S/O - Md. Shamsuddin  
H/O - Waris Colony, Near Taiyaba Masjid  
Azad Nagar, P.S - Azad Nagar Mango  
831012, Mob.No - 7295042282

  
23/07/2022







Token No.: 202220000070222

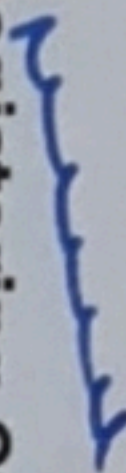
## CERTIFICATE

### Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **23-Jul-2022** by **VIJAY KUMAR VERMA**, S/O, D/O, W/O **LATE YOGESHWAR PRASAD** resident of QR.NO- DT-2922 TANKISIDE, DHURWA, RANCHI-834004 ,.

This deed was registered as Document No:- **2022/JSR/3634/BK1/3382** in Book No :- **BK1**, Volume No :- 609 from Page No :- 387 to 526 at, office of **District SRO - Jamsheedpur**

Date:- **23-Jul-2022**

  
Registering Officer