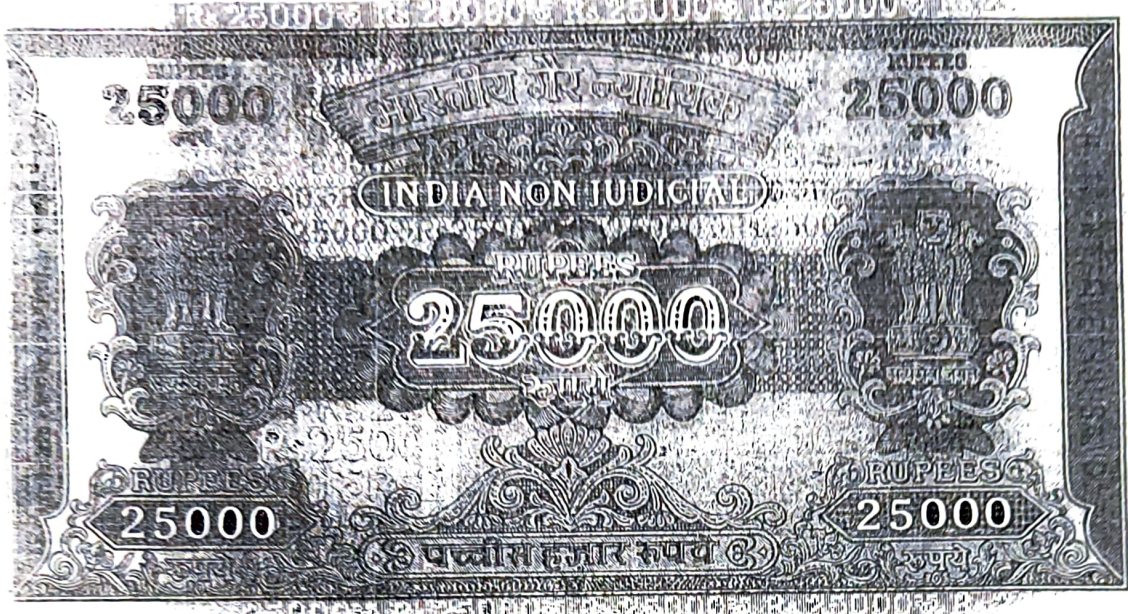


365

Sale Value of Rs. 148,000/-

6559



झारखण्ड JHARKHAND



Syed Mushtaq
Stamp 148,000/-
21/8/10

003977



SALE DEED

THIS DEED OF SALE is made on this the 21st day of August, 2010 at Jamshedpur, B.Y.;

Handwritten notes:
37000/-
2-50
0.94

SYED MUSHTAQ Son of Syed Mahmood, by faith Muslim, by Nationality Indian, by occupation Service, resident of Road No. 10, H.No. 16, Mango, P.S.Mango, Town Jamshedpur, District Singhbhum East, hereinafter called the "VENDOR" (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of ONE PART ;

IN FAVOUR OF :

Mr. MIR WAHID s/o Late Mir Amiruddin, by faith Muslim, by Nationality Indian, by occupation Service, NO. 171 resident of Ex-106, Line No. 01, 1st block, Phatikidih, P.O. and P.S. Bistupur, Town Jamshedour, District Singhbhum East (Jharkhand), hereinafter called the

ATTESTED
21/8/10
Sunil Kumar Singh
JAMSHEDPUR
East Singhbhum

Handwritten notes:
21/8/10



झारखण्ड JHARKHAND

003978

S. M. Singh

:- 2 :-

"PURCHASER" (which expression unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the OTHER PART ;

WITNESSETH AS FOLLOWS :

Whereas, the vendor is the absolute owner of all that land and house structures measuring area 1980 Sq. ft. i.e. 2 kathas 15 dhurs being portion of New Plot No. 280 recorded under Khata No. 1249, corresponding to Old Khata No. 249, situated in Mouza pardih, P.S.Mango, Survey Thana No. 1642, within Ward No. 8 M.N.A.C. Town Jamshedpur, District East Singhbhum East more fully described in the Schedule below:

And whereas, the aforesaid land measuring area 1980 Sq. ft. being portion of New Plot No. 280 under Khata No. 1249, corresponding Old Khata No. 249, in Mouza pardih, P.S.Mango within Ward No. 8 MNAC, Survey Thana No. 1641, Town Jamshedpur previously belonged to (1) Lashmi Devi w/o Late Babu Piyare Singh and (2) Dhurandar Singh, Son of Late Babu

ATTESTED
22/11/13
[Signature]
[Name]
[Address]



झारखण्ड JHARKHAND

003979

J. Murthy

-: 3 :-

Piyare Singh of Kasidih, Jamshedpur, who by means of registered Sale Deed No. 7217, Serial No. 8068, dated 20.10.1981 registered at Sub-Registry office, Jamshedpur entered in Book No.1, volume No. 56 for the year 1981, pages 384-389, transferred the said land in favour of one Ghulam Sharfuddin S/o Late Habibur Rahman of Azad Nagar, Road No. 13, Idgah Maidan, Jamshedpur; who obtained Mutation vide Mutation Case No. IX(II)305/90-91;

And whereas, while aforesaid Ghulam Sharfuddin was in peaceful possession over the said land as absolute owner thereof he transferred the said land in favour of the present Vendor by means of Registered deed of sale bearing Deed No. 430 (Sl. No. 501) dated 03.02.1999 registered at District Sub-Registry office, Jamshedpur and delivered possession to the present vendor;

And whereas, since purchase the vendor is in peaceful possession over the said land after constructing his houses over the same without any interference from any corner in any manner.

(contd...p/4)



झारखण्ड JHARKHAND

003980

J. Manohar Singh

:- 4 :-

And whereas, being in urgent need of money to acquire some other properties the vendor expressed his desire to sell all that land and house structures standing therein measuring area 1980 Sq. ft. being portion of New Plot No. 280, recorded under New Khata No. 1249, corresponding to old Khata No. 249, situated in Mouza pardih, P.S. Mango, Town Jamshedpur, District Singhbhum East more fully described in the schedule below

and whereas, having come to know about the said desire of the vendor, the purchaser approached the vendor for purchase of the said property more fully described in the schedule below and offered a sum of Rs. 37,00,000/- (Rupees Thirty Seven Lakhs) only as price thereof ;

And whereas, the vendor has agreed to sell and the purchaser has agreed to purchase the said property more fully described in the schedule below on the said consideration amount of Rs. 37,00,000/- (Rupees Thirty Seven Lakhs) only;

ATTESTED
J. Manohar Singh
NOTARY
JAMSHEDPUR
East Singhbhum



झारखण्ड JHARKHAND

003981

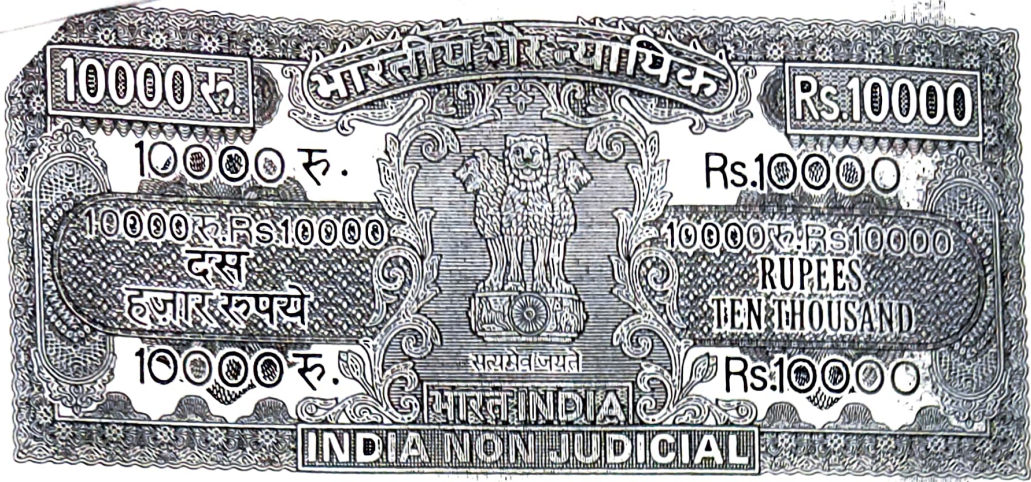
S. M. Singh

--: 5 :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1) That in pursuance to the aforesaid agreement and in consideration of a sum of Rs. 37,00,000/- (Rupees Thirty Seven Lakhs) only, paid by the purchaser to the vendor, as per details shown in Memo of Consideration below, the receipt whereof the vendor does hereby admit and acknowledge as full and final consideration for sale of the property more fully described in the schedule below, the vendor does hereby sell, convey, transfer and assign all that property together with all his right, title, interest, easement and appurtenances thereto unto the purchaser TO HAVE AND TO HOLD the same as absolute owner thereof with all right, title, interest, possession of the vendor hereto before enjoyed in respect of the said property more fully described in the schedule below.

S. M. Singh
Contn...p/6.



05AA 195952

A. M. M. M. M.

-: 6 :-

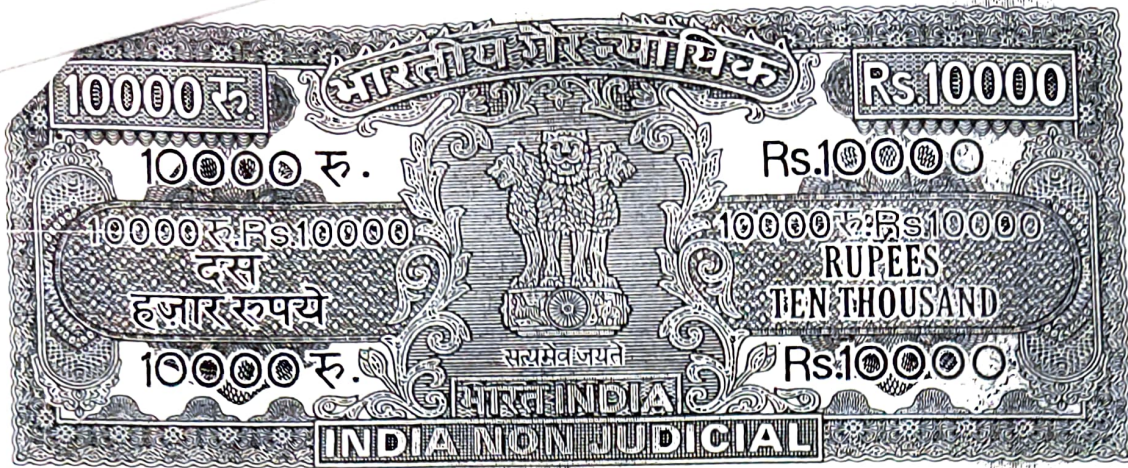
2) That the vendor has delivered possession of the property more fully described in the schedule below unto the purchaser, and henceforth the purchaser shall have quiet and peaceful possession over the same as absolute owner thereof without any interference of the vendor or any person or persons claiming through him.

3) That the vendor has completely divested of all his rights, title, interest in the said property and henceforth the vendor will cease to have any manner of right, title, interest or possession over the said property.

4) That from this day the purchaser shall enjoy and possess the said property as absolute owner thereof with full powers to convey, transfer, alienate the same or any part thereof to any person or persons.

Contd...p/7.

23/11/17



05AA 195953

-: 7 :-

A. Murthy

- 5) That the property hereby conveyed by the vendor to the purchaser is free from encumbrances or charges of any kind whatsoever.
- 6) That the purchaser shall be entitled to get his name mutated with respect to the schedule below property in the records of the authorities concerned and the vendor assures the purchaser to co-operate with the purchaser for the same.
- 7) That the vendor has agreed to execute and register any further or other deed of assurance or document at the cost of the purchaser that may be required to more perfectly confirm the ownership and possession of the purchaser in the schedule below property.

ATTESTED

17/02/2018
Sunil Kumar Singh

NOTARY

JAMESHPUR

East Singabhum

Contd...p/8.



-: 3 :-

S. M. Singh

SCHEDULE

(, Description of Property hereby transferred)

All that piece and parcel of raiyati home stead land measuring area 1980 Sq. ft. i.e. 2 (two)kathas 15 (fifteen) dhurs including a pucca house measuring area 1980 Sq. ft. standing thereon, being portion of New plot No. 280, recorded under New Khata No. 1249, corresponding to Old Khata No. 249, situated in Mouza pardi, P.S. Mango, Ward No. 3 M.N.A.C. survey Thana No. 1641, Town Jamshedpur, District Singhbhum East and bounded as follows :

North :- Road,
South :- Sajid,
East :- Road,
West :- 6 ft. Alley.

REGISTERED
27/6/11
S. M. Singh
JAMSHEDPUR
Dist. Singhbhum

Contd...p/9.



-: 9 :-

Annual rent Rs. 5/- to the landlord, the State of Jharkhand, through the C.O. Jamshedpur.

MEMO OF CONSIDERATION

(Details of payment made by the purchaser to the vendor)

- i) Vide Cheque No. 232993 dt. 21.8.10 .. Rs. 18,50,000/-
- ii) Vide Cheque No. 232994 dt. 21.8.10 .. Rs. 18,50,000/-

Both the aforesaid Cheques drawn on Canara Bank, Bistupur, Jamshedpur.

Total Rs. 37,00,000/-

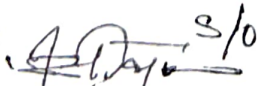
(Rupees Thirty Seven Lakhs) only.

IN WITNESS WHEREOF, the vendor has executed this deed of sale at Jamshedpur on this the day, month and year first

above written.

Witnesses :-

1) Usman Gani s/o Late Zahiduddin
1088th line No 1-B' Block Dhal Khand JSP

2) s.d.  s/o s.d. Mahmood s/o
Mamajid JSP

M/10/100 JSP

Contd...p/10.



L. Narayana

--: 10 :-

Typed by : *[Signature]*
(D.L.Paul),
Jamshedpur.

Drafted by : *[Signature]*
Advocate,



MIR WAHID

[Signature]

ATTESTED
[Signature]



Certificate :-

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

[Signature]
Advocate.

ATTESTED

[Signature]
Sunit Kumar Singh
NOTARY
JAMSHEDPUR
East Singhbhum



निबंधन विभाग, झारखंड
जमशेदपुर

Serial No.1 Token Date: 21/08/2010 14:04:04
Serial/Deed No./Year :7865/6559/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Syed Mushtaque Father/Husband Name:Syed Mohmood (VENDOR) Road No. 10, H.No. 16, Mango, Ps. Mango,Jsr		
2	Mir Wahid Father/Husband Name:Late Mir Amiruddin (VENDEE) Ex-106, Line No. 01, 'B' Block, Dhatkidih, Ps. Bistupur,Jsr		
3	Usman Gani Father/Husband Name:Late Zahiruddin (Identifier) Ex-106, Line No. 01, 'B' Block, Dhatkidih, Ps. Bistupur,Jsr		
4	Usman Gani Father/Husband Name:Late Zahiruddin (Witness1) Ex-106, Line No. 01, 'B' Block, Dhatkidih, Ps. Bistupur,Jsr		
5	Syed Ishtaque Father/Husband Name:Syed Mahmood (Witness2) Mango,P.S. Mango,Jsr		

Book No. I
Volume 240
Page 449 To 472
Deed No 7865/6559
Year 2010
Date 21/08/2010 15:49:23

District Sub Registrar

Signature of Operator

21/08/2010
S. Singh
JAMSHEDPUR
Dist. Singhpur



निबंधन पत्राणा, जमशेदपुर
जमशेदपुर
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 1

Token Date/Time: 21/08/2010 14:04:04

Document Type	Sale Deed	Presenter	Syed Mushtaque
Presenter Name & Address	Road No. 10, H.No. 16, Mango, Ps. Mango, Jsr	Date of Entry	21/08/2010
Stampable Doc. Value	3700000	DOE	Total Pages 24
Document Value	3700000	Stamp Value	148000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
JAMSHEDPUR	1641	8	PARDIH	1249	280			OR_RES	4.54 Decimal	442650

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_PAKKA	1641		PARDIH	Pardih, P.S. Mango, Jsr	1980	1400 Sq. Ft.	2772000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Syed Mushtaque	Syed Mohmood	Service	Other		Road No. 10, H.No. 16, Mango, Ps. Mango, Jsr
2	VENDEE	Mir Wahid	Late Mir Amiruddin	Service	Other		Ex-106, Line No. 01, 'B' Block, Dhatkidih, Ps. Bistupur, Jsr
3	Identifier	Usman Gani	Late Zahiruddin	Retired	Other		Ex-106, Line No. 01, 'B' Block, Dhatkidih, Ps. Bistupur, Jsr
4	Witness1	Usman Gani	Late Zahiruddin	Retired	Other		Ex-106, Line No. 01, 'B' Block, Dhatkidih, Ps. Bistupur, Jsr
5	Witness2	Syed Ishtaque	Syed Mahmood	Service	Other		Mango, P.S. Mango, Jsr

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	37,000.00
4	SP	360.00
Total		37,363.44

A. Mushtaque
21/8/10

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
[Signature]
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त Syed Mushtaque ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी

पहचान Usman Gani

नियामी

Dhatkidih

पिता Late Zahiruddin

पेशा Retired ने की।

[Signature]
21/8/10
निबंधन पदाधिकारी का हस्ताक्षर

[Signature]
21/8/10