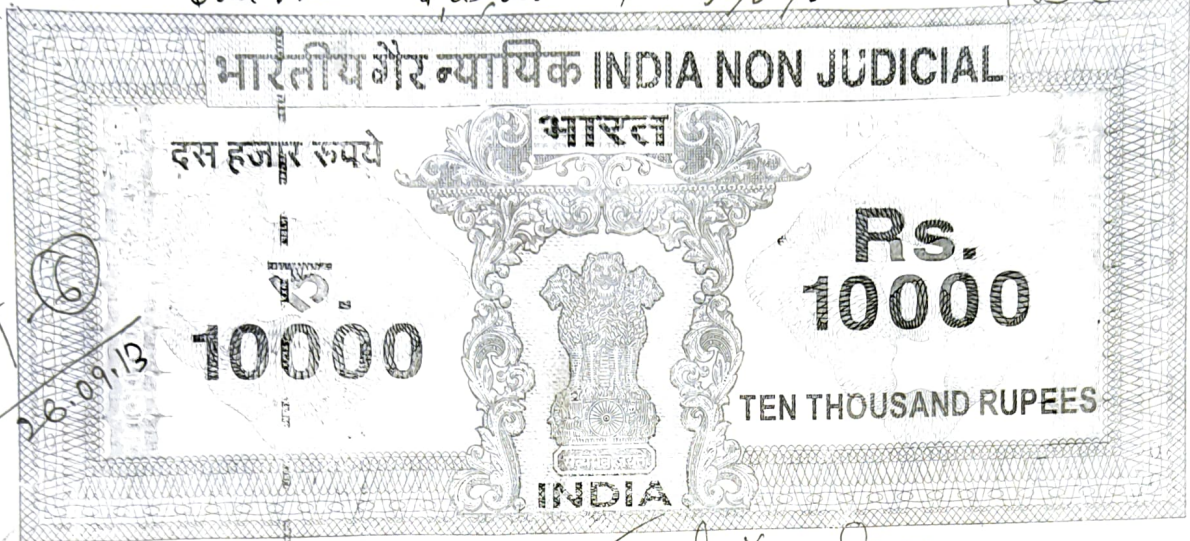


6127 Sale Value ₹ 25,000 = 10 P.S. Maps

4656



झारखण्ड JHARKHAND

व्याज न्यायिक लोन को स्वीकारा जात  
नए पॉलीस रस देमसफा  
करा के कस नसे है

060443

सबसे अधिकतम मुजो के  
जाया एत खडी जाया ।

26/9/13  
Anjum Akhtar  
26/9/13

शुल्क 2/000:-

सर्वोच्च न्यायालय को 1899 को  
सुप्रीम कोर्ट के गरी  
सर्वोच्च न्यायालय को 1908 को  
सर्वोच्च न्यायालय को 1908 को



26/9/13

SALE DEED

THIS SALE DEED is made on this the 26<sup>th</sup> day of Sept., 2013, at Jamshedpur. 26/9/13

Sealed  
15750 = 10  
2-50  
0.94  
L.R.  
P.F.

BY AND BETWEEN:

Mr. ANJUM AKHTAR, son of Md. Israil, By Religion Islam (Muslim), By Caste Sheikh,  
By Nationality Indian, By Occupation Service, Resident of H. No. 92, New Rani Kudar,  
Road No. 1, Kadma, P.S. Kadma, Town Jamshedpur, District East Singhbhum, State  
Jharkhand. Hereinafter called the "VENDOR / SELLER" (which expression shall unless  
excluded by and repugnant to the context must mean and include his legal heirs,  
successors, legal representatives, executors, administrators, nominees, and assigns) of the  
ONE PART. (Pan No. AKKPA5501C)

26/9/13  
जाया



झारखण्ड JHARKHAND

060444

*Angim Akhtar*

:: 2 ::

IN FAVOUR OF

Mrs. AISHA PARVEEN, wife of Jawed Akhtar, By Religion Islam (Muslim), By Nationality Indian, By Occupation Housewife, Resident of 92, New Rani Kudar, Dohb, line Road No. 1, Kadma, P.S. Kadma, Town Jamshedpur, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and repugnant to the context must mean and include her legal heirs, successors, legal representatives, executors, administrators, nominees and assigns) of the OTHER PART.

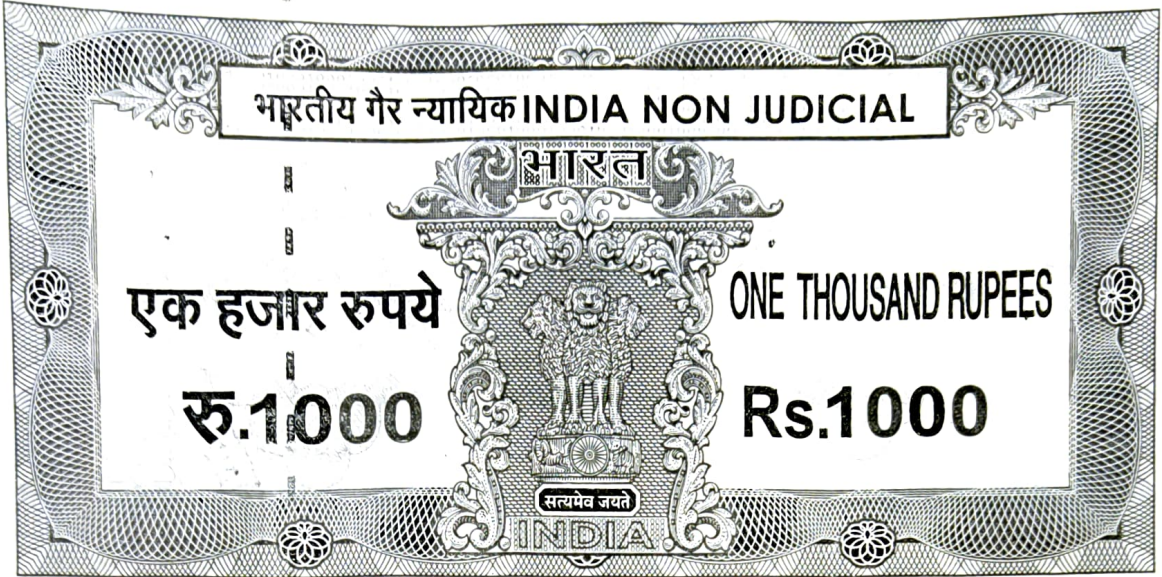
NATURE OF DEED

CONSIDERATION AMOUNT (Actual)

SALE DEED

Rs. 5,25,000/- only.





झारखण्ड JHARKHAND

287761

::3::

Anjum Akhtar

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below land along with some other lands were recorded in the name of Bhisma Das, son of Hari Das, Resident of Mango, Jamshedpur, in the Khatian as per the Survey Settlement of 1979 and after the demise of said Bhisma Das, one said Nani Gopal Das being his only son has inherited his entire estates being his only legal heir and successor, on the basis of which said Nani Gopal Das, has mutated his name in the record of the State of Jharkhand through Circle Officer, Jamshedpur, vide Mutation Case No. 1619 / 2006 – 2007.

AND WHEREAS, the present Vendor namely: Anjum Akhtar, son of Md. Israil, Resident of Kadma, Jamshedpur, has then purchased a piece and parcel of land measuring an area 3.60 Decimals, more fully described in the schedule below for a valuable consideration from said Nani Gopal Das, by virtue of a registered Sale Deed No. 774, Serial No. 1057, Dt: 22.02.13, registered at the District Sub Registry Office, Jamshedpur, and from then onwards he is in peaceful physical possession over the same without any interruption from any person or corner thereby exercising all his right, title and interest over the same being its lawful, absolute and bonafide owner.

:: 4 ::

Arjun Akhla

AND WHEREAS, the present Vendor is in urgent need of money to meet his financial and family expenses for which he decided to sell the schedule below property for full, final and highest consideration amount of Rs. 5,25,000/- only, to which the Purchaser agreed and offered to pay the same to the Vendor, hence, to avoid all or any kind of legal disputes, misunderstandings, and complication as both parties decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement, and in consideration amount of Rs. 5,25,000/- only, paid by the Purchaser to the Vendor, details of which is shown in memo of consideration, mentioned hereinafter, the receipt of which is hereby admitted and acknowledged, as full and final and highest consideration amount against the sale of the schedule below property and the Vendor does hereby absolutely and forever sell, convey, transfer and deliver all that schedule below property, in favour of the purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with her legal heirs and successors without any interruption from any person/s claiming under him together with all rights, title and interest of the said property.
2. THAT, the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner she likes, and the purchaser shall be at liberty to have her name mutated in the office of the landlord i.e. the state of Jharkhand, and pay rent, taxes for the same in her own name and obtain receipt thereof.
3. THAT, from this day the Vendor shall cease to have any right, title and interest over the said schedule below property, and all the right, title and interest of the Vendor in the schedule below property will now be completely vested unto the Purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens or charges of any kind.

:: 5 ::

Arjun Arhla

4. THAT, the Vendor hereby declares that he has good and perfect title over the said schedule below property and if any defect of title or possession of the Vendor in the schedule below property the purchaser suffers any loss then the Vendor will be liable to compensate the same to the Purchaser or her legal heirs and successors.

5. THAT, the Vendor is further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property.

6. THAT, the Vendor has delivered all relevant documents to the Purchaser in respect of the schedule below property. And after the execution of this Sale Deed the Vendor does not hold any right along with his legal heirs to claim back the schedule below property.

7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties. Any dispute arising out of this Sale Deed must be resolved in the Courts of Jamshedpur alone.

#### SCHEDULE

In the District East Singhbhum, under the District Sub Registry Office and Town Jamshedpur, Pargana Dhalbhum, Situated in Mouza Pardih, P.S. Mango, within Ward No. 9 (M.N.A.C.), within the State of Jharkhand, all that piece and parcel of raiyati agricultural land now converted into homestead land, recorded under:

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
381	510 (Portion)	1567.45 Sq.ft. i.e. <u>3.60 Decimals</u>

<u>Side</u>	<u>Measurement</u>	<u>Boundary</u>
North:	45'ft 6"inch	Plot No. 504,
South:	43'ft 9"inch	Road,
East:	36'ft 6"inch	Md. Shahid Akhtar & Others,
West:	33'ft 9"inch	Nani Gopal Das.



Avijit Akhla

:: 6 ::

The annual rent payable to the State of Jharkhand through Circle Officer, Jamshedpur.

MEMO OF CONSIDERATION

Mode of Payment

Amount (Rs.)

By Cheque / Cash

Rs. 5,25,000/- only.

In witness whereof the Vendor has hereunto set and subscribed his hand on this sale deed today at Jamshedpur, on the date aforementioned.

Read and Found Correct

Witnesses:

Avijit Akhla

1. Shahana Parveen

2. Avijit Akhla

Printed by A. Akhla  
Jamshedpur Court.

Drafted by:

Avijit Akhla  
**AVIJIT MANDAL**  
Enrollment No.-14/2010  
(Advocate Jsr. Court)



Shahana Parveen



Certificate:

It is certified that the finger prints of left hand of each person whose photograph is affixed in the present document have been obtained before/by me.

Avijit Akhla  
**AVIJIT MANDAL**  
Enrollment No.-14/2010  
(Advocate Jsr. Court)