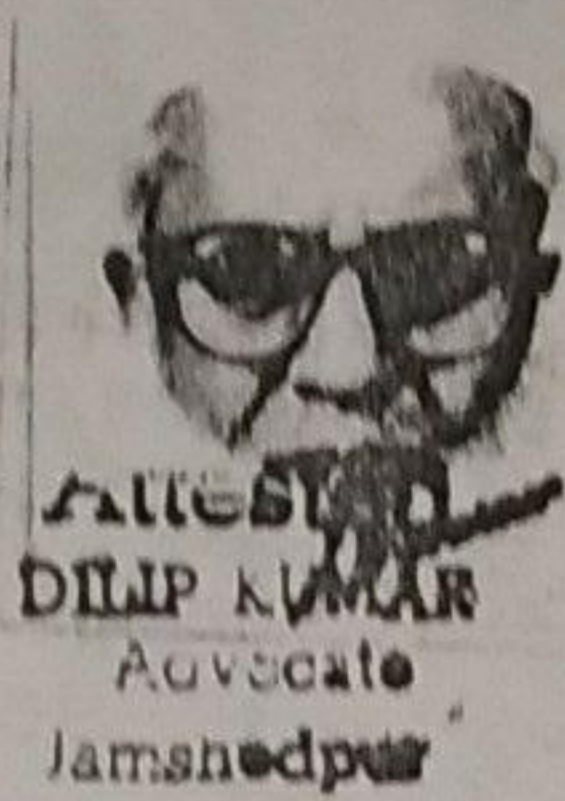


1586 Sale Value 60000 Chakulia, 1334

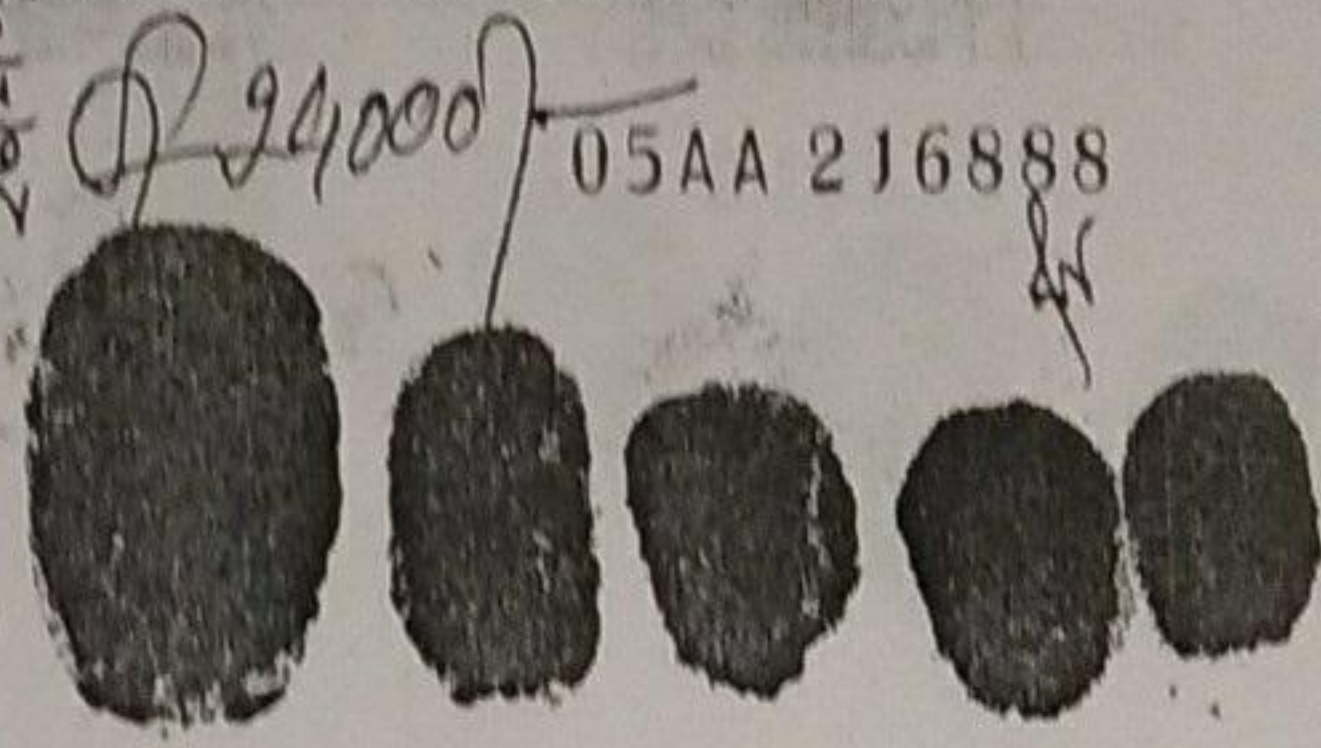


F 60
26/2/09



DILIP KUMAR
Advocate
Jamshedpur

Moh. Ishaque Shaheed
26/2/09



05AA 216888

SALE DEED

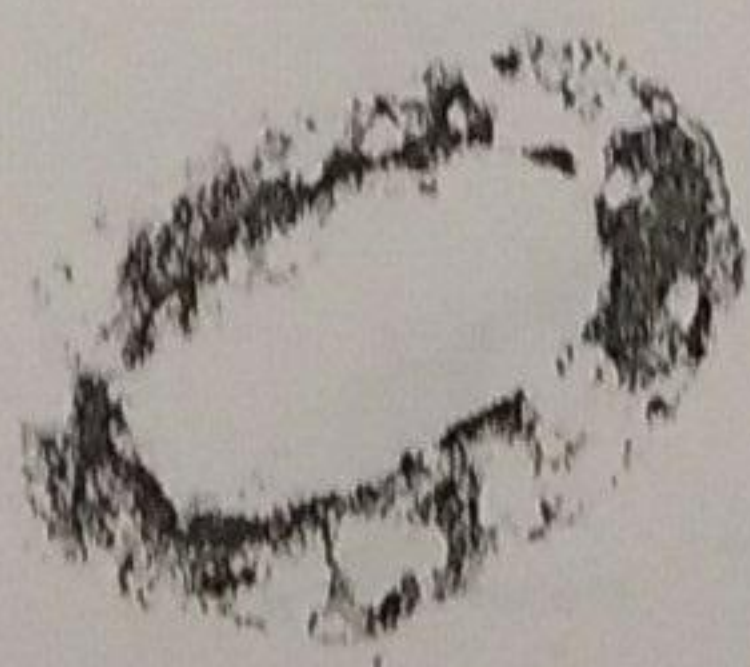
26/2/09
fee charge

This Deed of sale is made on this the 26th day of FEB. 2009 at Jamshedpur, By :-

Hazi. Md. Ishaque Shaheed Son Late Ilahi Buksh, by faith Muslim, by Occupation - Business, Nationality - Indian, resident of Chakulia, P.S. Chakulia, District East Singhbhum at Present residing at Gulshane Elahi 6th N.H. Colony Chepapul, Pardi, Town - Jamshedpur, Jharkhand, hereinafter called the "hereinafter called the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, legal representatives and assigns) of the **One**

Part;

Contd....2/



Rs 6000 =
L.H. 250
Rs 0.94
9. 750 =
M.P. 25 =
a
26/2



05AA 216889

Md. Ishaque Shaid.
26/2/09

- 2 -

IN FAVOUR OF

1. MD. WAHID HUSSAIN 2. MD. FARID HUSSAIN both Son of Late Md. Siddique Hussain, by faith Muslim, by Occupation Business Nationality – Indian, resident Of Chakulia, P.S. Chakulia, District East Singhbhum, Jharkhand hereinafter called the 'VENDEES' (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors administrators, legal representatives and assigns) of the **Other Part**;

Contd.....3/



Md. Shajeeuddin
26/2/09

- 3 -

NATURE OF TRANSFER : SALE DEED
CONSIDERATION MONEY : Rs 6,00,000. /- (Rupees six Lakh) only.

WHEREAS, the Vendor is sole, absolute, lawful and bonafide owner of 5 (five) Decimals Homestead land including Pucca Double Storied House building etc. standing thereon recorded under Khata No.561 Plot No. 1171 of Mouza Chakulia, Survey Thana No. 328 Halka No. IV P. S. Chakulia more fully described in schedule below;

AND WHEREAS the Vendor above named Purchased the aforesaid property from its previous lawful bonafide owner namely Sri Ram Nanda Singh Son of Late Naresh Kumar Singh resident of Vill And P.S. Chakulia, by means of three Registered Sale Deeds, all the deeds registered at Jamshedpur Sub-Registry Office on 17.07.1969;

Contd....4/



022700

Md. Jahangir
 Shaha
 26/2/09

- 4 -

AND WHEREAS Two decimal Purchased Vide Sale Deed No. 6346, another Two Decimal Purchased Vide Sale Deed No. 6347, and rest One Decimal purchased Vide Sale Deed No. 6348, and in this way the Vendor Purchased 5 (five) Decimal of home stead land including Pucca House Building etc. Vide aforementioned three registered sale Deeds and hold and possesses the same as full owner thereof since the without any interruption from any body having every right, to transfer the same by way of sale, gift, mortgage, or any kind of transfer in any manner whatsoever he likes, think, fit and proper. No body else the vendor have got any right, title interest or possession over the same;

AND WHEREAS the vendor is also mutated his name in respect of said property in the Office of the Anchal Adhikary Chakulia Vide Mutation Case No. 4 of 1970 - 1971 by Ordered dated 5.11.71 and paying rent etc. regularly in his own name by obtaining necessary rent receipt from the said office.

Contd....5/



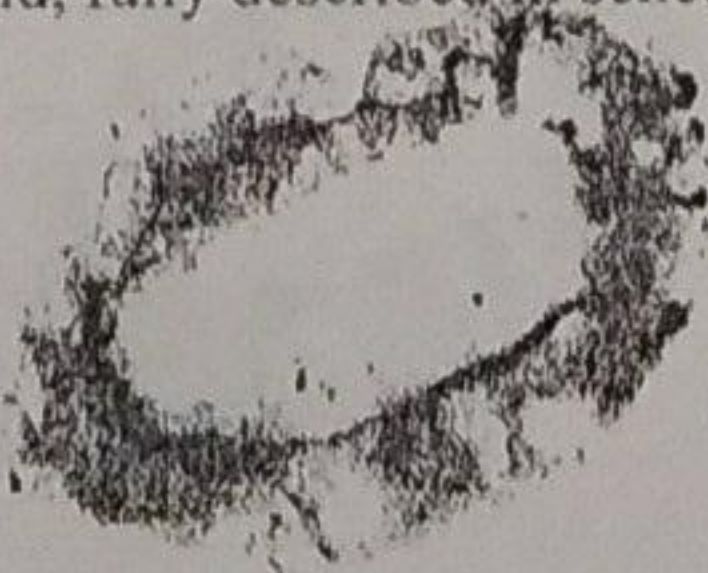
- 5 -

Hd. Shogun
Shahid
26/2/09

AND WHEREAS, on account of urgent necessity of money for this domestic affairs and other legal expenses, and purchased suitable property the Vendors has advertised for sale his aforesaid property fully described in schedule below and Vendee are being the highest bidder intends to purchase the same for a consideration of Rs.6,00,000/- (Rupees six lakh) only the price fixed and the Vendor is also agreed to sell his aforesaid property fully described in schedule below to the Vendees for the aforesaid consideration money of Rs6,00,000/- (Rupees six lakh) only on the following terms and conditions :-

1. That pursuance to the said agreement and in consideration of Rs6,00,000/- (Rupees six lakh) only the receipt of which the Vendor do hereby acknowledge, he conveys his aforesaid property fully described in schedule below by this Deed to the Vendees to hold and possess the same as full owner thereof in their own right, as they like, think, fit and proper, and they will also be entitled to sell, gift, mortgage etc. or any kind of transfer the aforesaid property hereby sold, fully described in schedule below .

Contd...6/





Moh. Jhaugra Shukla

26/2/09

- 6 -

2. That, the Vendor have already given vacant possession in the aforesaid property to the Vendees in question hereby sold, fully described in schedule below to the Vendees and the Vendor or his heirs and successors will not be able to raise any claim in the said property hereby sold, fully described in schedule below in future for any reason whatsoever.
3. That, henceforth the Vendees will pay the annual rent as mentioned in schedule bellow for the aforesaid property hereby sold, fully described below to the landlord state of Jharkhand and they will also be entitled to mutate their names in respect of the said property hereby sold fully described in schedule below to the sherista of the said landlord State Jharkhand and if any consent is required for the same from the side of the Vendor in that event the Vendor will be bound to give the same, otherwise it will be done according to law.
4. That, the Vendor has not sold, gifted, mortgaged, transferred or

Contd....7/



Ms. Shyama Shakti
26/12/09

encumbered the aforesaid property hereby sold fully described in schedule below to any body else previously. Neither he has been entered into any agreement for the same with any body else previously, except the present Vendees of this deed. If it is so found in future, it will be null and void. The property in question hereby sold fully described in schedule below is free from all kinds of encumbrances. Be it noted that if due to defect of title or for any action of the Vendor the Vendees are to be deprived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the Vendor will be bound to compensate the Vendees for all their loss and damages.

In witness whereof the Vendors do hereunto set their hand in it at Jamshedpur on this the day, month and year as mentioned above.

SCHEDULE

(Description of the property hereby sold)

In the District of East Singhbhum, Pargana Dhalbhum, District Sub-Registry Office Jamshedpur, Sub-Registry Office Ghatsila, In Mouza- Chakulia Survey Thana No.328, P.S. Chakulia, in Halka No. IV, recorded Under Khata No.561, finally published on 14.08.1964, Portion of Plot No. 1171 Area -5 (five) Decimals of Home Stead land including pucca double Storied Building standing thereon having its Built-up Area in Ground Floor 550 Sq.ft. and in first floor 270 Sq.ft. Total Built Up Area 820 Sq.ft. (Approx). Which is bounded on the North : Masjid Road , South : Sri Gopal Surekha East : Rajan Singh , West: Sri Gopal Surekha,

Annual Rent : 23 Paise only payable to the landlord the State of Jharkhand , through the C.O. Chakulia .

Read over and explained the contents of this Deed to the executants , who admitted it to be correct.

Sumir Saha

Contd....8/



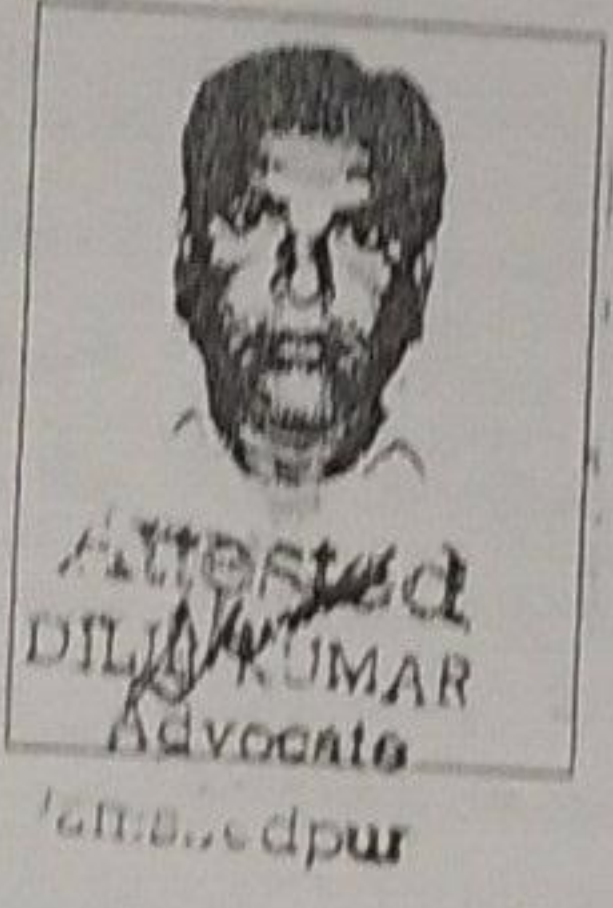
H.D. Bhagwati
26/2/09

Witnesses :

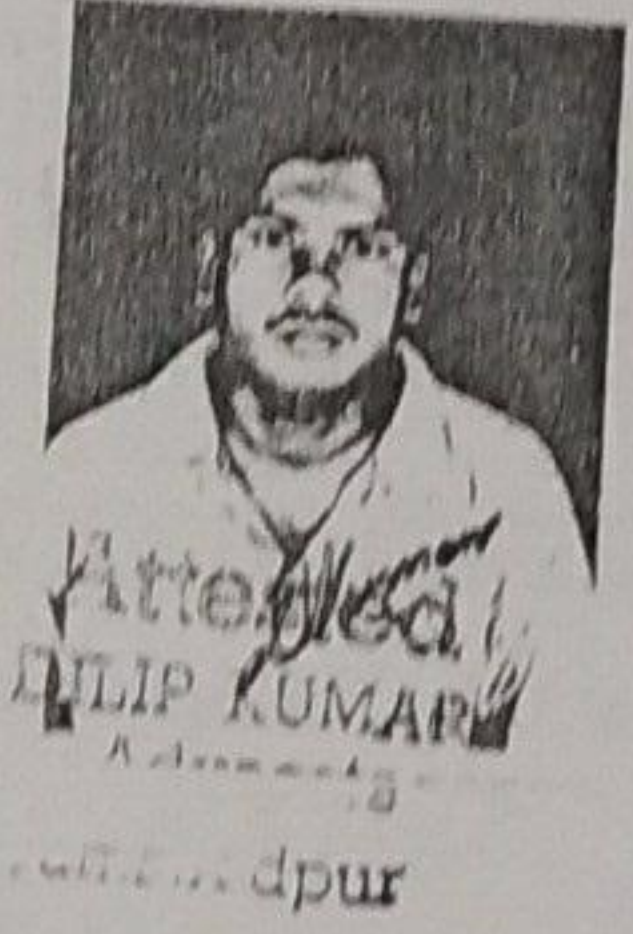
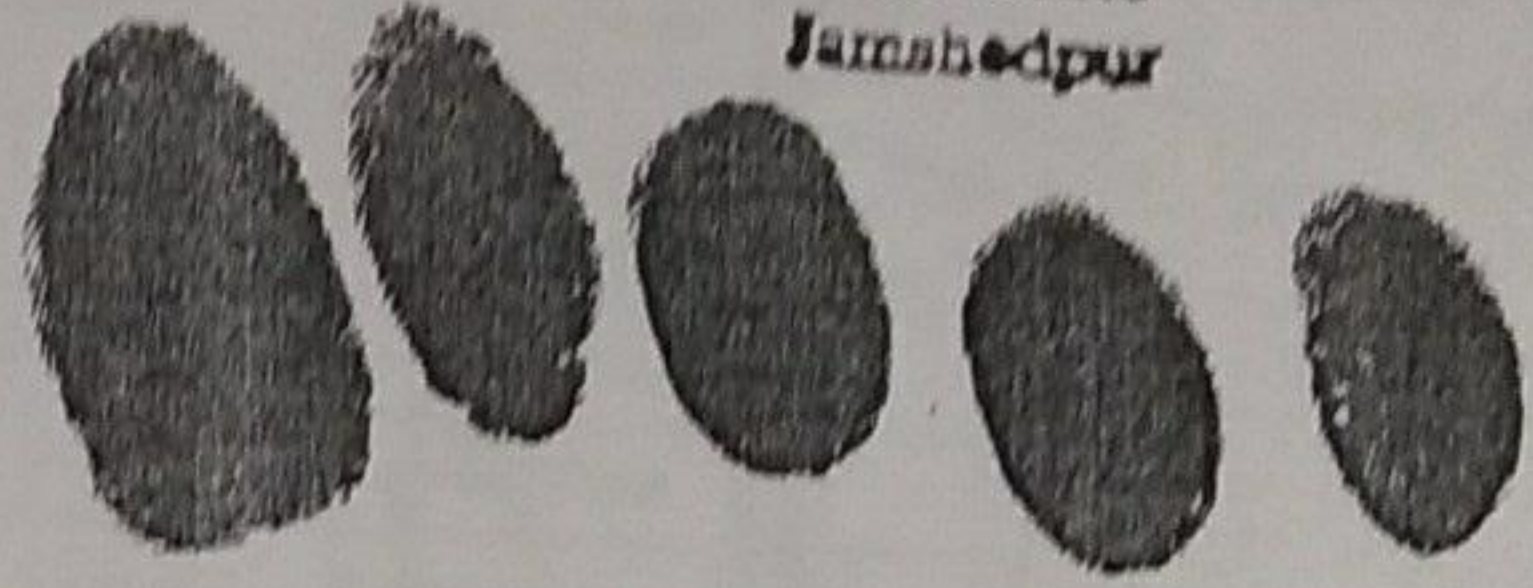
1. M. of Mahomed Shahid S/o M. of Shaque Shahid
Chhapra Pat Marg, Jamshedpur
2. D. of Jendra Nath Bhandari S/o late D.P. Bhandari
of Jamshedpur and Jamshedpur
26/02/09.

Typed by
S. R. C. C.

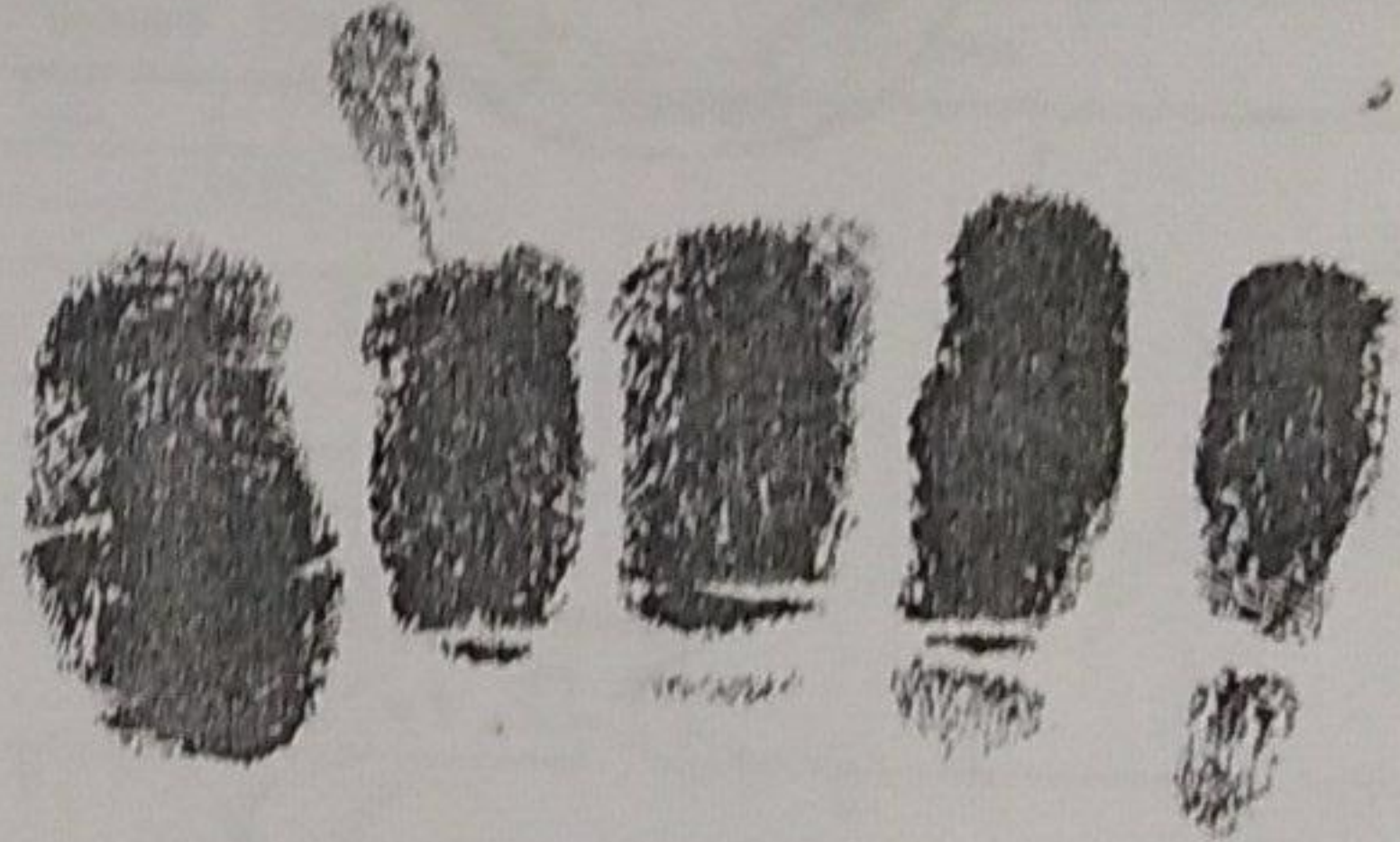
Drafted by
D. K. Kumar
26/02/09
Advocate
Jamshedpur



MD. Wahid Hussain



PHOTOGRAPH BY
D. K. KUMAR

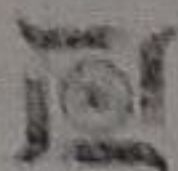


Signature of the Purchasers.

Certified that the finger prints of the left hand of each persons whose photographs are affixed in this document have been taken by me.



D. K. Kumar
26/02/09
Advocate
Jamshedpur



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.60 Token Date: 26/02/2009 15:41:07
Serial/Deed No./Year :1536/1334/2009
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Hazi Md. Ishaque Shaheed Father/Husband Name:Late Ilahi Buksh (VENDOR) Gulshane Elahi, 6th N. H. Colony, Chepapul, Pardih, Ps. Mango, Jsr		
2	Md. Wahid Hussain Father/Husband Name:Late Siddique Hussain (VENDEE) Vill- Chakulia, Ps. Chakulia, Dist- East Singhbhum		
3	Md. Farid Hussain Father/Husband Name:Late Siddique Hussain (VENDEE) Vill- Chakulia, Ps. Chakulia, Dist- East Singhbhum		
4	Md. Naushad Shahid Father/Husband Name:Ishaque Shaheed (Identifier) Gulshane Elahi, 6th N. H. Colony, Chepapul, Pardih, Ps. Mango, Jsr		
5	Md. Naushad Shahid Father/Husband Name:Ishaque Shaheed (Witness1) Gulshane Elahi, 6th N. H. Colony, Chepapul, Pardih, Ps. Mango, Jsr		
6	Dwijendra Nath Mukherjee Father/Husband Name:Late O. P. Mukherjee (Witness2) Jsr Court		

Book No. 1
Volume 51
Page 331 To 350
Deed No 1536/1334
Year 2009
Date 26/02/2009 18:07:40

District Sub Registrar

Signature of Operator



निबंधन विभाग, झारखंड
जमशेदपुर
जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 60

Document Type

Presenter Name & Address

Date of Entry

Document Value

Special Type

Remarks / Other Details

Property Details:

Sale Deed

Gulshane Elahi, 6th N. H. Colony, Chepapul, Pardih, Ps. Mango, Jsr

26/02/2009

600000

Presenter

DOE

Stamp Value

24000

Serial No.

0

Token Date/Time: 26/02/2009 15:41:07

Hazi Md. Ishaque Shaheed

Mango, Jsr

Total Pages 20

Book 1

CNO/PNO

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
CHAKULIA	328	4	CHAKULIA	561	1171			H_HOLD	5 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
PAKKA MAKAN	328		CHAKULIA	Chakulia, Ps. Chakulia, Dist- East Singhbhum	820	600 Sq. Ft.	492000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Hazi Md. Ishaque Shaheed	Late Ilahi Buksh	Business	Other		Gulshane Elahi, 6th N. H. Colony, Chepapul, Pardih, Ps. Mango, Jsr
2	VENDEE	Md. Wahid Hussain	Late Siddique Hussain	Business	Other		Vill- Chakulia, Ps. Chakulia, Dist- East Singhbhum
3	VENDEE	Md. Farid Hussain	Late Siddique Hussain	Business	Other		Vill- Chakulia, Ps. Chakulia, Dist- East Singhbhum
4	Identifier	Md. Naushad Shahid	Ishaque Shaheed	Business	Other		Gulshane Elahi, 6th N. H. Colony, Chepapul, Pardih, Ps. Mango, Jsr
5	Witness1	Md. Naushad Shahid	Ishaque Shaheed	Business	Other		Gulshane Elahi, 6th N. H. Colony, Chepapul, Pardih, Ps. Mango, Jsr
6	Witness2	Dwijendra Nath Mukherjee	Late O. P. Mukherjee	Typist	Other		Jsr Court

Fee Details:

SN	Description	Amount
1	P	0.94
2	A1	6,000.00
3	SP	300.00
4	I	150.00
5	LL	2.50
6	MB	25.00
Total		6,478.44

Md. Ishaque Shaheed

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

दादाजी मोह नोशाद शाहिद

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया

जिसकी

पहचान

निवासी

मोह नोशाद शाहिद

दादाजी मोह नोशाद शाहिद

पिता

पेशा

दादाजी मोह नोशाद शाहिद

निबंधन पदाधिकारी का हस्ताक्षर

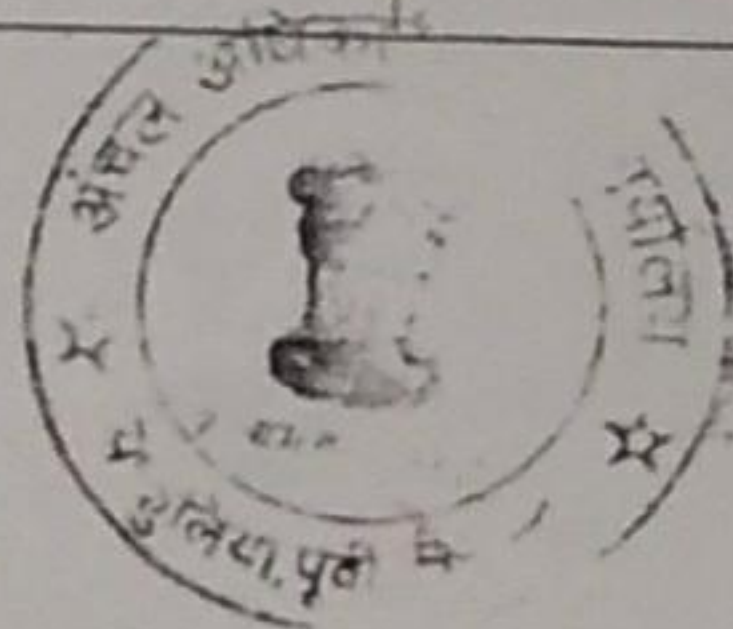
दादाजी मोह नोशाद शाहिद

नामांतरण शुद्धि-पत्र

जिला का नाम	पूर्वी सिद्धान्त	अनुसूचित नाम	घाटतिला	अर्चना का नाम	घाटतिला	इसका का नाम	इसका-04		
इस्टेट का नाम	झारखण्ड सरकार	भाग वर्तमान	7	पूर संख्या वर्तमान	32				
कमिश्नरी	केस नं०	पौजा का नाम	पाना का नाम पाना नम्बर	अभिपूत जिल्ले संबंधित है	स्टीकृत द्वारा तिथि	परिवर्तन प्रकार	कारोबार विस्तृत रूप बाल्य नं० धर्म नं० रकबा	मरगा रजिस्टर 7 अवकाश तिथि	Remarks
2327	107 2012 - 2013	घाटतिला	घाटतिला 328	561 1 561	18-July-2012	Bv Sale 1334 26-February-2009	561 1171 0.00 एकड़ 5.00 बिस्म	7-50 18-July-2012	
पूर्व रैयत का नाम राम लखन सिंह पितृ नरेन कुमार सिंह				क्रेता/आवेदक का नाम मो० वासिद हुसैन पितृ-स्व० मो० सिरिक हुसैन पता-घाटतिला बाल-घाटतिला मो० वासिद हुसैन पितृ-स्व० मो० सिरिक हुसैन पता-घाटतिला बाल-घाटतिला. के पता में नामान्तरण स्वीकृत किया गया।					

राजस्व कर्मचारी हल्का संख्या

हल्का संख्या आवश्यक कार्यवाही एवं सूचनाय हस्तान्तरित



अंचल अधिकारी
घाटतिला
18-7-2012

Sch XIV- F.No. 180v

रसीद मालगुजारी

ताम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

चाकुलिया । चाकुलिया । 328 । मो0 वाहिद हुसैन, मो0 फरिद हुसैन

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. 32

Vol. No. 7

Receipt No. 09

खाता संख्या 561	खेसरा संख्या 1171	रकबा (एकड़ में) 0 एकड़ 5 डिसमील 0 हेक्टर
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अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया			
		तीन वर्ष से ज्यादा (2012-2013) - (2014-2015)	3 रा वर्ष (2015-2016)	2 रा वर्ष (2016-2017)	1 ला वर्ष (2017-2018)
माल (नकदी)	8.00	24.00	8.00	8.00	8.00
गुजारी (भावली)	2.00	6.00	2.00	2.00	2.00
सेस	4.00	12.00	4.00	4.00	4.00
सूद	4.00	12.00	4.00	4.00	4.00
मुतफरकात	1.60	4.80	1.60	1.60	1.60
मीजान	19.60	58.80	19.60	19.60	19.60

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा (2012-2013) - (2014-2015)	3 रा वर्ष (2015-2016)	2 रा वर्ष (2016-2017)	1 ला वर्ष (2017-2018)	मोतालबा
					हाल (2018-2019)
माल (नकदी)	24.00	8.00	8.00	8.00	8.00
गुजारी (भावली)	6.00	2.00	2.00	2.00	2.00
सेस	12.00	4.00	4.00	4.00	4.00
सूद	12.00	4.00	4.00	4.00	4.00
मुतफरकात	4.80	1.60	1.60	1.60	1.60
मीजान अदायकारी	58.80	19.60	19.60	19.60	19.60

(1) मीजान कुल (लफजों में) : One Hundred Thirty Seven Rupees and Twenty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 137.20

तारीख अमला तहसील कुनिन्दा : 1

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी को जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।