

1983k. Raity Sale Dhanbad Value 262000/- of 10500/- 1743

12262 / 38 26/3/12
46
26/3/12



काइतकारी का हाथ 46 का उमर 23
की प्रकृति का हाथ 23 का उमर 23
यथासत का हाथ 23 का उमर 23
मछी का हाथ 23 का उमर 23
26-3-12 23EW
26-3-12

नामज प्रांता...
बन्ध IV नांवा...
MD. Rashid
26/03/12

05AA 243105



तपस्वील वर्णीत जमीन की मूल्य मांग दर्शिका पंजी के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है



26.03.12

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made this the 26th day of March Two Thousand Twelve by & between **MANSOOR AHMAD** son of Late M.A. Rauf by faith Muslim, by Caste Kalal, by occupation business, resident of Gulistan, Kanke Road, Ranchi (Jharkhand), hereinafter called and referred to as the **VENDOR** which expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns of the **ONE PART**. [Indian Citizen] [Above vendor is represented by his constituted Attorney **MD. RASHID** son of Late Nabi Bux by faith Muslim, by occupation fish merchant, resident of Shamsheer Nagar, Old Railway Gate Crossing, No.1, Bhuli Road, P.S. Bank More District Dhanbad by virtue of registered General Power of Attorney No.IV-1593 dated 03/05/2010 registered at Ranchi Sub Registry Office.]

Fee Paid

Afi) 7860 = 11
Sabin 2550
Pfee 894
7863 = 44

26/3/12

धनबाद कोषालय से निगत

कोषालय अधिकारी
धनबाद

Memo No. 10352/2011-12
Issued to Shadan Parween
of Visti Para PS, Dhanbad
Through.....

Non Judicial/Court-Fee Stamps
of Rs. 10,000/- (10,000 Xi)

Accountant/Stamp Clerk
District Treasury, Dhanba



26.03.2012 10000/-

कॉ का नाम
प्राप्त प्रमाणपत्र नुसार नाम
बन्धुव्यक्तियों का सम्बन्ध
पितापति का नाम
वाम
महोदय

शहीबखी
कृष्ण
228h

शहीबखी
वी.एस
महोदय

M.D. Rashid
26/03/12



26.03.2012



Handwritten notes and signatures at the bottom right corner.



झारखण्ड JHARKHAND

A 684761

MD. Rashid
26/03/12



- 2 -

AND: IN FAVOUR OF

SHADAN PARWEEN wife of Alam Hussain by faith Muslim, by caste Momin, by occupation house-wife, resident of Visti Para, Hirapur, Dhanbad P.S. Dhanbad Sub Division and District Sub-Registry office and District Dhanbad (Jharkhand) here-in-after called and referred to as the **PURCHASER** which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns of the **OTHER PART**. [Indian Citizen]

M.A. Rauf
26/03/2012

- 3 -

WHEREAS the lands of Plot No.2148 bearing Khatian No.71 of Mouza Panderpalah Mouza No.4 P.S. Bank More (Dhanbad) along with other lands has been originally recorded in the name of M.A. Rauf in the last cadastral survey settlement records of rights.

AND WHEREAS after the death of M.A. Rauf the vendor being one of his legal heir and successor inherited the said lands and while in peaceful possession over the same partitioned all his landed property with other co-sharer and the lands morefully described in the schedule below was allotted in the exclusive own share of the vendor.

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said lands morefully described in the schedule below and has been possessing the same in peaceful and undisturbed possession thereof by exercising diverse acts of possession without any hindrance or interruption from any corner and also paying the rents in the landlord Sheresta the State of Jharkhand in Thoka No.362 thereto regularly.

AND WHEREAS the vendor being in urgent need of money expressed his desire to sell the lands morefully described in schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.2,62,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.2,62,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that lands morefully described in the schedule below together with all right, title and interest therein.

MD. Rasheed

26/03/012

- 4 -

TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

That the vendor now has good, valid and subsisting title of the said lands morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons and in any way or manner with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through him and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said lands or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all his heirs and successors shall at all times be liable to compensate the purchaser and indemnify her in every respect thereof. The purchaser shall leave two feet of land out of her own purchased land towards the proposed road side and shall construct drain to pass the waste-water out of her own pocket in the said lands.

That the purchaser shall here after pay an annual rent of Rs.0.70 paisas only to the present landlord the state of Jharkhand form this Day. The purchaser shall get her name mutated with the State of Jharkhand. The vendor shall remain bound to give his full consent for the purpose of mutation of the name of the purchaser in the Landlord Sheresta the State of Jharkhand.

MD. Rasheed
26/03/012

- 5 -

The vendor has delivered possession of the schedule mentioned lands to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza:- **PANDERPALAH P.S.** Bank More Sub division and District Sub Registry office and District Dhanbad Mouza No.04 Khatian No.71 (Seventy One) Plot No.2148 (P) Area 2.09 Kathas i.e. 3.45 Decimals (Three Point Four Five Decimals) of lands sold herewith.[As per plan attached herewith and shown in colour Red].

Butted and Bounded by:-

North:- 12 feet wide Proposed Road.

South:- Vendor's own.

East:- 12 feet wide Proposed Road.

West:- Purchaser's own.

The nature of land hereby sold is residential and situated at Sub Road.

The land hereby sold is Rayati.

The land hereby sold is beyond Government land (Gair-abad), Tribal land, Bhoodan land, Forest land & B.C.C.L land.

MD. Rasheed
26/03/012

(Signature of the vendor)

WITNESSES

1. Shaukat Akbar
let. Moynuddin
millionaire
Wazirpur
Dhufal
26/03/012
2. 26/03/012

Page 5 of 6

मुफारक असारु
मिवाली मिवा
बसेपुर अजगाम

MD. Rasheed
26/03/12

- 7 -

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-



✓ Shadon Paween

(SIGNATURE) 26/03/12



TESTED
K. Alamyee
Advocate Dhanbad

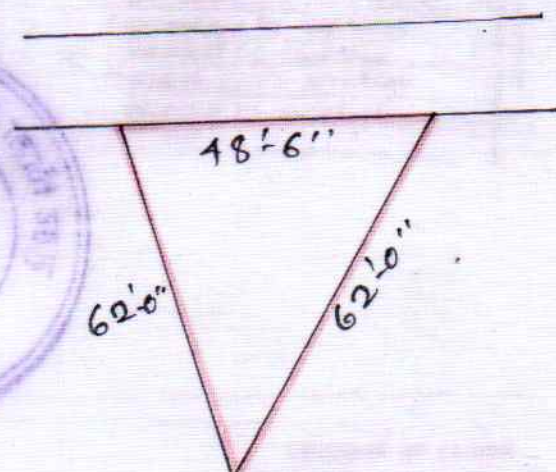
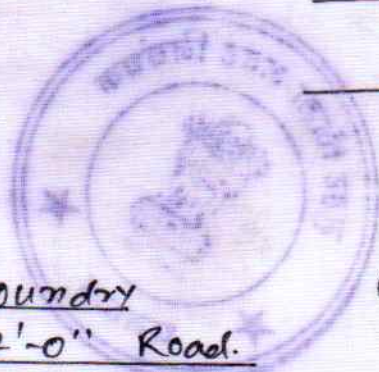
Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me, prepared in my office as per draft supplied by the parties :-

K. Alamyee
26/03/12
Advocate, Dhanbad.

Seller:- Manshoor Ahmad S/o Late M.A. Raut.
of Goolistan, Kanke Road Ranchi, Jharkhand

Purchaser:- Shadan Parween W/o Alam Hussain
of Visti Para, Hirapur, Dhanbad.
Dist. Dhanbad (Jharkhand).

Schedule:- Mouza - Pandor Palla NO. 4 DHN.
Khata no. 71 Plot No. 2148 (P)
Area:- 2.09 Katha.



Boundary
N - 12'-0" Road.
S - Vendor's Land.
E - 12'-0" Road.
W - Purchaser N13.

M.D. R. S. Singh

26/03/012

Site plan not to scale

Traced by
B. S. Singh



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 26/03/2012 13:14:58

Document No: 38	Sale Deed	Presenter	Md. Rashid	Date of Entry	26/03/2012
Document Type	Bhuli Road, Ps.- Bank More, Dhanbad	DOE		Total Pages	18
Presenter Name & Address	262000	Stamp Value	10500	Book	1
Stampable Doc. Value	262000	Serial No.	0	CNO/PNO	
Document Value					
Special Type					
Remarks / Other Details					

Property Details:										
Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	4	0	PANDARPALA	71	2148			OR_RES	3.45 Decimal	258750

Other Property Details:							
Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:							
SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Md. Rashid	Late Nabi Bux	Business	Other		Bhuli Road, Ps.- Bank More, Dhanbad
2	VENDEE	Shadan Parween	Alam Hussain	House Wife	Other		Visti Para, Hirapur, Ps.- Dhanbad, Dhanbad
3	Identifier	Shamim Aktar	Late Moyenuddin	Business	Other		Wasseypur, Ps.- Bank More, Dhanbad
4	Witness1	Shamim Aktar	Late Moyenuddin	Business	Other		Wasseypur, Ps.- Bank More, Dhanbad

Fee Details:		
SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	7,860.00
4	SP	270.00
Total		8,133.44

MD. Rashid

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।
निबंधन पूर्व सारांश में इंफ़ॉर्म फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष
स्वीकार किया मो रशीद
जिसकी
पहचान पिता
निवासी शमीम अक़्तर पेशा र-वो न/पुष्टी ने की।
वाल्मपुर, धनबाद, 02/02/14
धनबाद अक़्तर
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.38 Token Date: 26/03/2012 13:14:58
Serial/Deed No./Year :1983/1743/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Md. Rashid Father/Husband Name:Late Nabi Bux (VENDOR) Bhuli Road, Ps.- Bank More, Dhanbad		
2	Shadan Parween Father/Husband Name:Alam Hussain (VENDEE) Visti Para, Hirapur, Ps.- Dhanbad, Dhanbad		
3	Shamim Aktar Father/Husband Name:Late Moyenuddin (Identifier) Wasseypur, Ps.- Bank More, Dhanbad		
4	Shamim Aktar Father/Husband Name:Late Moyenuddin (Witness1) Wasseypur, Ps.- Bank More, Dhanbad		

Book No. I
Volume 54
Page 225 To 242
Deed No 1983/1743
Year 2012
Date 26/03/2012 15:41:13

32EW
26/3/2012
District Sub Registrar

Signature of Operator