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सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	:	**IN-JH01295103730771N**
Certificate Issued Date	:	09-Apr-2015 01:51 PM
Account Reference	:	SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0101609479023616N
Purchased by	:	SAMSAD PARWEEN
Description of Document	:	Article 23 Conveyance
Property Description	:	LAND
Consideration Price (Rs.)	:	23,40,000 (Twenty Three Lakh Forty Thousand only)
First Party	:	HAZRA KHATOON
Second Party	:	SAMSAD PARWEEN
Stamp Duty Paid By	:	SAMSAD PARWEEN
Stamp Duty Amount(Rs.)	:	93,610 (Ninety Three Thousand Six Hundred And Ten only)

58
10/4

Please write or type below this line

10.4.15

10.4.15

XM 0002803214

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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Raiyati Sale Dhanbad 23,40,000/
St 93610/

48
RO

तहसीलदार द्वारा जारी ... के अनुसार निर्धारित न्यूनतम ... से कम नहीं है
10/4

Fee paid
Amt 70200=00
Sal 2%
Pfee 0394
Afee 702=00
70905=44

Attested By
Sunil Chandra Laha
Deed Writer L No-2/93
Dhanbad

हजारा खातून
W/o मो० मवाजिस खान
हजारा खातून बेटी समेत रिपोर्टर
शाहिनवाज खान
10-4-15

Fo. 4

अचल अधिकारी ..... से प्राप्त सूची के अनुसार दस्तावेज में वर्णित मौजा ..... के खाता सं० ..... 53 ..... के खाता सं० ..... खोज क्षेत्र से बाहर है/सूची कृत नहीं है
10/4

SALE DEED

THIS DEED OF ABSOLUTE SALE is made on this the 10th day of April, 2015 BY AND BETWEEN Hazara Khatoon, W/o Md. Mawazis Khan, by caste-Pathan, by occupation-House wife, resident of - Barmasia More, P.O.-Dhanbad, P.S.-Dhansar, District-Dhanbad, State-Jharkhand, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns on the ONE PART)

10.4.15

10/-

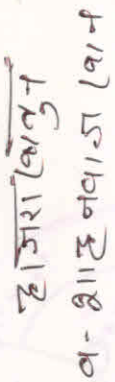
हाजरा खातुन
मो० नवाजीस खान
करमसिया मोड़ धनसार धनबाद
पठान - टाइटल

10.4.15

Typed By
Sunil Chandra Laha
Deed Writer L No-2/93
Dhanbad

हाजरा खातुन
w/o शाहनवाज खान
10-4-15

हाजरा खातुन मेरे सामने रिप
दिया - शाहनवाज खान



IN FAVOUR OF

Samsad Parween, W/o Syed Mohammad Osama, by Caste-Saiyad, by occupation-House wife, resident of Qrt No.-UI-3, Digwadih no.-10 New Colony Jealgora, P.S.-Jorapokhar, Dist-Dhanbad, State-Jharkhand, Indian Citizen, herein 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 their heirs, executors, successors, administrators, legal representatives and assignees of the OTHER PART :

PAN - CMAPP6023Q

10-4-15

WHEREAS the land which is morefully described in the schedule below purchased by the vendor by virtue of Registered sale Deed being No.-2217, dated 09.03.1990 from Yugal Kishore Mishra, registered at Dhanbad registry office., paying rent under thoka No. 20

AND WHEREAS the vendor being in urgent need of money to meet his expenses expressed his desire to seal the land which is described in the schedule below and whereas the purchaser have agreed to purchase the same for a sum of Rs. 23,40,000/- (Twenty Three Lac Forty Thousand) only as the highest consideration thereof.

10-4-15

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS : -

1. That in consideration of the sum of Rs. 23,40,000/- (Twenty Three Lac Forty Thousand) only paid by the purchasers to the vendor, the receipt whereof the vendor doth hereby admit and acknowledges, in full and final settlement for the sale of the said property which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained.
2. The vendor doth hereby absolutely and indefeasibly grant sell, convey, transfer and assign unto the purchaser by way of absolute sale all his light, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements, belonging to or appertaining to free from all encumbrances whatsoever.

10-4-15

হীরালাল সিংহ
৭. ঈশ্বর পাল লেন
কলিকাতা
10-11-15

3. TO HAVE AND TO HOLD the same to and unto the use of the purchaser absolutely and for ever.

4. The vendor now has good, perfect, valid and subsisting title to the land hereby conveyed or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, enjoy and possess the same by making house etc. thereon by living thereon or by letting out the same to any person or persons with power to transfer the same by sale, gift, mortgage or otherwise without any hindrance or interceptions by the vendor or any person or persons claiming right through them and the vendor shall render all possible said and assistance to the purchasers and the vendor shall and will from time to time upon the request and at the cost of the purchasers do and execute all such acts, deeds and things whatsoever for further and more perfectly assuring to the said purchasers and placing the purchasers in possession of the same according to

10-4-15

the true, intent and meaning of these presents as shall or may be required.

5. That, the vendor has not transferred or encumbered the said land or any part or portion thereof and if it is found lateron that the vendor have in any way or manner transferred or encumbered the said land or any part or portion thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with his heirs and successors shall at all times be liable to compensate the purchaser in every respect thereof.

6. That the purchasers shall hereinafter pay annual rent 1 rupees payable to the landlord the state of Jharkhand and shall get their names mutated in the sharista of the landlord the state of Jharkhand and the vendor shall render all possible said and assistance to the purchaser in the matter of mutation etc.

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7. The property hereby conveyed by this deed it not prohibited by govt. i.e. does not come under govt. land settled land, bhudan land, forest land and adivasi land and does not come under govt. acquisition land and the vendor and purchasers satisfied with the contents of this deed.

In witness whereof the vendor has set and subscribed his hands out of their own free will and choice on this the day, month and year first above written.

10-4-15

10-4-15

हीरा लाल बागुरी
S/o श्री राहुलबागुरी (बाग)
10-4-15

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza : Matkuria, P.S.-Dhanbad, sadar registry office Dhanbad, District – Dhanbad, Mouza-Matkuria, Mouza No.-53, Khata no.-3 (Three) Plot No.-312 (Three Hundred Twelve) area 14 decimal land is hereby sold by this sale deed. Under subsidiary road and use as residential purpose ward no.-17.

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As per plan attached herewith and shown in colour red.
Butted and bounded as follows : -

North :	Jainul Mia & others
South :	Plot no.-298
East :	Md. Javed
West :	12 ft. Propose Road

10-4-15

हाजरा बानो
W. शाहनवाज खान

Finger prints and photographs
of Purchaser

Attested By
Sunil Chandra Laha
Deed Writer L No-2/93
Dhanbad

Certified that the finger prints of the left hand of the vendor and purchasers whose photographs affixed in the document have been duly obtained before me, prepared the document as per draft supplied by the parties.

10/4/15

Sunil Chandra Laha
Deed Writer
License No.-2/1993
Dhanbad

Witnesses

1. शाहनवाज खान
S/o मोहम्मद जीस खान
[illegible]

2. Sanjeev Kumar
S/o Sri Ramswarath Roy
(RAM SWARATH ROY)
BINOD NAGAR DHANBAD