

526

475



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5cb33784368df54a7e6f

Receipt Date : 31-Jan-2021 05:57:47 pm

Receipt Amount : 383150/-

Amount In Words : Three Lakh Eighty Three Thousands One Hundred And Fifty Rupees Only

Token Number : 20210000009868

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : Nazrul Hassan Khan (Vendee)

GRN Number : 2104121778



-: For Office Use :-

संबन्धित विभाग 21 के अधीन अति उत्तम...
 46 के अर्थः
 की धारा 4 के अन्तर्गत स्टाम्प एक्ट-1899
 की अनुसूची 1 का 1 क 253 के अधीन
 प्रत्यावत स्टाम्प जमावा गया है। अथवा टिक
 पथी में विम्वल है या स्टाम्प - शुल्क अर्पित
 नहीं है।

31.01.21

Rajiv
 31/01/2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



01/02/2021

of 383150,
Rajesh Sale 1957800 d Dhanbad

12
2
12/21

228724
2104129522
01.02.21



गवाल अधिकारी एनबीए से प्राप्त सूची
अनुसार दस्तावेज में वर्णित योजना एनबीए
नम्बर 51 के तथा खसत नं. 010221 का सार
लिपिबद्ध आलेख से बाहर है। (सूची केवल नहीं है।)



Mallik
31/01/2021

DEED OF ABSOLUTE SALE

7000000

THIS DEED OF ABSOLUTE SALE is made this the 31st day of January
Two Thousand Twenty One,

BY & BETWEEN

By 287340-

HAMDA KHATOON [Aadhaar No.9755 0551 4246][PAN-BIUPK 4972]] wife
of Taha Ashique and daughter of Late Mohammad Abdul Rauf by faith
Muslim, by caste Momin, by occupation house-wife, resident of Sattar
Colony, Lane No.06, Bariatu, Ranchi, District Ranchi (Jharkhand),
hereinafter called and referred to as the **VENDOR** which expression shall

श्री 3-
प्ले 1-

unless excluded by or repugnant to the context be deemed to mean and
include her heirs, successors, legal representatives, administrator and
assigns of the ONE PART. [Indian Citizen] [Above vendor is represented by
her constituted Attorney **TABISH MALLICK** [Aadhaar No.3572 3442 0419]
[PAN-BOEPM 7378Q] son of Mushtaque Ahmed Mallick by faith Muslim, by
caste Mallick, by occupation Business, resident of Bhuli Road, Karim Ganj,
P.S. Bank More, Sub-Division and District Sub-Registry office and District
Dhanbad (Jharkhand) by virtue of registered General Power of Attorney
No.IV-173 dated 12/11/2020 registered at Sub Registry Office Ranchi,
Urban-2]. Aforesaid vendor is alive and the power is not revoked till today.

287344-

01.02.21

01/02/21
 50 को 107/0
 के कार्यालय धनबाद में कार्यकारी के कार का अवर निवर्तक
 द्वारा प्रमाणित मुद्रांकन/मा
 पर्यवेक्षक/रिया या दावेदारी में से एक
 पिता/पति का नाम राजेश कुमार शर्मा
 धाम राजेश कुमार शर्मा
 पेशा कृषक
 अधिकृत पदाधिकारी का हस्ताक्षर
 01/02/21



Rawal
 01/02/2021



M. Ali
31/01/2021

- 2 -

AND : IN FAVOUR OF

1. NAZRUL HASSAN KHAN [Aadhaar No.5344 4900 7179] [PAN-ADWPK 4374N] son of Late Syed Hassan Khan by faith Muslim, by caste Momin, by occupation Retired, resident of Quarter No. A/35, Block No.374, Gaya Bridge, Near Idgah Masjid, New Matkuria Railway Colony, Naya Bazar, P.S. Bank More **2. KHURSHID JAMAL** [Aadhaar No.5509 7205 0613] [PAN-AGXP] 9281B] son of Badrul Hasan by faith Muslim, by caste Momin, resident of Quarter No.58, Yateem Khana Road, Hotel Benzer, P.S. Bank More, **3. NAUSHAD ALAM** [Aadhaar No.8139 0513 7895] [PAN-AJGPA 6610F] son of Israil Alam by faith Muslim, by caste Momin, by occupation business, resident of New Matkuria Basti, Wasseypur, P.S. Bank More & **4. MD. SARWAR ALI** [Aadhaar No.6428 4177 1531] [PAN-AHUPA 4623L] son of Md. Shabbir Alam by faith Muslim, by caste Momin, by occupation business, resident of Qumar Makdumi Road, Near Nayi Masjid, Wasseypur, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand), hereinafter jointly called and referred to as the **PURCHASERS** which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, legal representatives, administrator and assigns of the OTHER PART.[Indian Citizens]

AND WHEREAS the landed property morefully described in the schedule below along with other properties has been originally recorded in the name of Sheikh Mohammad Abdul Rauf in the Municipal Khatian records of rights.

AND WHEREAS while in peaceful and undisturbed possession over the said property along with other properties aforesaid Sheikh Mohammad Abdul Rauf died leaving behind his daughter, Hamda Khatoon, the vendor as one of his legal heir and successor, and others who jointly inherited the said property along with other property left by deceased Sheikh Mohammad Abdul Rauf.



01/02/2021

Madira
31/01/2024

- 3 -

AND WHEREAS the vendor, along with her other co-sharers on 01/06/1971 partitioned all their landed properties and the properties morefully described in the schedule below along with other property was allotted in the exclusive own share of Hamda Khatoon, the vendor.

AND WHEREAS while in peaceful and undisturbed possession over the said property, aforesaid Hamda Khatoon, the vendor mutated her name in the landlord Sheresta the State of Jharkhand vide Mutation Case No.25 (iii) 1983-1984 and has been paying the rents under Tikuri Thoka No.906 thereto regularly. **(Entered in online Register-II as Vol./Bhag No.1 Page No.906 in the name of Bibi Hamda Khatoon, the vendor).**

AND WHEREAS thus the vendor became the sole, exclusive and only owner of the said property 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 WHEREAS the vendor being in urgent need of money expressed her desire to sell the property morefully described in schedule below and the purchasers have agreed to purchase the same for a valuable consideration of sum of Rs.95,78,000/- only which is the highest prevailing market value and which the vendor has accepted for the sale of the said property.

AND WHEREAS as per rules framed by the state of Jharkhand for the purpose of registration the stamp duty and registration is paid for estimated government value of Rs.95,78,000/- only.



01/02/2021

Ravi
31/01/2021

- 4 -

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of sum of Rs.95,78,000/- only paid by the purchasers 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 landed property morefully described in the schedule below together with all right, title and interest therein.

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

That the vendor now has good, valid and subsisting title of the said property morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchasers shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing other and further 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 her 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 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.



01/02/2021

Received
31/01/2021

- 5 -

That the vendor has not transferred or encumbered the said property 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 property or any part thereof or due to the defect of right and title of the vendor and the purchasers suffers any loss of whatsoever nature the vendor along with all her heirs and successors shall at all times be liable to compensate the purchasers and indemnify them in every respect thereof.

That the purchasers shall here after pay an annual rent of Rs.2.35/- only to the present landlord the state of Jharkhand from this day. The purchasers shall get their respective names mutated with the State of Jharkhand. The vendor shall remain bound to give her full consent for the purpose of mutation in the names of the purchasers in the Landlord Sheresta the State of Jharkhand & Dhanbad Municipal Corporation.

The vendor has delivered possession of the schedule mentioned landed property to the purchasers this day.

SCHEDULE

All that piece and parcel of Homestead (Tikuri) right of land in Mouza:- **DHANBAD** P.S. Bank More (Dhanbad) Sub Division and District Sub Registry office and District Dhanbad Mouza No.51 under Municipal Khata Plot No.3640 Area 2.22 Decimals, Plot No.3641 Area 2.21 Decimals, Plot No.3642 Area 2.21 Decimals, Plot No.3644 Area 2.22 Decimals, Grand Total Area 8.86 Decimals (Eight Point Eight Six Decimals) of lands together with single storied pucca very old dilapidated house standing thereon sold herewith. Plinth Area 3850 sft. constructed in the year 1975. [As per plan attached herewith and shown in



01/02/2021

Mallik 31/01/2021

- 6 -

colour Red]. Dhanbad Municipal Corporation Ward No.31 Holding No.0510000105000 M0.

Mallik

Butted and bounded by:-

North:- Vendor's own property, Lane.

South:- Road.

East:- Fraque Azam.

West:- Road.

The nature of land hereby sold is residential and situated at sub road.

The nature of lands hereby sold is Homestead (Tikuri).

The land hereby sold is outside the limit of Gairabad land, Government acquired land, Tribal land, Bhoodan land, Forest land & B.C.C.L land.

The vendor hereto does not come under the reserve classes of C.N.T Act.

Mallik 31/01/2021

(Signature of the vendor)

Memo of Consideration:-

Total Rs.95,78,000/- paid vide various Cheque/D.D./Online Fund Transfer on different dates by the purchasers to the vendor.

Mallik 31/01/2021

(Signature of the vendor)



01/02/2021

Paedler
31/01/2021

- 7 -

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe her hand out of her own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

WITNESSES

Govt. Value of Land Rs.35,57,000/- only.

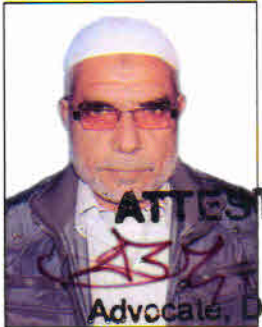





Govt. Value of structures Rs.60,21,000/- only.

TOTAL GOVT. VALUE Rs.95,78,000/- ONLY.

1. Arshad Mallik
S/o Mushatque Mallik
Kanimongi Bhuli Road
Dhanbad
31/01/2021

2. DHOLA NATH MAHARAJ
S/O - VAKIL MAHARAJ
MAHARAJ VILLA
BARMASLA, DHANBAD
31/01/2021

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER NO.1:-

Photograph of the Purchaser 	<i>Nazrul Hassan Khan</i> Signature 31/01/2021				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					









01/02/2021







Naushad
31/01/2021

- 8 -

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER NO.2:-

Photograph of the Purchaser	Khurshid Fay Signature 31/01/2021				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER NO.3:-

Photograph of the Purchaser	Naushad Alam Signature 31/01/2021				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					









01/02/2021

Received
31/01/2021

- 9 -

PHOTOGRAPH AND FINGER PRINTS OF PURCHASER NO.4:-

Photograph of the Purchaser	श्री. संवर अली, Signature 31/01/2021				
	Little finger	Ring finger	Middle finger	Index finger	Thumb finger
					

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 drafts, documents and map supplied by the parties :-

Dr. S. Jyoti
Advocate, Dhanbad.
Ev. NO. :- 61/90. 31/01/2021



01/02/2021



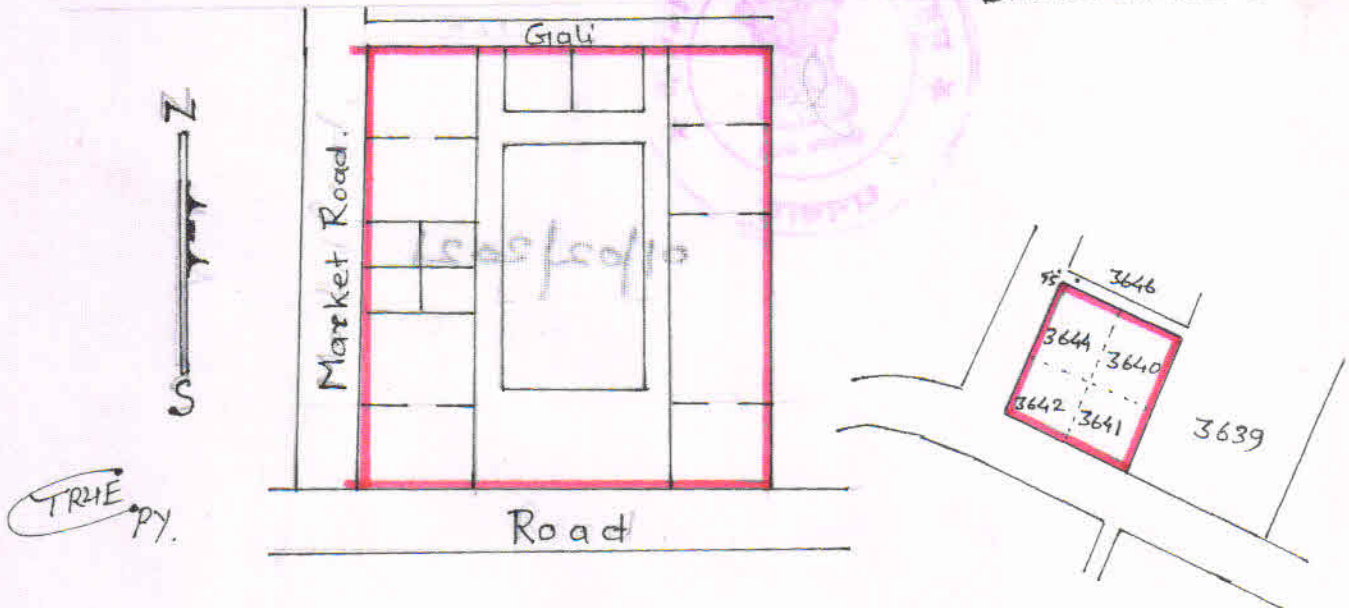
Seller:- Hamda Khatoon w/o Taha Ashique R/o Sattar Colony, Lane no.06, Bariatu, Ranchi, Dist. Ranchi.

Attorney:- Tabish Mallick s/o Mushtaqe Ahmed Mallick R/o Bhuli Road, Karim Ganj, P.S. Bank More, Dist. Dhanbad.

Purchaser:- 1) Nazrul Hassan Khan s/o Syed Hassan Khan, 2) Khurshid Jamal s/o Badrul Hasan, 3) Naushad Alam s/o Israil Alam, 4) Md. Sarwar Ali s/o Md. Shabbir Alam R/o No.1, Qtr No. A/35, Block No 374, Gaya Bridge, Near Idgah Masjid New Matkuria Railway Colony, Naya Bazar P.S. Bank More, No 2 R/o Qtr No. 58, Yateem Khana Road, Hotel Benzer, P.S. Bank More, No 3 R/o New Matkuria Basti Wasseypur, P.S. Bank More & No 4 R/o Gumar Makdumi Road, Near Nayi Masjid, Wasseypur P.S. Bank More. Dist. Dhanbad.

Schedule:- Mouza. Dhanbad No. 51. P.S. Bank More under Municipal Khata, Plot No. 3640 Area 2.22-Deci, Plot No. 3641 Area 2.21-Deci, Plot No. 3642 Area 2.21-Deci, Plot No. 3644 Area 2.22-Deci. Grand Total Area 8.86-Decimals, Plinth Area 3850-Sq.ft.

Shown in red colour.



Raees
Nazrul Hassan Khan
Khurshid Jamal
Naushad Alam
31/01/2021 अतो, खरवर अता,

Seller: - Hamida Khatun who takes Ashraf R/o Soltan

Colony, Lane no. 66, Barista, Ranchi Dist. Ranchi.

Attorney: - Tahir Malik s/o Mustaqim Ahmed Mallick R/o

Brari Road, Karim Garh, P.S. Bank More, Dist. Dhanbad.

Purchaser: - 1) Nazrul Hassan Khan s/o Syed Hassan Khan s/o

Khan s/o Jamal s/o Gabdul Hasan, 2) Nazrul Alam s/o

Israel Alam, 3) Ma. Sarwar AU s/o Md. Shabbir Alam R/o

net. s/o no. A/12, Block no 274, Gaya Bridge, Near Idgah Masjid

New Matkura Railway Colony, Naya Bazar P.S. Bank More, no. 10

s/o no. 27, Jatan Khana Road, Hotel Bazar, P.S. Bank More, no. 10

New Matkura Bazar Wazirpur, P.S. Bank More s/o No. 10 Gumber

Makdumi Road Near Naya Masjid, Wazirpur P.S. Bank More, Dist.

Dhanbad.

Schedule - Mouza Dhanbad no. 21 P.S. Bank More under Municipal Khata, Plot no.

3640 Area 2-22-Dei, Plot no. 3641 Area 2-21-Dei, Plot no. 3642 Area 2-20-Dei

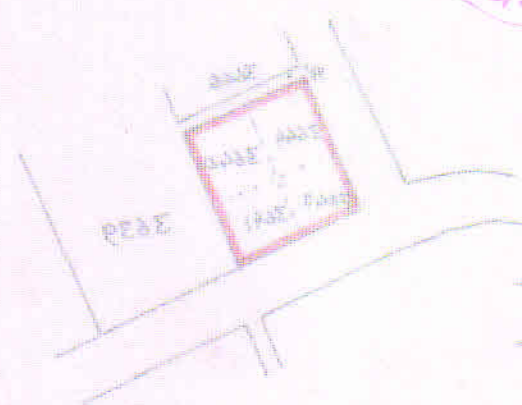
Plot no. 3644 Area 2-22-Dei, Plot no. 3645 Area 2-21-Dei, Plot no. 3646 Area 2-20-Dei

Plot Area 3820 - Sq. Ft.

Shown in red colour.



01/02/2021



31/01/2021
Khanul
Khanul
Khanul
Khanul
Khanul