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Khairon Nisha
Putri

5040/- (5000 + 20x2)

22/6/04

मु. मुशताक आलम
अन्वारी
22.6.04

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मु. मुशताक आलम
अन्वारी
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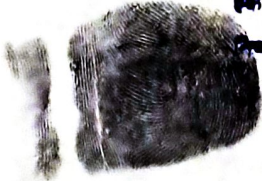
उत्प्रेषण की सौ. मुशताक आलम अन्वारी

276
22/6/04

ने निदेशित सौ. मुशताक आलम

द्वारा डिप्टी कमिश्नर

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मु. मुशताक आलम
अन्वारी
22/6/04

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22/6/04



Md. Mumtaz Alam
22/6/04

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निबंधन पदाधिकारी
धुले
22/6/04

20 Rs.



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WHEREAS, the Vendor along with his other two brothers have purchased 1.80 Acres of lands in Plot No. 1278, 1279, 1280 and 1281 bearing Khatian No.57 of Mouza Pandurpala No.4 P.S. & District Dhanbad from Sri Yogeshwar Mahato and others by virtue of registered sale Deed No.6149 dated 24/03/1973 registered at Dhanbad Sub-Registry office.

AND WHEREAS after such purchase the Vendor along with his other two brothers have mutated their name with the Landlord sheresta the state of Bihar presently the state of Jharkhand in Thoka No. 40 and have been paying the rents thereto regularly.

AND WHEREAS the Vendor and his other two brothers amicably partitioned the said lands 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 land morefully described in the schedule below and has been possessing the same by exercising diverse acts of possession without any hindrance or interruption from any corner and also by paying rents etc. to proper authorities.

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That the vendor has applied for obtaining necessary permission before the competent authority, Urban Land Ceiling and Regulation Act 1976 Dhanbad on 09/09/2003 (Case No.995 for 2003). Already 60 days have elapsed and the vendor has not received any communication from the said department and as per provisions of the said Act the Vendor is executing and registering this sale deed, in favour of the purchaser.

AND WHEREAS the Vendor being in urgent need of money expressed his desire to sell the lands morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.1,26,000/-(Rupees One Lakhs Twenty Six Thousand) only which the vendor has accepted for the sale of the said lands.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that consideration of sum Rs.1,26,000/-(Rupees One Lakhs Twenty Six Thousand) only paid by the purchaser to the vendor the receipt whereof the vendor do hereby admit and acknowledge in full and final settlement.

The Vendor do 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. Contd....p/4....

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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 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 land or any part thereof or

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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.

That the purchaser shall here after pay an annual rent of Rs.00.25 paisas to the present landlord the state of Jharkhand and shall get her name mutuated with the landlord sheresta the state of Jharkhand. The Vendor shall remain bound to give his full consent in respect to mutation of the name of the purchaser in the landlord sheresta the State of Jharkhand.

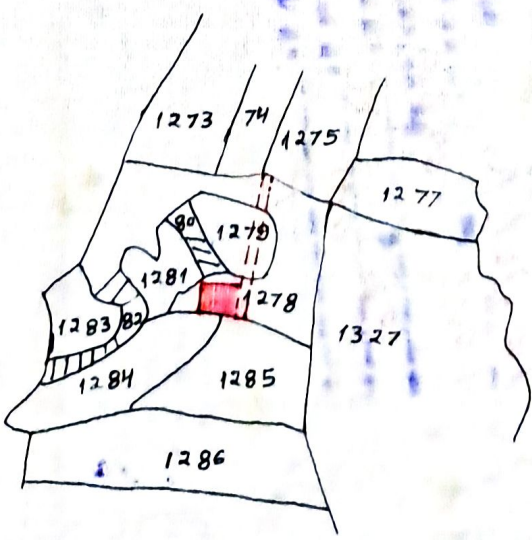
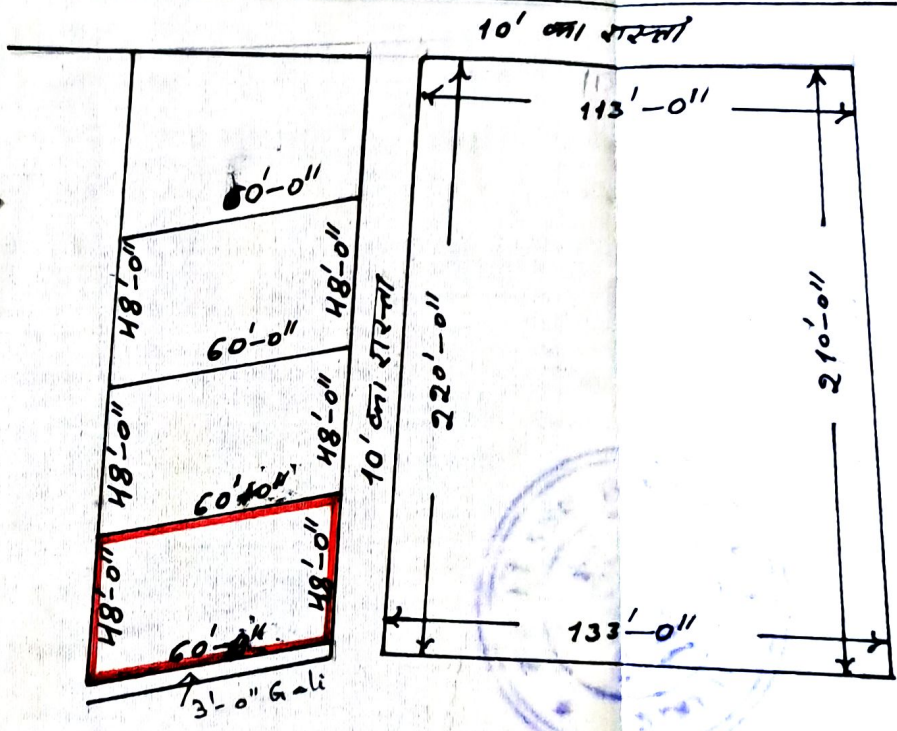
The Vendor has delivered possession of the said lands to the purchaser this day.

SCHEDULE

Rayati right of land in MOUZA - PANDURPALLAH P.S Dhanbad Sub-Division and District Sub-Registry Office and District Dhanbad Mouza No.4 Khatian No.57 (Fifty Seven) Part of Plot Nos. 1278 and 1281 Area 4 Kathas i.e. 6.6 Decimals i.e. 2880 Sft. of Land sold herewith. (As per Plan attached hereto and shown in colour red).

ज्ञेता : — मुसताफ् आलम अन्वारी खान स्व. मोलवी अब्दुल जबार अन्वारी
 साम्निम पुटली बजार थाना पुटली जिला धनबाद
 ज्ञेता : — खैरुन निशा पति मो. शमशाद आलम खान
 साम्निम मस्जिद कलौमि कबाड नं 3 थाना पुटली जिला धनबाद
 मौजा पान्दर पाला मौजा नं 4 खाल नं 57 प्लॉट नं 1278
 1281 रकबा मे से 4 एकड़ 2880 वर्गफुट जमीन
 नाकशा मे ताल रंग मे चिह्नीत है।
 नाकशा का स्केल 1 मडिल बराबर 10 इंच है।

चौकटी : 1 — मो. हातीम
 2 — 3' शरत्ता विज्ञिता का दिवा
 कुडा
 पुं — 10' का शरत्ता
 पं — विज्ञिता का निज



मो. मुस्ताफाक आलम
 अन्वारी
 22. 8. 08

S. Mahato