



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 03a0505172d2e5b57d37

Receipt Date : 25-Sep-2023 06:47:47 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : KHURSHID ALAM

Purpose of stamp duty paid : AGREEMENT FOR SALE

First Party Name : NAZRA KHATOON and OTHERS

Second Party Name : KHURSHID ALAM

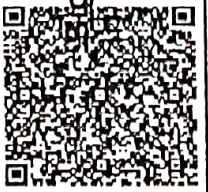
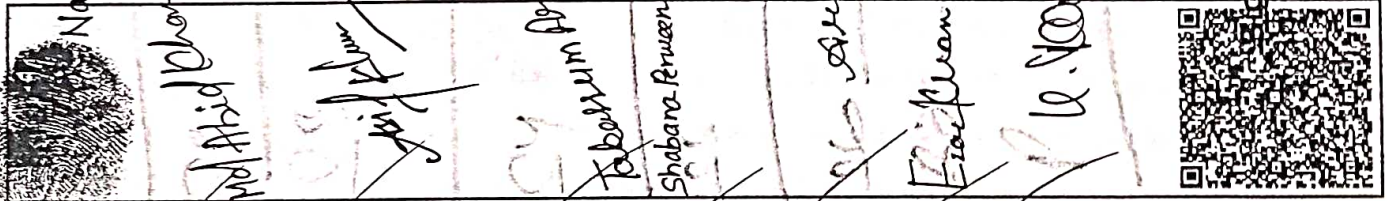
GRN Number : 2319422422



11 NOV 2023

Nazra Khatoon

:- This stamp paper can be verified in the jharnibandhan site through receipt number



Advocate

Date.....

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Nazra Khatoon

Arif Khan

Ezaz Khan

U. Khan

Signed & Put L.T.I. in my Presence
Advocate
Date.....

11977319
Asif Khan
Tabassum Ara
Shabana Perween

AGREEMENT FOR CONFIRMATION OF SALE AND DELIVERY OF POSSESSION

THIS AGREEMENT FOR CONFIRMATION OF SALE IS MADE ON THIS THE 11th DAY OF NOV ~~SEPTEMBER~~, 2023 AT JAMSHEDPUR; BETWEEN:

(1) **NAZRA KHATOON (UID No. 4931 6356 8458)** Wife of Late Md. Ajim Khan, by occupation House hold affairs, (2) **MD. ABID KHAN (UID No. 5238 3666 2812)**, (3) **ASIF KHAN (UID No. 5358 8604 0690)** (4) **MD. ARIF KHAN (UID No. 4198 6898 3364)**, (5) **MD. EZAZ KHAN (UID No. 6528 8168 6645)** all sons of Late Md. Ajim Khan, by occupation Business, resident of H.No. 43, Gariwan Mohalla, Kitadih, P.O. Kitadih, P.S. Parsudih, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831002, (6) **TABASSUM ARA (UID No. 4221 9429 4994)**, Wife of Firoz Ahmad, resident of H.No. 8, Road No. 15, Old Purulia Road West, P.O. & P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, and (7) **SHABANA PERWEEN (UID No. 3038 5900 6624)** Wife of Md. Shahnawaz, resident of Magurgadia, Keonjhar town, Vivekananda Marg, District Keonjhar, State of Odisha, Pin Code - 758001, both daughters of Late Ajim Khan, all by faith Muslim, by nationality Indian, (Photographs of all of them are affixed herewith duly attested, in token of identification) hereinafter referred to as the **FIRST PARTY MEMBERS/ SELLERS**



11 NOV 2023



Nazira Khatun

1-2 Md. Azim Khan

Md. Azim Khan

Md. Tabassum Akter

Shabana Perveen

Aziz Khan

Eza Khan

U. Khan

Signed / Put L.T.I. in my presence
[Signature]
Advocate

(which expression shall unless repugnant to the context shall mean and include their legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

A N D

KHURSHID ALAM (UID No. 2800 1778 7876), (Whose photograph is affixed herewith duly attested, in token of identification), son of Md. Salim, by faith Muslim by nationality Indian, by occupation Business, resident of A.B.C. Public School, Old Purulia Road, Ali Bagh, Behind Jesu Bhawan, P.O. & P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, hereinafter referred to as the **SECOND PARTY / PURCHASER** (which expression shall unless repugnant to the context shall mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

NATURE OF AGREEMENT : **AGREEMENT FOR CONFIRMATION OF SALE AND DELIVERY OF POSSESSION**

TOTAL CONSIDERATION: **Rs. 45,00,000/- (Rupees forty five lakhs) only.**

WHEREAS, ALL THAT piece and parcel of raiyati homestead land measuring an area 72'ft. x 50'ft. = 5 Kathas i.e. 8.25 Decimals, being in portion of Plot No. 681, recorded under Khata No. 31, situated in Mouza Kapali, Halka No. 2, P.S. Chandil, Thana No. 332, District Sub-Registry Office at Seraikella, Sub-Registry Office at Chandil, District Seraikella-Kharsawan, fully described in the Schedule below, was purchased by Md. Azim Khan (since deceased), Son of Late Yusuf



11 NOV 2023

Nazra Khatoon

Md Abid Khan

Asif Khan

Tabassum Ara

Shabana Perween

Arif Khan

Ezaz Khan

U. Khan

Signed/ Put L.T.I.
In my presence
ADVOCATE

Date.....

Khan, against valuable consideration from its former owner Shamsuddin, son of Khairati Khan, by virtue of registered Sale Deed No. 4261 Sl. No. 4286) dated 16.09.2006 registered at District Sub-Registry Office, Seraikella and came in peaceful possession of the same;

AND WHEREAS later said Md. Azim Khan died leaving behind his wife Nazra Khatoon four sons namely Md. Abid Khan, Asif Khan, Md. Arif Khan, Md. Ezaz Khan and two daughters namely Tabassum Ara & Shabana Perween (i.e. the first party members hereof) who jointly inherited the said property fully described in the Schedule hereunder written and have been in peaceful physical possession and occupation over the aforesaid property, without any let, hindrance or disturbances from any corner and exercising all acts of ownership thereto;

AND WHEREAS, the first party members / sellers, being in urgent need of money, voluntarily expressed their intent of selling the Schedule below property and having come to know the intention of the first party members / sellers, the Second party/ Purchaser hereof has approached to them and after inspecting the property at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same for the total consideration amount **Rs. 45,00,000/- (Rupees forty five lakhs) only** and both the parties have entered into this agreement on the following terms and conditions hereinafter appearing:

NOW THEREFORE, THIS AGREEMENT FOR CONFIRMATION OF SALE IS WITNESSETH AS UNDER:



11 NOV 2023

Nazim Khatoon



Md Abid Khan

Arif Khan

Takusum Asor

Shebana Perween

Arif Khan

Ejaz Khan

U. Khan

Signed / Put L.T.I. in my Presence

Advocate

Date.....

01). That in pursuance of the above agreement and in consideration of the said sum of Rs. 45,00,000/- (Rupees forty five lakhs) only, paid by the Second Party /Purchaser to the first party members /sellers in the manner described below:

Cash/Cheque Nos.	Dated	Drawn on	Amount
917136 issued in the name of Md. Abid Khan	24.05.2023	state Bank of India	10,00,000/-
917138 issued in the name of Md. Abid Khan	20.06.2023	state Bank of India	10,00,000/-
917139 issued in the name of Md. Arif Khan	26.06.2023	state Bank of India	5,00,000/-
917140 issued in the name of Md. Arif Khan	01.07.2023	state Bank of India	5,00,000/-
917144 issued in the name of A.K. Roadway	08.09.2023	state Bank of India	5,00,000/-
917145 issued in the name of A.K. Roadway	01.10.2023	state Bank of India	5,00,000/-
917154 issued in the name of A.K. Roadway	25.12.2023	state Bank of India	5,00,000/-

the receipt of which sum the first party members /sellers do hereby admit and acknowledge as full, final and highest consideration of the Schedule below property, the first party members /sellers on receipt of the above amount, have delivered physical possession of the Schedule below property to the Second Party/Purchaser and from this day the Second Party /Purchaser shall possess and enjoy the same as an absolute owner in all possible ways with power to sell, convey, transfer



11 NOV 2023



Nazra Kratoon

Md. Arif Khan

Asif Khan

Tabassum Asra

Shabana Perveen

Asif Khan

Eman Khan

U. Kumari

Signed & Put L.T.I. in my Presence

Advocate Date.....

and dispose, construct any structures/house whatsoever he likes thereon and shall be at liberty to use the same for residential, commercial, religious or other purposes etc.

02). That the Second Party shall or may construct residential house and/or other superstructures over the said property or part thereof at his absolute discretion, for which the first party members /sellers, their heirs and successors and/or persons claiming through them, shall have no objection.

03). That the Second Party shall install water & electricity power connection through JBVNL and/or any authority at his own cost.

04). **THAT THE FIRST PARTY MEMBERS / SELLERS HEREBY DECLARE AND COVENANT:**

a/ they are the lawful owners of the Schedule below property having all right, title, interest and possession over the said property and there is no other co-owner or co-sharer or co-perceners in the said property and they are entitled to enter into an agreement and/or to convey the same to the Second Party and for which there is no impediment in/under law. If in future it will be found that the title of the first party members /sellers is defective and the Second party/purchaser will sustain any loss due to such defect of title, the first party members /sellers and/or their legal heirs and successors will be bound to compensate and/or indemnity the Second party/ purchaser for such losses if any.

b/ the first party members will very soon apply and got the property described in the Schedule hereunder written mutated in their



11 NOV 2023

Nazsa Khatoon

Md Atiq Khan

Asif Khan

Tobassum Asra

Shabana Perween

Asif Khan

Eza Khan

U. Khan

Signed / Put L.T.I. in my presence Advocate

joint names through the office of C.O., Chandil, and handover the "Mutation Certificate" to the Second party.

c/ prior to execution of this agreement, the first party members /sellers have not delivered, conveyed or otherwise alienated of the said property or part thereof, to any other party and same is free from all encumbrances, charges, liens and lispence etc.

d/ the first party members /sellers undertake to execute any further paper/s, No-Objection and/or other documents in favour of the Purchaser/Second party for transferring the Schedule below property more perfectly.

e/ the first party members /sellers hereby agree to deliver original Sale Deed together with all and whatsoever relevant papers etc. to the Second party/ purchaser in respect of the said property and for construction of the proposed building over the said property.

f/ presently execution of registered Sale Deed with respect to the Schedule below property is not possible because of non-availability of Mutation, but whenever the same will be possible, the first party members/sellers and/or their legal heirs and successors shall make complete arrangement for execution and registration of the Sale Deed in favour of the Second party without demanding any additional amount for the same and will not raise/impose any condition for the same. All expenses towards execution and registration of Sale Deed and other miscellaneous expenses in this regard will be borne by the Second party.

05). That from this day all the right, title, interest and possession of



11 NOV 2023

Mazra Khatoon



Md Ashiq Khan

Asif Khan

Talabsum Begum

Shobana Parween

Arif Khan

Eza Khan

U. Khan

Signed / Put L.T.I.
in my presence
Advocate

the first party members /sellers in the Schedule below property will cease to exist and will vest unto the Second Party /Purchaser.

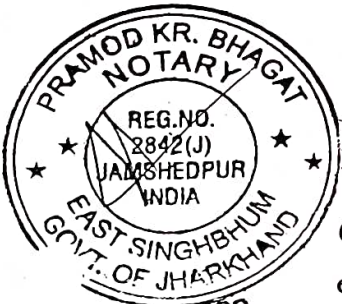
06). That from this day the Second Party /Purchaser will be the absolute owner of the Schedule below property and the first party members /sellers shall have no claim or interest in the Schedule below property.

07). That the first party members /sellers hereby undertake that neither they nor their legal heirs, successors will interfere or disturb the peaceful physical possession of the Second Party /Purchaser in the Schedule below property.

08). That until and unless the Sale Deed could not be executed and/ or registered by the first party members/ sellers, in favour of the Second party/ purchaser, the first party members/ sellers will assist and co-operate and/ or present as and wherever will be necessary for solving out any dispute, litigation or crisis, if any, to the second party/ purchaser during his use and occupation of the Schedule below property.

09) That if required in future the first party members/sellers will execute and register a General Power of Attorney, in favour of the Second party at the Additional Registrar of Assurance – III, Kolkata (West Bengal) and/or any other Registry Office, and such General Power of Attorney shall not be revoked.

10) That the first party members /sellers hereby declare that they have neither sold or agreed to sell the Schedule below property in any way to anyone else prior to this agreement and nor have accepted any



11 NOV 2023

Nazra Khatoon



Md Asif Khan

Asif Khan

Tabassum Agra

Shabana Perween

Asif Khan

Esam Khan

U. Khan

Signed / Put L.T.I. in my Presence

Advocate

Date.....

consideration either in part or in full from any person for the Schedule below property and if for any defect of right, title, interest and possession of the first party members/ sellers over the Schedule below property, the Second party/ purchaser suffers any loss, then the first party members/ sellers shall liable to compensate such loss of the second party/ purchaser. The Schedule below property hereby conveyed is free from all charges, claims, liens, lispensens, attachments etc.

11). That the Second party/Purchaser will be at liberty to settle the property described in the Schedule below in his name and also to obtain Holding No. and deposit holding tax to the authority concern in his own name.

12) That in case any of the parties predeceased before execution of the final deed, if required in future, in such circumstances, the legal heirs of such deceased shall be substituted in his/her/their place, without demanding any consideration amount from the second party/ purchaser or any conditions.

13) That the first party members /sellers further agrees and covenants with the second party/purchaser, to do execute any further or other documents and/or other deeds and things as may be necessary to complete and make perfect the title of the second party/purchaser, in respect of the Schedule below property, at the cost of the second party/purchaser.

14) That both the parties will abide by the terms and conditions of this indenture.



11 NOV 2023



Nazra Khatoon

Md. Arif Khan

Asif Khan

Tabassum Begum

Sabona Perween

Asif Khan

10
Ezra Khan

U. Khan

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring an area 72'ft. x 50'ft. = 5 Kathas i.e. 8.25 Decimals, being in portion of Plot No. 681, recorded under Khata No. 31, situated in Mouza Kapali, Halka No. 2, P.S. Chandil, Thana No. 332, District Sub-Registry Office at Seraikella, Sub-Registry Office at Chandil, District Seraikella-Kharsawan, State of Jharkhand, together with all its advantages, privileges services and amenities thereon;

Which is bounded as follows:

- ON THE NORTH: Plot No. 681;
- ON THE SOUTH: 16'ft. Wide Road;
- ON THE EAST : Rasda Khanam;
- ON THE WEST : 16'ft. Wide Road;

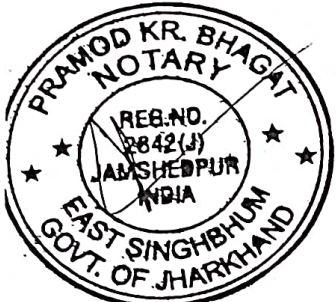
The land aforementioned is shown in RED COLOUR in the Sketch Map enclosed herewith, which will be treated as a part of this Agreement.

IN WITNESS WHEREOF, the FIRST PARTY MEMBERS / SELLERS have set their hand on this Agreement for Confirmation of Sale and Delivery of Possession, on the date, month and year first above mentioned.

The SECOND PARTY/ PURCHASER has subscribed his signature and agreed to comply, honour and abide by all terms of this agreement.

Read over and found the contents of this agreement to be true and

Signed by Put L.T.I. in my presence
Advocate
Date.....



11 NOV 2023

Nazra Khatun
 Md Abid Khan
 Asif Khan
 Tebasim Abon
 Shabana Perween
 Asif Khan
 Eraz Khan
 U. Khan

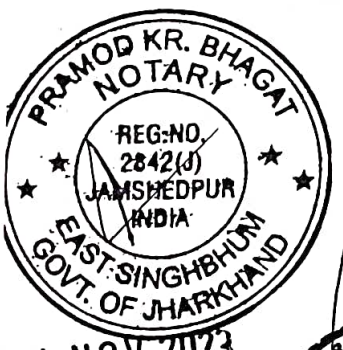
Signed / Put L.T.I.
 in my Presence
 Advocate
 Date.....

correct and after being satisfied about all the contents herein, signed this agreement in presence of each other.



WITNESSES :

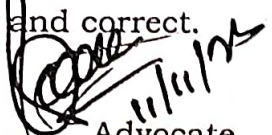
1. Md. Ibrahim
2. Naushad Ahmad

Drafted, read over and explained the contents of this agreement to the executants and they have admitted the same to be true and correct.



11 NOV 2023


 U. Khan



 Advocate.

(PURCHASER)
 Signature of Purchaser with
 Photograph and fingerprints.

Nazra Khatun



Md. Abid Ullah

Asif Khan

Tabassum Asra

Shabana Perwez

Asif Khan

Ejaz Khan

U. Khan

12

Signed / Put L.T.I. in my presence

[Signature] Advocate

Date.....

Certified that the finger prints of the left hand of each person/s, whose photograph/s is/are affixed in this document, have been obtained by me or before me.

[Signature] Advocate



11 NOV 2023

Md. Ibrahim

101

Signature and Photograph of the Identifier.

Printed through Computer:

Attested the Signature of the Executant/Executants who Signed/ Put L.T.I., in my Presence of Sri... Advocate District Court, Jamshedpur and also identified by him.

11 NOV 2023
Pramod Kr. Bha. at
NOTARY
E. Singhbhum, J&R.



Nazra Khatoon

Md Abid Khan

Asif Khan

Tabassum Ara

Shobana Perween

Arif Khan

Ejaz Khan

MONEY RECEIPT

We, (1) **NAZRA KHATOON** (UID No. 4931 6356 8458) Wife of Late Md. Ajim Khan, by occupation House hold affairs, (2) **MD. ABID KHAN** (UID No. 5238 3666 2812), (3) **ASIF KHAN** (UID No. 5358 8604 0690) (4) **MD. ARIF KHAN** (UID No. 4198 6898 3364), (5) **MD. EZAZ KHAN** (UID No. 6528 8168 6645) all sons of Late Md. Ajim Khan, by occupation Business, resident of H.No. 43, Gariwan Mohalla, Kitadih, P.O. Kitadih, P.S. Parsudih, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831002, (6) **TABASSUM ARA** (UID No. 4221 9429 4994), Wife of Firoz Ahmad, resident of H.No. 8, Road No. 15, Old Purulia Road West, P.O. & P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, and (7) **SHABANA PERWEEN** (UID No. 3038 5900 6624) Wife of Md. Shahnawaz, resident of Magurgadia, Keonjhar town, Vivekananda Marg, District Keonjhar, State of Odisha, Pin Code - 758001, both daughters of Late Ajim Khan, do hereby admit and acknowledge to have received a sum of **Rs. 45,00,000/- (Rupees forty five lakhs) only**, paid by the Second Party /Purchaser to the first party members /sellers in the manner described below:

Cash/Cheque Nos.	Dated	Drawn on	Amount
917136 issued in the name of Md. Abid Khan	24.05.2023	SBI	10,00,000/-
917138 issued in the name of Md. Abid Khan	20.06.2023	SBI	10,00,000/-
917139 issued in the name of Md. Arif Khan	26.06.2023	SBI	5,00,000/-
917140 issued in the name of Md. Arif Khan	01.07.2023	SBI	5,00,000/-
917144 issued in the name of AK Roadways	08.09.2023	SBI	5,00,000/-
917145 issued in the name of AK Roadways	01.10.2023	SBI	5,00,000/-
917154 issued in the name of AK Roadways	25.12.2023.	SBI	5,00,000/-

from **KHURSHID ALAM** (UID No. 2800 1778 7876), son of Md. Salim, by faith Muslim by nationality Indian, by occupation Business, resident of A.B.C. Public School, Old Purulia Road, Ali Bagh, Behind Jesu Bhawan, P.O. & P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, against sale of ALL THAT immovable property detailed below:

SCHEDULE

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring an area 72'ft. x 50'ft. = 5 Kathas i.e. 8.25 Decimals, being in portion of Plot No. 681, recorded under Khata No. 31, situated in Mouza Kapali, Halka No. 2, P.S. Chandil, Thana No. 332, District Sub-Registry Office at Seraikella, Sub-Registry Office at Chandil, District Seraikella-Kharsawan, State of Jharkhand, together with all its advantages, privileges services and amenities thereon;

Which is bounded as follows:

ON THE NORTH:	Plot No. 681;
ON THE SOUTH:	16'ft. Wide Road;
ON THE EAST :	Rasda Khanam;
ON THE WEST :	16'ft. Wide Road;

We have executed this Money Receipt today at Jamshedpur in presence of the following witnesses for future record and reference.

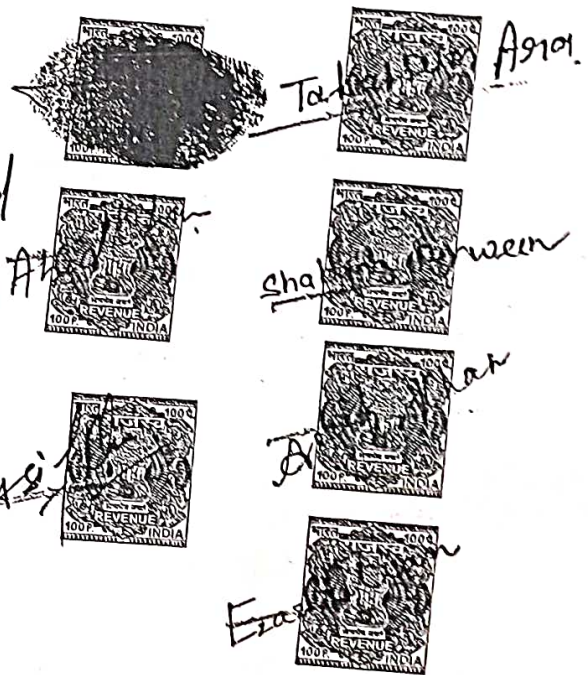
Witnesses:

1. Md. Ibrahim

2. Nawshad Ahmad

Place : Jamshedpur

Date : 11.11.2023.



Signatures of the Recipients and date