



37

*[Handwritten scribbles]*

*[Handwritten signatures and dates: Kaiser Sharif, Ahmad, 30/11/04]*

*[Handwritten signature]*

Sale deed

This Sale Deed is made on this the 30th day of November 2004 at Seraikella, B Y :

*[Handwritten calculations: 430-00, 36-00, 2-00, 0.94, 469=94, 30/11/04]*

Seller :- Qaiser Shakil Ahmad, son of Haji Noor Mohammad, by faith Muslim, resident of H.No. 3, Road No.5, A zamagar, P.S. Mango, Jamshedpur, Dist. Singhum-East, at present Kopali, P.S.Chandil, Dist. Seraikella-Kharsawan, a constituted attorney for Ashok Mandal, s/o Late Tarni Mandal, vide General Power of Attorney Deed No.IV-987, dt. 30-11-2004, Registered at the office of the District-Sub-Registrar Jamshedpur.

Purchaser :- A baul Qudous Mallick, son of late Hakim A baul Wadoo, by faith Muslim, by occupation business, resident of Road No.9, A zamagar, P.S.Mango, Jamshedpur, Singhum-East, Jharkhand, Nationality Indian :

Nature of Deed :- Sale Deed.  
Consideration Money :- Rs.43,000/- (Rupees Forty three thousand ) only.



*Raise Shakti*  
*Ahmed*  
*30/1/04*

-- 2 : --  
Schedule

In the District of Seraikella-Kharsawan, Pergana Seraikella, District-Sub-Registry Seraikella, mouza Kopali, P. S. Chandil, Thana No. 332, Khata No. 31, Plot No. 634, area measuring 7 (Seven) Kathas, i.e. 11.55 decimals, i.e. 70' ft x 72 ft = 5040 sq. ft. of Gora land, under Halqa No. 2, bounded as follows:

North :- Talab ;                      South :- 16' ft Road ;  
East :- Tabassum Shakil ;              West :- Syeu Zatar Imam ;  
Annual Rent 50 Paise only, Payable to the landlord the state of Jharkhand through the U.C. Chandil.

U.L.C No. 351/2003-04 Seraikella.

Whereas the Landed Property is recorded in the name of Tarni Mandal, he expired and left behind his son Ashok Mandal, and he inherited his share property after the death of his father, and then he executed the above power in favour of seller and since then the seller has been in peaceful physical possession and enjoyment of the same.



*Shri. Shri. Shri.*  
*Shri. Shri.*  
*30/1/27*

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Whereas the above named seller being in urgent need of money voluntarily expressed his intent of selling the scheduled property and the purchaser agreed to purchase the same.

Now, Therefore, Witnesseth as follows :-

1/ That the purchaser has paid the full and final consideration money of Rs. 43,000/- (Rs. Fortythree thousand) only, to the seller today and the seller does hereby admit and acknowledge to have received the above sum.

2/ That the seller has delivered the physical possession of the scheduled property to the purchaser today.

3/ That the seller has ceased his all rights, title, claims and interest in the scheduled property from today and same have vested unto the above named purchaser and the purchaser will hold, possess and enjoy the same as an absolute owner for ever without any let or hindrance from any corner whatsoever.



*Sakun Shetty*  
*Ahmed*  
*30/10/04*

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4/ That the seller does hereby declare that the scheduled property is free from all encumbrances, lien or charges whatsoever and if later on any defect is found in the title of the seller and either the purchaser dis-possessed off or put to any loss in such event the seller shall be fully responsible to compensate the purchaser.

5/ that the purchaser will get the above scheduled property mutated in his name in the office of the C.C., Chennai and all rents and taxes will be paid by the purchaser in place of the seller from today.

6/ That the expressions the seller and the purchaser will mean and include their legal heirs and successors until and unless repugnant to the context.



*Ram Singh*  
*Amey*  
*30/11/04*

--: 5 :--

In witnesses whereof the seller has set his hand on this sale deed in presence of the witnesses on the date, month and year first above mentioned at Serakella.

Witnesses;-  
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1/ SYED. KAMAL ASHRAF  
30.11.04.

2/ Ali Osman Ahmed 30/11/04

Drafted, Read over and explained the contents of this sale deed to the seller and he admitted the same to be true and correct and signed in my presence.

*Am Aziz*  
(A dvocate).

Certified that the original and duplicate deeds are exact copies of each other and each deeds are contains 1700 words in 5 pages.

*Am Aziz*  
(A dvocate).

Typed by  
*[Signature]*  
J.S. Court.