

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 85d9ac4c3b46c913e3b3

Receipt Date : 22-Feb-2024 11:09:43 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : GALAXY YOUTH ORGANISATION

Purpose of stamp duty paid : CONFIRMATION OF SALE

First Party Name : MARKAZI DARUL QIRAT WELFARE SOCIETY

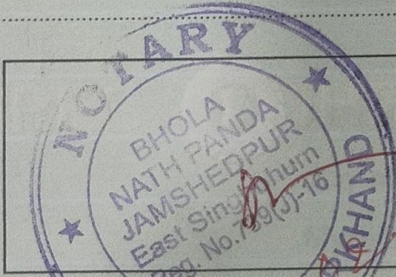
Second Party Name : GALAXY YOUTH ORGANISATION

GRN Number : 2400825121

Guesee Arobi
Apar Shand Sehai

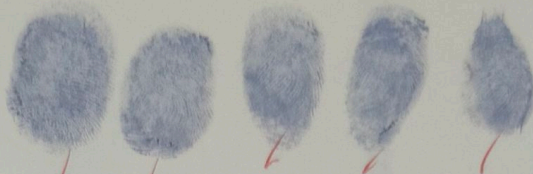
KNOWN TO ME AND SIGN BEFORE ME
ADVOCATE JAMSHEDPUR

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

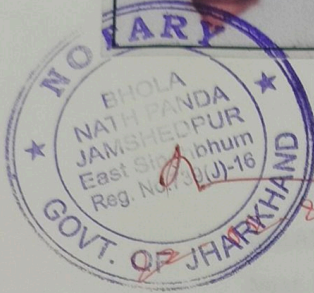


This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।



Left Hand Finger Prints of Gulam Arbi



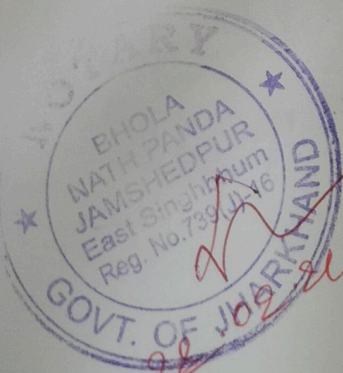
Gulam Arbi

Abdul Shamul Sakai

KNOW TO ME AND SIGN BEFORE ME
ADVOCATE JAMSHEDPUR

THIS DEED OF AGREEMENT FOR CONFIRMATION OF SALE IS MADE ON THIS THE 22nd DAY OF FEBRUARY, 2024 AT JAMSHEDPUR; BETWEEN :-

MARKAZI DARUL QIRAT WELFARE SOCIETY, (U.I.D. No.- 5350 3890 3665), situated at Zakirnagar, P.O. and P.S. Azadnagar, Mango, town Jamshedpur, District East Singhbhum, Jharkhand, represented by its Secretary **GULAM ARBI, (PAN No.- AABAM9267D),** (whose photographs is affixed herewith duly attested in token of identification), Son of Late Nazir Alam, by faith Muslim, by Nationality Indian, Resident of H. No. 1, Road No. 10, Azadnagar, P.S. Mango, town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter referred to as the **FIRST PARTY/SELLER** (which expression shall unless repugnant to the context shall mean and include his respective legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART;**



Gulshan Abbas

Ashraf Shaukat Sohal

3

A N D

WITNESS TO ME AND SIGN BEFORE ME

ADVOCATE JAMSHEDPUR

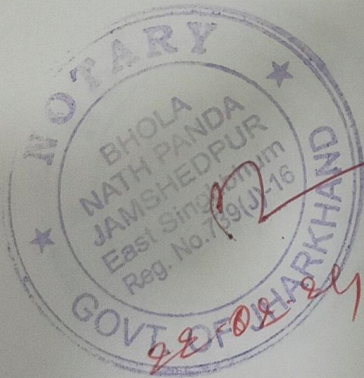
GALAXY YOUTH ORGANISATION, (U.I.D. No.- 5350 3890 3665), situated at Near Umar Masjid, Kabirnagar, Kapali, P.O. Kapali, P.S. Chandil, District Seraikela-Kharsawan, Jharkhand, represented by its Secretary **ABSAR SHAMSH SOHAIL, (U.I.D. No.- 4268 4546 7309)**, (whose photographs is affixed herewith duly attested in token of identification), Son of Sohail Ahmad, by faith Muslim, by Nationality Indian, Resident of H. No. 1, Bachcha Khan Road, Zakirnagar, Azadnagar, P.O. & P.S. Azadnagar, town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter referred to as the **SECOND PARTY/PURCHASER** (which expression shall unless repugnant to the context shall mean and include his respective 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. 54,00,000/- (Rupees Fifty Four Lakhs) only.

WHEREAS, the first party/Seller is the absolute and lawful owner of ALL THAT peace and parcel of Parti land, measuring an area 1 (One) Bigha, i.e. 33 (Thirty Three) Decimals = 14400 Sq.ft., recorded under Khata No.- 180 (One Hundred Eighty), Plot No.- 345 (Three Hundred Forty Five) of Mouza



Gulveer Arora

4

Abdul Shaukat Seharil

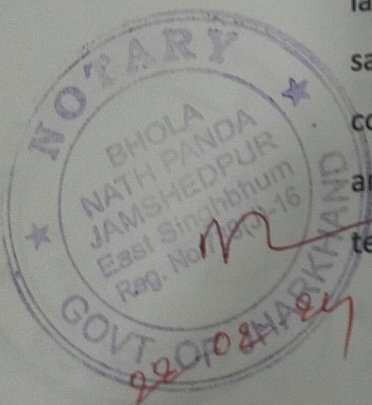
KNOWN TO SIGN BEFORE ME

ABDUL SHAUKAT SEHARIL, JAMSHEDPUR

Kapali, P.S. Chandil, Thana No. 332, Halka No. 2, Pergana Seraikela, District Registry office at Seraikela, Sub-Registry office at Chandil, District Seraikela-Kharsawan, State of Jharkhand, more fully described in the schedule below, purchased the same by virtue of Sale Deed, Vide Sale Deed No. 3733, Sl. No. 3860, from its former owners namely (1) Mohammad Noman, S/O – Late Abdul Rahman, (2) Mohammad Rizwan, (3) Mohammad Imran and (4) Mohammad Kamran, all sons of Mohammad Noman on dated – 05.11.2015 and from then he has owned, possessed and peaceful physical possession and occupation over the same, without let, hindrance or disturbances from any corner and is the bonafide owner thereof by exercising all acts of ownership thereto.

AND WHEREAS, the first party/Seller being in urgent need of money, voluntarily expressed his intent of selling the Schedule below property and having come to know the intention of the first party/seller, the Second party/purchaser hereof has approached to him and after inspecting the land at site, all title documents and relevant papers etc. and having fully satisfied to him proposed and offered to purchase the same for the total consideration amount of Rs. 54,00,000/- (Rupees Fifty Four Lakhs) only and both the parties have entered into this agreement on the following terms and conditions hereafter appearing.

NOW THEREOF, THIS DEED OF AGREEMENT FOR CONFIRMATION OF SALE WITNESSETH AS FOLLOWS :-



Ghansu Aotji

5

Aben Ghansu Sarkar

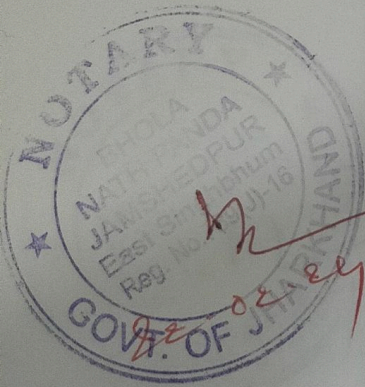
KNOWN TO ME AND SIGN BEFORE ME

ADVOCATE, Jamshedpur

- 1) That in pursuance of the above agreement and in consideration of the said sum of Rs. 54,00,000/- (Rupees Fifty Four Lakhs) only, paid by the second party / purchaser to the first party / seller, by Cash/Cheque on dated - 15.06.2020, the receipt of which sum the first party/seller do hereby admit and acknowledged as full, final and highest consideration of the schedule below property, the first party/seller on receipt of the above amount, have delivered 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 absolute owner in all possible ways with power to sell, 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.
- 2) That the second party/purchaser shall or may construct residential house and/or other superstructures over the plot of land or part thereof at his absolute discretion, for which the first party/seller, his heirs and successors and/or persons claiming through then, shall have no objection.
- 3) That the Second party shall install Water & electricity power connection through JBVNL and/or any authority at his own cost.

4)

**THAT THE FIRST PARTY / SELLERS HEREBY
DECLARE AND COVENANT :-**



Guram Arbi

6

Guram Shankar Sahai

ADVOCATE BEFORE ME

KARNATAKA

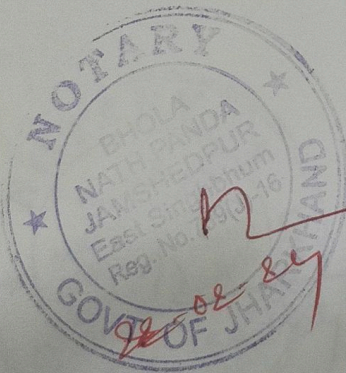
ADVOCATE BEFORE ME

a/ he is the lawful owner 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 he is entitled to enter into an agreement and/or to convey the same to the Second party/purchaser and for which there is no impediment in/under law. If in future it will be found that the title of the first party/seller is defective and the second party/purchaser will sustain a loss due to such defect of title, the first party/seller and/or his legal heirs and successors will be bound to compensate and/or indemnify the second party/purchaser for such loss if any.

b/ prior to execution of this agreement, the first party/seller has 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, CNT and lispence etc.

c/ the first party/seller undertake to execute any further paper/s that may be required during the period of construction and/or approval of building plan, no objection, other documents for transferring the Schedule below land.

d/ the first party/seller hereby agree to deliver all and whatsoever relevant papers etc. to the Second party/purchaser in respect of the said land and for construction of the proposed building over the said plot of land.



Gurpreet Arora

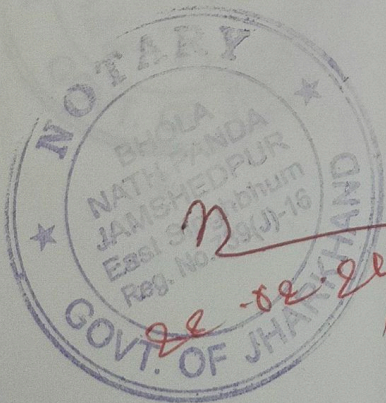
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Gurpreet Arora

KNOWN TO ME AND SIGNED BEFORE ME

Notary Public
Jalandhar

- 5) That from this day all the right, title interest and possession of the first party/seller in the schedule below property will cease to exist and will vest unto the second party/purchaser.
- 6) That from this day the second party/purchaser will be the absolute owner of the schedule below property and the first party/seller shall have no claim or interest in the schedule below property.
- 7) That the first party/seller hereby undertake that neither he nor his legal heirs, successors will interfere or disturb the peaceful physical possession of the second party/purchaser in the schedule below property.
- 8) That until and unless the Sale Deed could not be execute and/or registered by the first party/seller, in favour of the Second party/purchaser, the first party/seller 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.
- 9) That the first party/seller hereby declares that he has neither sold or agreed to sell the schedule below property in any way to anyone else prior to this agreement and nor has accepted any 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/seller over the schedule below property, the second party/purchaser suffers any loss, then the first party/seller 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, CNT, attachments etc.



Ghanshyam Atri

8

Atam Shankh Sankhal

KNOWING TO ME AND SIGN BEFORE ME

ADVOCATE

10) That in case the first party/seller 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.

11) That the first party/seller 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.

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

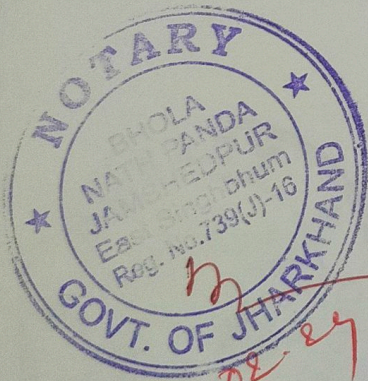
SCHEDULE

(Description of the property hereby sold)

ALL THAT peace and parcel of Parti land, measuring an area 1 (One) Bigha, i.e. 33 (Thirty Three) Decimals = 14400 Sq.ft., recorded under Khata No.- 180 (One Hundred Eighty), Plot No.- 345 (Three Hundred Forty Five) of Mouza Kapali, P.S. Chandil, Thana No. 332, Halka No. 2, Pergana Seraikela, District Registry office at Seraikela, Sub-Registry office at Chandil, District Seraikela-Kharsawan, State of Jharkhand, Which is bounded by :-

North : Part of Plot No. 345;

South : Plot No. 345 Part;



22-02-24

Gulshan Arobi

Alam Shaukat Selait

ADVOCATE
ADVOCATE

East : Road;

West : Moti Ar;

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

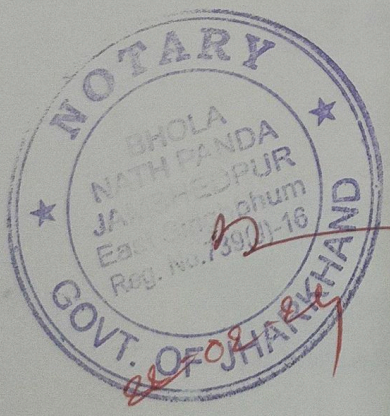
IN WITNESS WHEREOF, FIRST PARTY / SELLER has set his hand on this Deed of Agreement for Confirmation of Sale, on the date, month and year first above mentioned.

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

WITNESSES :

- 1. MD. Bishad Alam
- 2. Arifa Ali



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

Advocate.

Ghazwan Arobi ✓

Abul Shauk Sobait ✓



left hand finger prints of
Abul Shauk Sobait ✓



(PURCHASER)

Signature of Purchaser with
Photograph and fingerprints

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

[Signature]
Advocate



MD. Irshad Alam ✓

Signature and Photograph of the Identifier.

Attested the Signature of
Executants who is Identified by
Sri... *[Signature]* ... Advocate

Bhola Nath Panda
NOTARY
JAMSHEDPUR
22.02.24