

13552

12376



Mobile No. 720991922

03AA 365953

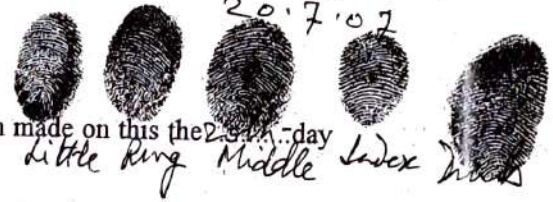
विशेष निवेदन 2 कि अधीन तथा जोगतागण्ड  
के अन्तर्गत 1800 की कमी...  
के अन्तर्गत...  
से विनिर्मुक्त...

अभिप्रेमाणित  
**बलीम हुमार सिंह**  
दस्तावेज नंबर...  
साहित्य नंबर-10006



निवेदन पराधि... (शारखण्ड)  
2007-07

मौ 3/बलवफा  
20.7.07



Md. Abul Wafa  
2007-07

This Indenture of Absolute Sale in made on this the 23rd day  
of July 2007, at Ranchi.

**BETWEEN**

Md. Abul Wafa son of Late Md. Abid Hussain by faith Muslim, by  
occupation Cultivation, resident of Village Baragain, P.O. Baragain,  
P.S. Sadar, Dist. Ranchi Jharkhand (hereinafter called the  
VENDOR/SELLER) of the ONE PART.

**AND**

Shammi Akhtar wife of Mohammad Shahid Ali & D/o Dr. M.N.  
Akhtar by faith Muslim, by occupation Housewife, resident of 3,  
Green Compound, Baragain under P.S. Sadar, Dist Ranchi, Jharkhand  
(herinafter called the VENDEE/PURCHASER) of the OTHER PART.

Contd. ....P/2

26  
CMA. S. P. B.  
20/3/07

Shammi Akhtar





2

The term Seller and Purchaser wherever used and occurring in these presents shall always either expressly or necessary implication excluded or repugnant to the context or subject shall always mean and include their respective heirs successors, legal representatives, executors, administrators and assigns.

Whereas the landed property bearing R.S. Plot No. 1180, 1181, 1260, 1261, 1262 and other Plot under Khata No. 94, Khewat No. 3, an area of 9.76 acres, situated in village Baragain under P.S. Sadar, Dist. Ranchi, being Rev. Thana No. 184, originally recorded in R.S. Record of Right (Khatian) as 'Kayami Malik' in the name of sheikh Mohiuddin, Sheikh Hatim and Sheikh Salim all sons of Sheikh Gandauri Ohdar of Mouza Baragain, P.S. Ranchi (Now Sadar), Dist. Ranchi.

And Whereas the above named recorded tenants after vexting the Zamindari assessed the r names of their landed property and accordingly the rent has been assessed and they paid rent regularly to the then Zamindar Bihar Government through Circle Officer till their death.

15/10/2018  
70.702

Shamoni Akhtar



And Whereas after the death of the recorded above named tenants their legal heirs, successor and assignees are mutually divided their share by "Memorandums of Sada Batwara" and came into peaceful physical possession over their respective shares and enjoy and use the same as the absolute owner thereof without any claim, demand or interest whatsoever and paying rent regularly vide rent receipt No. JN - 39-0020965 in Book No. I page No. 95.

And Whereas the legal heirs and successors of Sheikh Hatim (the recorded tenant) namely Md. Abul Wafa , Md. Iftexhar Ansari and Halima Khatoon sons and daughter of Late Md. Abid Hussain (Md. Abid Hussain only one son of Sheikh Hatim) and Najbun Nisha and Aisha Khatoon both daughter of Sheikh Hatim have mutually partitioned their share and thus Md. Abul Wafa got 45 decimals, Md. Iftexhar Ansari got 45 decimals and Halima khatoon got 9 decimals and Najbun Nisha got 45 decimals and 45 decimals got Aisha Khatoon with respect to the landed property in R.S. Plot No. 1180, 1181, 1260, 1261, and 1262. and accordingly they are in peaceful possession over their respective shares and use and enjoy the same without any claim demand or interest whatsoever as absolute owner thereof.

31/10/2007  
20.7.07

Shammi Akhatar

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

036993

4

AND WHEREAS the vendor is in urgent need of money to fulfill his legal requirements and requested to the purchaser to purchase 4 (Four) Kathas 8 (Eight) Chattak of land out of 45 decimals of his own shares being R.S. Plot No. 1260 and 1262 Sub Plot No. 1260 and 1262/21, under Khata No. 94 morefully described in the schedule below of the property and delineated in 'RED' wash in the map attached hereto this deed in a total consideration of Rs. 3,05,000/- (Rupees Three Lac and Five thousand) only and the purchaser showed his willingness and accepted the offer of the Vendor and agreed to purchase the property of the Schedule below on the said price which is fair and reasonable according to price prevalent in the market.

And Whereas the Vendor has filed a notice for seeking ceiling permission under section 26 of U.C Act, 1976 before the additional collector (ceiling), Ranchi for sale of the land bearing permission Case No 596/07 dated 23.03.2007, Although a period of 60 days already been passed and neither permission has been accorded nor

श्री. अशोक कुमार  
20-7-07

Shammi Alekhar



झारखण्ड JHARKHAND

036994

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rejected in support thereof and a certified copy of the above case has been obtained for facilitating registration thereof.

NOW, THIS INSTRUMENT OF SALE WITNESSETH, that in pursuance of the aforementioned agreement and in consideration of payment of Rs. 3,05,000/- (Rupees Three Lac and Five Thousand) only in cash paid by the Purchaser to the Seller the receipt whereof the seller doth hereby admit and acknowledge from the same and any part thereof acquit, absolve and discharge the Purchaser the property for ever. The Seller doth hereby grant, convey, assign absolutely and forever TO AND UNTO the Purchaser morefully described in the schedule of the property and delineated in RED WASH in the map attached together with all right of easement, path, pathways, right, liberty, privilege and appurtenances whatsoever and reversion or reversions, remainder or reminders, rent issued and profits thereof and all the right, title interest, claim and demand of the seller TO INTO AND UPON the land hereby granted, conveyed, assigned, sold the transferred absolutely and for ever to HAVE AND TO HOLD the same as the Absolute Owner thereof.

श्री. अ. क. लक्ष्मी  
20.7.07

Shammi Akhtar

The Seller covenants with the purchaser that the property hereby granted, conveyed sold and transferred absolutely for ever is free from all encumbrances, trust, liens, lispendence, tenancy, attachment and execution whatsoever and that the Seller has indefeasible title and exclusive right to grant, convey, assign, sale and transfer absolutely and for ever the property hereby granted, conveyed, assigned, sold and transferred absolutely and forever and that the seller has not dealt with the same in any manner previously nor has been entered into any agreement for sale of the said property in favour of any other person/persons.

The Seller further covenant with the Purchaser that the Purchaser who have been put in Khas possession shall continue to remain in possession and she shall be entitled to use the same in any manner she likes without any let or hindrance, interruption, claim or demand by any person/persons.

The seller further covenants with the purchaser that the seller has not taken loan from any Bank or financial agencies or from any persons by encumbering and mortgaging the property hereby sold and transferred to the purchaser.

The seller further covenants with the purchaser that the seller does not hold and possess vacant land beyond the ceiling limit within Urban agglomeration, where the Urban Land (ceiling and regulation) Act is in force at the true of execution, and registration of this indenture of sale infavour of the purchaser. Further the seller also covenants with the purchaser that the seller shall indemnify the purchaser against all losses, damages, claims and liabilities whatsoever if any which the purchaser may sustain to pay or incur or be put by reason of any defects in the title of the seller either in equity or in law or incase any encumbrances is discovered.

श्री. शोभा  
20.7.07

Shammi Akhtar

Now the purchaser shall be entitled to get her name mutated in the office of the circle officer, Town Anchal Ranchi and pay rent in her own name.

PROVIDED ALWAYS that the seller shall at all reasonable times on the request and on the cost of the purchaser to do or execute or cause to be done and executed all such further acts, deeds, assurance matters and things which may be reasonably required for putting the purchaser in possession and assuring the title of the purchaser according to the true meaning and intent of these presents.

### SCHEDULE OF THE PROPERTY

All that piece and parcel of land having with Kaymi Khatiahi and Raiyati Right Which is situated in village Baragain, P.S. Sadar, Dist. Ranchi, being Rev. Thana No. 184 within the jurisdiction of District collectariat and Registrar or Sub-Registrar office at Ranchi, lying under :-

KHATA NO.	R.S. PLOT NO.	SUB PLOT NO.	AREA	OUT OF
94	1260	1260/21	03 Kathas 14 Chhatak	45 decimals
94	1262	1262/21	10 Chhatak	

(Four Kathas Eight Chhatak of Land for better clarification it has been delineated in the map attached herewith in RED Wash)

### MEASUREMENT

On Northern Side : 73 Feet 06 Inch.  
 On Southern Side : 71 Feet 06 Inch.  
 On Eastern Side : 45 Feet 00 Inch.  
 On Western Side : 45 Feet 00 Inch.

### Butted Bounded as follows :-

North : Landed property of Naila Akhtar (Sub Plot No. 1260/22)  
 South : Sub Plot No. 1260/20 & 1261/20  
 East : R.S. Plot No. 1264  
 West : 16' Wide proposed Road.

श्री. शिवराम फट  
20.7.07

Shammi Akhtar

**Memo of Consideration :-** Paid by the Purchaser to the Seller by Cheques, vide

Cheque No.	Amount	Bank	Dated
885656	1,00,000.00	ICICI, Ranchi Branch Ranchi	20-07-2007
885657	1,00,000.00	-do-	20-07-2007
885658	1,05,000.00	-do-	20-07-2007
<b>TOTAL</b>	<b>3,05,000.00</b>		
(Rupees Three Lakh Five Thousand) only			

Certified that the Property described in this deed of sale does not belong to the state government nor it has been acquired by the govt. for Military or Civil purpose. It does not related to Adivasi Khatiani land neither it is Bhudan Land. It lies beyond the peripheral area of forest. It does not belong to C.C.L. or B.C.C.L. the Land is free from ceiling limit. Even the land pertains neither to Math, Mandir, Masjid, of Girja nor Sarna, Masna, Hargari or Pahnai. It does not related to Bhumi Ghotala or Pashupalan Ghotala.

In witness whereas the Seller have signed and subscribed on this Deed of Sale at Ranchi on the day month and the year first above mentioned.

**WITNESSES :-**

1. Binod Kr. Ransan  
20/07/07
2. Baldev Singh Sidhu  
Near Firing Range, Bariatu
3. Ranchi-9, Jharkhand.

श्री. अमल कर्मा  
20.7.07  
VENDOR

I hereby certify that the finger prints of all the fingers of the left hand of the Vendor and the purchaser whose photographs are pasted with the Deed of Sale have been taken in my presence.

N.K. Singh

Typed and Composing by :- 20/7/07

(Krishna Computers)

Drafted by  
M. Salik Akhtar  
Advocate  
20.07.2007.



अभिप्रेत  
शुमार सिन्हा  
के.पी.सी. नं. 19/06

PURCHASER

Shammie Akhtar  
20.7.07

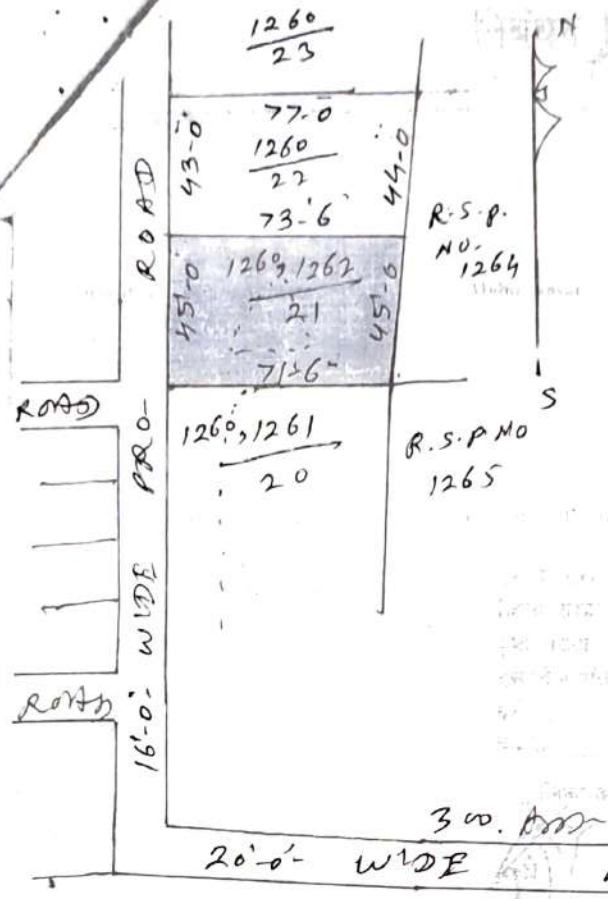


निबधन पदाधिकारी का हस्ताक्षर

Shammie Akhtar

VILLAGE BARAGAIN  
 THANA NO-184  
 THANA DIST. RANCHI  
 NOT TO SCALE.  
 R.S.PLOT NO. 1260, 1262  
 SUBPLOT NO - 1260, 1262  
 AREA SHOWN 21  
 IN RED WASH

P.No.	Area
1260-03-14-00	K. CH. SF
1262-00-10-00	
<b>TOTAL - 04-08-00</b>	



श्री 411  
 20.7.07

P. by  
 A. Husain  
 (Am)

RANCHI TO BOOTY ROAD

निबन्धन पत्राधिकार का हस्ताक्षर

Shammi Akhtar



निबंधन विभाग, झारखंड  
रांची (झारखण्ड)



Date: 20-07-2007


Token No.: 40

Serial No./Deed No./Year : 13552/12376/2007

Document Type : SALE

Role	Name & Address	Father/Husband Name	Occupation	Photograph	Thumb
Identifier	Javed Akhtar Vill. - Bargai Dist. - Ranchi State - Jharkhand	Mobin Ansari	Farmer		

Vendor	Md. Abul Wafa Vill. - Baragain Dist. - Ranchi State - Jharkhand	Late Md. Abid Hussain निबंधित	Cultivation		
		पुस्तक संख्या..... I .....			
		जिल्द संख्या..... 482 .....			
		पृष्ठ संख्या..... 45 से 66 .....			
		दस्तावेज संख्या ..12376 .....			
		वर्ष ..... 2007 .....			
		दिनांक ..... 20-07-2007 .....			

जिजा अवर निबंधक रांची (झारखण्ड)  


निबंधन पदाधिकारी का हस्ताक्षर





निबंधन विभाग, झारखण्ड  
जिला निबंधन कार्यालय, राँची  
जाँच पर्चा-सह-घोषणा-प्रपत्र (नियम 114)

दिनांक : 20/07/2007

40

1. दस्तावेज का प्रकार : 2. प्रस्तुतकर्ता: विक्रेता  
3. प्रस्तुतकर्ता का नाम व पता विक्रय पत्र  
4. लिखने की तारीख : Md Abdul Wafa 5. प्रस्तुत करने की तारीख : Baragan, Sadar, Ranchi 6. कुल पृष्ठ : 2  
7/20/2007 20/07/2007
7. सम्पत्ति का मूल्य : 305,000 रुपये 8. मुद्रांक का मूल्य : 12,200 रुपये  
9. सम्पत्ति का विवरण : अंचल थाना नं० मौजा/मोहल्ला  
Ranchi 184 Baragan

वार्ड नं०	खाता नं०	होलिडिंग नं०	आर०एस० प्लॉट	एम०एस० प्लॉट	सब प्लॉट	क्षेत्रफल	स्थिति
94			1260		1260/21	3/14/0 Kt/Ch/Sft	सहायक सड़क
94			1262		1262/21	0/10/0 Kt/Ch/Sft	सहायक सड़क

10. पार्टी की विवरणी :

पार्टी का प्रकार	पार्टी का नाम	पिता/पति का नाम	जाति	थाना	ग्राम	जिला
विक्रेता	Md. Abul Wafa	Late Md. Abid Hussain	Other	Sadar	Baragan	Ranchi
क्रेता	Shammi Akhtar	Mohammad Shahid Ali	Other	Sadar	Baragan	Ranchi



शुल्क का विवरण : अनुच्छेद -

A(1): 3050.00 N(a): 198.00 LL: 2.50 P: 94 SP: 330.00 Total: 3,581.44  
उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

श्री. अबुल वफा

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इनपुट फॉर्म के अनुरूप डाटा इंटी को गई है।

Counter 05 20/7/07  
डाटा इंटी ऑपरेटर का हस्ताक्षर

उपर्युक्त श्री. अबुल वफा ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया जिसकी पहचान श्री. अबुल वफा पिता श्री. अबुल वफा

निवासी बड़गाई, पेशा इलेक्ट्रीशियन ने की।

श्री. अबुल वफा

Javed Akhtar 14/22/2017

निबंधन पदधिकारी का हस्ताक्षर

Shammi Akhtar

बडागाई | बडागाई | 184 | सम्मी अख्तर

खाता संख्या 94	खेसरा संख्या 1260,1262	रकबा (एकड़ में) 4 कठ 8 छटाक 0 वर्गफीट
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राजी नकदी	अराजी भावती	तफसील हिासब लगान भावती
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	4.00					4.00
गुजारी (भावती)	1.00					1.00
...	2.00					2.00
...	2.00					2.00
मुतफरकात	0.80					0.80
मीजान	9.80					9.80

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					4.00	
गुजारी (भावती)					1.00	
...					2.00	
...					2.00	
मुतफरकात					0.80	
मीजान अदायकारी					9.80	

(1) मीजान कुल (तफजों में) : Nine Rupees and Eighty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 02-05-2018

खास महाल का बकाया मालगुजारी पर (तिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित पति है।

इसपत्र केवल पार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

इसके भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

Shammi Akhtar

OBJECTION SLIP SHOWING MUTATION RESPECT OF YEANGI EGRESSIVES IN GOVERNMENT

Sub-Division 277 Name of State 2772 Circle / Anchal 2772 Taluka 2772 IV

1	2	3	4	5	6	7	8	9	10
Registration Column Bar in Register	Village	Thana and Thana Number	Number Tansay to which the mutation relate	Authority cancelling mutation on with date of order	Whether mutation is due to sale gift, exchange succession or partition	Full details of exchanges affected by mutation	Date of cancellation of the Halka Register by the Karmachari	Remarks	
2086 R27/2067-68	957515	184	95/1	8182 27-10-19 27/10/19 27/10/19	12376 20.7.67	2772 2772-48 2772 2772-48 2772 2772-48 2772 2772-48 2772 2772-48 2772 2772-48			
					2772 2772 2772	2772 2772-48 2772 2772-48 2772 2772-48 2772 2772-48 2772 2772-48 2772 2772-48			



Memo No. 488/19 Date 27/10/19  
 Forwarded to the Karmachari. Rior Information unnecessary.  
 Circle Officer/Anchal [Signature]  
 Circle Anchal/Adhikari [Signature]

Shammi Akhtal

