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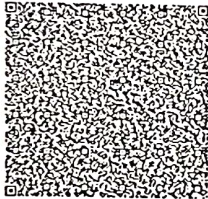


INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

सत्यमेव जयते

18/7/17
Certificate No. : IN-JH06538802112895P
Certificate Issued Date : 17-Jul-2017 06:18 PM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0109373850997949P
Purchased by : REHANA KHATOON
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 16,49,500
(Sixteen Lakh Forty Nine Thousand Five Hundred only)
First Party : NA
Second Party : REHANA KHATOON
Stamp Duty Paid By : REHANA KHATOON
Stamp Duty Amount(Rs.) : 66,000
(Sixty Six Thousand only)



-----Please write or type below this line-----



S. Phomm
Kiship the

UP 0001461875

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

S. Rahman

Dilip Kumar

23.08.13, (Rectification G.P.A. No. 1003, Dt: 05.11.2015), both, registered at the District Sub Registry Office, Jamshedpur (The Principal/s are alive and living on the day of execution of this Sale Deed). Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the ONE PART.

IN FAVOUR OF

Mrs. REHANA KHATOON, wife of Shafiqur Rahman, By Faith Muslim, By Caste Ansari, By Nationality Indian, By Occupation Business, Resident of House No. 22, Sabir Nagar, Jawahar Nagar, Near Taiba Masjid, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, administrators, legal representatives, executors, nominees, and assigns) of the OTHER PART. (Pan No. BVAPK0663B) Aadhaar No 6746 1813 9235

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 45,00,000/-

(Rupees Forty Five Lacs) only

WITNESSETH AS FOLLOWS:

WHEREAS, the schedule below landed property, along with other properties are recorded in the name of Smt. Laxmi Devi, w/o Narendra Pratap Singh, R/o Baliguma, Jamshedpur, in the Khatian as per the last survey settlement of 1981, but, after the demise of said Smt. Laxmi Devi & her husband namely: Narendra Pratap Singh, the above named Vendors has inherited the properties and their estates being

S. Rahman
Rajiv Jha

their only legal heirs and successors i.e. their two sons namely: Ranendra Pratap Singh & Dhirendra Pratap Singh, and they came in peaceful physical possession over their estates without any interruption from any person or corner, thereby exercising all their right, title, and interest over the same. being its lawful, absolute, and bonafide owner/s.

AND WHEREAS, the Vendor/s being in urgent need of money to meet their financial expenses, they have jointly decided to sell the schedule below property for full, final and highest consideration amount of Rs. 45,00,000/- (Rupees Forty Five Lacs) only, to which the Purchaser/s agreed and offered to pay the same to the Vendor/s, hence, to avoid all or any kind of legal disputes, and legal complication, both the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 45,00,000/- (Rupees Forty Five Lacs) only is paid by the Purchaser to the Vendor/s, the receipt of which is hereby admitted and acknowledged, as full and final consideration amount against the sale of the schedule below property, and the Vendors does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with her legal heirs and successors without any interruption from any person/s claiming under them with all their right, title, and interest of the said property.

S. Ramesh

Dilip Jha

2. THAT, the Vendor/s has delivered peaceful physical possession of the schedule below property to the Purchaser, and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner she like, and the Purchaser is at liberty to get her name mutated in the records of the State of Jharkhand, through Circle Officer, Jamshedpur, and pay rent, and taxes for the same in her name and obtain receipt thereof.
3. THAT, from this day the Vendors shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendors in the schedule below property will now be completely vested unto the Purchaser. The property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever.
4. THAT, the Vendors hereby declares that they have good and perfect title over the said schedule below property and if for any defect of title or possession of the Vendors in the schedule below property the Purchaser suffers any loss then the Vendors will be liable to compensate the same to the Purchaser or her legal heirs and successors.
5. THAT, the Vendor/s was further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendors that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendor/s only.

S. Rahman
Dulip Singh

6. THAT, the Vendors has delivered copy of all original relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendors does not hold any right, title or interest with their legal heirs to claim back the schedule below property.
7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

SCHEDULE

In the District East Singhbhum, Situated in Mouza Baliguma, P.S. M.G.M. (Mango), Thana No. 1150, within Ward No. 10 (M.N.A.C.), under the District Sub Registry Office, Anchal, and Town Jamshedpur, and State Jharkhand, all that piece and parcel of raiyati homestead land recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
<u>425</u>	<u>1453 (Part)</u>	<u>1 - 0 - 0 Bigha (One Bigha or Twenty Kathas)</u> <u>i.e. 33 Decimals</u>

The above land is bounded as:

North : Plot No. 1431 & 1433

South : 25'ft wide Road

East : Plot No. 1451

West : Nij

The annual rent payable to the State of Jharkhand through C. O., Jamshedpur.



S. Khanna
Dilip K

AFFIDAVIT

I, REHANA KHATOON, wife of Shafiqur Rahman, By Faith Muslim, By Caste Ansari, By Nationality Indian, By Occupation Business, Resident of House No. 22, Sabir Nagar, Jawahar Nagar, Near Taiba Masjid, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, does hereby solemnly affirm, undertake, and declare as follows:

Sa 2/17

1. That, I, have never obtained any discount or rebate in the past related to registration of immovable property, against Letter No. 499 & 500, Dt: 19.06.2017, and this is the First Time, I, am taking the benefit of this particular scheme of the Jharkhand State Government.

2. That, I, hereby confirm that I, am swearing this affidavit on my own free will and consent and without any influence from any person or corner.

Solemnly affirmed and stated before me to be true by the Deponent who is identified by Advocate,

Verification:

The statement made above is true to the best of my knowledge belief and Information and I sign on this today at Jamshedpur.



Bhola Nath Panda
Bhola Nath Panda
NOTARY
District Court
JAMSHEDPUR

Rehana Khatoon
DEPONENT

[Signature]

Known to me (Advocate)

S. Rahman

Dileep K

The above landed property is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

MEMO OF CONSIDERATION

Mode of Payment

Amount (Rs)

By Cheque/s

Rs. 45,00,000/-

(Rupees Forty Five Lacs) only

In witness whereof the Vendor/s has hereunto set and subscribed their hands on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it, to be true and correct: A. Mandal.

WITNESSES:

1. Am

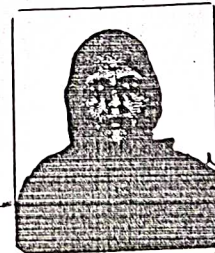
2. Bemdata Devi

Drafted & Printed by: A. Mandal.

Old Court Campus, Jamshedpur.

PURCHASER

Rehana Khatoon



Certificate:

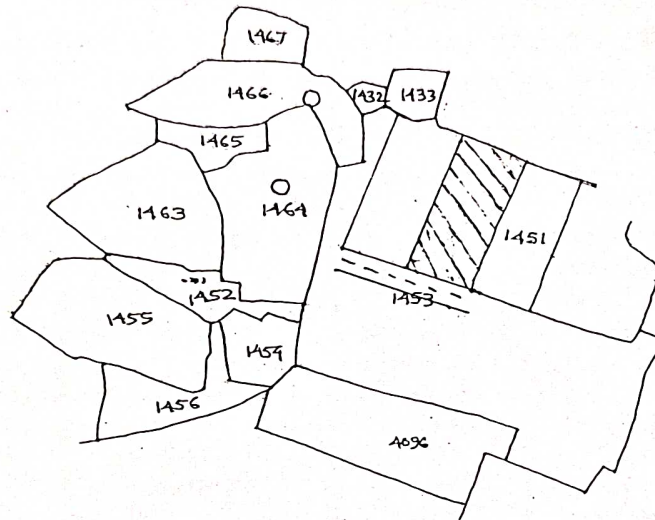
It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me. A. Mandal

6 | Page
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)

नाम अधिलुचित क्षेत्र जमरौदपुर, बार्ड संख्या-10, चाकर संख्या-7
शपथ खाना घाटमाला, जिला सिद्धपुर, पैमाना (सो: मी: = 20 मी: अनु-1970-71)

काल संमिचित फोट नं- 1453 का अंश खकवा 0 - 1 Bigha 0.33 Acre
खता नं- 425

BOUNDARY:- NORTH - plot no- 1431 and 1434
SOUTH - 25'-0" Road
EAST - Plot no 1451
WEST - NJJ



S. Raut
Dilip H.

H.N. RAUT (LAND SURVEYOR)

AMIN ^{S. Raut} Nityananda Raut
Mango J.S.R.

Issue Token 1:07:00 PM

Presenter/Execulant's Name
Token For
Counter No.
Online Application ID (If Any)
e-Stamp Certificate No. (If Any)

Online payment is done of Rs. 51409.44 on 18/07/2017 with CIN - 02200171807201770046
Maximum Token Issue Time : 2 PM

S. Rahman

Issue Token 1:07:18 PM

Presenter/Executant's Name
Token For
Counter No.
Online Application ID (If Any) [Verify On-line Payment](#)
e-Stamp Certificate No. (If Any) [Verify](#)

IN-JH06538802112895P:
Stamp Details For Verification. Please click Issue after verification
CertificateNo: IN-JH06538802112895P
CertificateIssuedDate: 17-Jul-2017 06:18 PM
AccountReference: SHCIL (FI)/jshcil01/ DISTUPURU JH.ES
UnlqueDocReference: SUBIN-JHJSHCIL0109373850997949P
Purchasedby: REHANA KHATOON
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SALE DEED
ConsiderationPriceRs: 16,49,500
FirstParty: NA
SecondParty: REHANA KHATOON
StampDutyPaidBy: REHANA KHATOON
StampDutyAmountRs: 66,000

Maximum Token Issue Time : 2 PM

S. Rahman



निबंधन विभाग, झारखंड
Jamshedpur
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 18/07/2017 13:03:31

Token No: 64

Document Type	Sale Deed	Presenter	Shafiqur Rahman	Date of Entry	18/07/2017
Presenter Name & Address	Road No 13, Jawahar Nagar, Ps Mango, Jsr	DOE		Total Pages	128
Stampable Doc. Value	6649500	Stamp Value	66000	Book	1
Document/Transaction Value	4500000	Serial/Deed No. /		CHO/PNO	
Special Type		Old Serial No. /		e-Stamp Cert. No. IN-	JH06538802112895P
Remarks / Other Details		App. ID	48133		

Anchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
JAMSHEDPUR	1150	10	BALIGUMA	425 New	1453 (Part)		Plot No 1431 & 1433	25'F1 Wide Road	Plot No. 1451	Nij		U_RES	33.00 Decimal	6646860

Property Type	Th. No.	Wrd	Mauza	Location	ULB	Area	Rate	Amount

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Vendor/Power Holder	Shafiqur Rahman	Late Sajjad Hussain	Business	स्वयं		Male	APVPR3808M	xxxxxxxx1055	xxxxxxxx82	Road No 13, Jawahar Nagar, Ps Mango, Jsr	Do
2	Vendor/Power Holder	Diip Jha	Sadabir Jha	Business	स्वयं	ब्रह्मण	Male	AGSPJ6673L	xxxxxxxx8910	xxxxxxxx39	N H 33 Baaliguma Mango, Jsr	Do
3	VENDEE	Rehana Khatoon	W/O Shafiqur Rahman	Business	पत्नी		Female	BVAPK0663B	xxxxxxxx9235	xxxxxxxx87	H No 22 Sabir Nagar Jawahamagar Mango Jsr	Do
4	Identifier	Ashok Kr Singh	Bachchan Singh	Business	कोई संबंध नहीं है		Male		xxxxxxxx6158	xxxxxxxx87	1517 Baaliguma N H 3 Mango Jsr	Do
5	Witness1	Ashok Kr Singh	Bachchan Singh	Business	कोई संबंध नहीं है		Male		xxxxxxxx6158	xxxxxxxx87	1517 Baaliguma N H 3 Mango Jsr	Do
6	Witness2	Premalata Devi	W/O Diip Kumar Jha	Business	पत्नी	ब्रह्मण	Female			xxxxxxxx39	1496 Baaliguma Mango, Jsr	Do

SN	Description	Amount	CHC	Net Amount
1	SP	1,920.00	0.00	1,920.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	A1	49,486.00	0.00	49,486.00
Total		51,409.44	0.00	51,409.44

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़ॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त स्वीकार किया

जिसकी

पहचान

निवासी

शफीकुर रहमान व पितृपिता का

शफीकुर रहमान सिंह

माकगी जमशेदपुर

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

वचन सिंह

पिता

पेशा

निबंधन पदाधिकारी का हस्ताक्षर

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.64 Token Date: 2017-07-18

Serial/Deed No./Year :2475/2274/2017

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Shafiqur Rahman Father/Husband Name:Late Sajjad Hussain (Vendor/Power Holder) Road No 13, Jawahar Nagar, Ps Mango, Jsr		
2	Dilip Jha Father/Husband Name:Sadabir Jha (Vendor/Power Holder) N H 33 Baliguma Mango, Jsr		
3	Rehana Khatoon Father/Husband Name:W/O Shafiqur Rahman (VENDEE) H No 22 Sabir Nagar Jawaharnagar Mango Jsr		
4	Ashok Kr Singh Father/Husband Name:Bachchan Singh (Identifier) 1517 Baaliguma N H 3 Mango Jsr		
5	Ashok Kr Singh Father/Husband Name:Bachchan Singh (Witness1) 1517 Baaliguma N H 3 Mango Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Premlata Devi Father/Husband Name:W/O Dilip Kumar Jha (Witness2) 1496 Baliguma Mango, Jsr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. I
Volume 347
Page 475 To 602
Deed No 2475/2274
Year 2017
Date 2017-07-18

Registrar

Signature of Operator