(1)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000

सत्यमेव जयते

INDIA

उड़ीसा ORISSA

033737

1802
2,19,770/-

033737
Fee Paid
A) 87887-00
B+S) 430-00
93) 020-00
Rs- 88321-00

e-Registration ID No.-1732101802
e-Registration UCT No.-1732101784
Book No. 1 Volume No. 38
Year 2021
Date 2/12/21
Registering Officer
BIRAMITRAPUR

DEED OF SALE.

Sl. No.	Name and Thumb impression of the Parties.	Signature	Photograph.
1.	MD. OSAMA TAQUEE (Vendor)	OSAMA TAQUEE	
2.	ADNAN TAQUEE (Purchaser)	Adnan Taquee	

..p/

Sl. No. 7427/1 16/11/2021

Sold. Name Md Osama Taquee Son of Md Takki

Add. ..... P.S. Plantsite Dist. Sundergarh

OSAMA TAKI

16/11/25

Stamp Vendor

S M Sahoo

SPECIAL TREASURY

29 OCT 2021

THE SEAL OF THE SUB-REGISTRAR BIRAMITRAPUR

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899 Schedule 1 A No. 23 Fees Paid : A(1)-87889 ,I-3-2, User Charges-430 ,Total 88321

Dated: 02/12/2021

Signature of Registering Officer

Biramitrapur

Endorsement under section 52

Presented for registration in the office of the **Sub-Registrar BIRAMITRAPUR** between the hours of 10:00 AM and 1:30 PM on the **02/12/2021** by **MD OSAMA TAQUEE** , son/wife of **MD TAKKI** , of **URDU SCHOOL LANE PLANTSITE,PO-PLANTSITE,DIST-SUNDARGARH** , by caste **General** , profession **Business** and finger prints affixed.

OSAMA TAKI

Signature of Presenter / Date: 02/12/2021

Signature of Registering Officer

Biramitrapur



उड़ीसा ORISSA

033738

//2//

NAME AND ADDRESS OF THE VENDOR;-

MD. OSAMA TAQUEE, aged about 25 Years, S/o. Md. Takki, resident of Urdu School Lane, Plantsite, Rourkela-1, PS:- Plantsite, Dist:- Sundagarh, Odisha, **PIN-769001**, By Caste-**MUSALMAN** (Non SC/ST), By Occupation- **Business,** Adhar No.**6147 0268 8625 ,** PAN NO. **BMBPT7408R,** Mobile No. **7008604835.**

NAME AND ADDRESS OF THE PURCHASER:-

ADNAN TAQUEE, aged about 23 years, S/O. Md. Taquee, resident of, Urdu School Lane, Plantsite, Rourkela-1, PS:- Plantsite, Dist:- Sundagarh, Odisha, **PIN-769001**, By Caste-**MUSALMAN** (Non SC/ST), By Occupation- Business, Adhar No. **2728 5880 6119,** PAN NO. **BUPPT6819J**, Mobile No. **8637248039.**

NATURE OF DOCUMENT	;	**DEED OF SALE.**
CONSIDERATION AMOUNT	;	
Cost of land	:	**Rs. 4,68,350/-**
Cost of Building	:	**Rs. 3926063/-**
Total cost	:	**Rs. 439,4413 /-**

(Rupees

DATE OF EXECUTION. : Dt. 16.11.2021

OSAMA TAKI

c..p/3

Sl. No... 7427/2 16/11/2021

Sold. Name.... ..... Son of 7427/1

Add..... P.S..... Dist.....

OSAMA TAKI

16/11/21
Stamp Vender
S. M. Sahay

SPECIAL TREASURY
29 NOV 2021
RANCHI, JHARKHAND

THE SEAL OF THE SUB-REGISTRAR BIRAMITRAPUR

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MD OSAMA TAQUEE		 314926913		02-Dec-2021
ADNAN TAQUEE		 242954986		02-Dec-2021

Identified by **S K MUKHTAR** Son/Wife of **SK SUKUR** of **RAILWAY COLONY,PS-PLANTSITE,SUNDARGARH** by profession **Cultivation**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
S K MUKHTAR		 42101002		02-Dec-2021

Date: 02/12/2021

Signature of Registering Officer

Registering Officer
Biramitrapur



उड़ीसा ORISSA

033739

BRIEF FACTS OF THE SALE

WHEREAS, the Vendor **MD. OSAMA TAQUEE,** S/o. Md. Takki, is the recorded tenant of landed property under **Khata No. 88/1413**, in Mouza- **Budeljore,** PS:- Bisra, Tahsil- Bisra, Dist:- Sundargarh, and a house constructed thereon. The Vendor is in peaceful physical possession of the said land and house. Now the Vendor wants to sale out the schedule landed property and house constructed thereon, more fully described in the schedule below, in his right, title and interest.

AND WHEREAS, The Vendor being paucity of funds for his domestic exigency; offered the proposal to sell an area measuring **Ac. 0.0551 res** and house constructed thereon to the purchaser for a full and final consideration amount as mentioned above to which the Purchaser accorded the proposal and agreed;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER;-

1. That in pursuance of this agreement and in consideration to the sum as mentioned above paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges to have received) in full and final and the Vendor as the sole and absolute owner do hereby transfer by way of sale the schedule plot of land and house free from any encumbrances more particularly described in the schedule below, to hold the same by the Purchaser as its absolute owner for ever.

OSAMA TAKE

C..P/4

Internal

Sl. No... 7427/3 ..... 16/11/2021

Sold. Name.... ..... Son Of 7427/1

Add..... P.s..... Dist.....

KARNATAKA

16/11/21

Stamp Vendor
S. M. Sahoo

SPECIAL TREASURY

29 OCT 2021

DISTRICT

THE SEAL OF THE SUB-REGISTRAR

BIRAMITRAPUR

Registering Officer
Biramitrapur



उड़ीसा ORISSA

033740

2. That the possession of the property sold herein under has been delivered to the purchaser before their coming for registration today.

3. That the Vendor hereby covenant with the Purchaser that the Purchaser shall at all times hereafter hold, possess and enjoy the said property without any obstruction or disturbances by the Vendor or his successors in interest.

4. That the Vendor further covenant that she or her successors in interest shall at the request and cost of the purchaser execute and do all acts and deeds reasonably required for effectively assuring the said property to the purchaser.

5. That the Vendor further covenant to save harmless and keep the purchaser indemnified from or against all encumbrances, charges or equities whatsoever.

6. That, the words THE VENDOR and THE PURCHASER will includes the heirs, successors and assignees of the parties hereto respectively.

OSAMA TIKE

c..p/5

Internal

Sl. No... 7427/4 ..... 16/11/2021

Sold. Name..... Son Of 7427/1

Add..... P.s..... Dist.....

16/11/21

Stamp Vendor

OSAMA TARIQ

SPECIAL TREASURY

29 OCT 2021

THE SEAL OF THE SUB-REGISTRAR BIRAMITRAPUR

Registering Officer
Biramitrapur



उड़ीसा ORISSA

033741

//5//

SCHEDULE OF THE PROPERTY;

Mouza- **Budeljore,** PS:- Bisra, Tahsil-Bisra, Sub-Registry- **Birmitrapur**, Distt- Sundargarh, Odisha, under **Khata No. 88/1413, Plot No. 2/1388,** Kissam- **Gharbari**, measuring an area **Ac. 0.0551** res and a house constructed thereon.

Annual rent : Rs. 10/- (Rupees Ten only)

The sketch Map prepared in tracing Cloth in duplicate wherein schedule land is annexed herewith as a part of this DEED.

OSAMA THAIS

c..p/6

Internal

Sl. No... 7427/5 16/11/2021

Sold. Name..... Son Of. 7427/1

Add..... P.s..... Dist.....

16/11/21

Stamp Vendor
S M Sahu

OSAMA TAKI

29 OCT 2021

Registering Officer
Biramitrapur



उड़ीसा ORISSA

033742

VALUATION OF RESIDENTIAL BUILDING OF MD. OSAMA TAQUEE, S/O. MD. TAQUEE, OVER REV. PLOT NO. 2/1388, UNDER KHATA NO. 88/1413, OF MOUZA-BUDELJORE, PS; BISRA, TAHSIL- BISRA, DIST;- SUNDARGARH.

DESCRIPTION OF THE CIVIL STRUCTURE.

1.	Type of Structure	:	R.C.C. roofed doubled storied with load bearing wall (1st Floor A.C. Sheet roofed).
2.	Flooring	:	Mozaic flooring
3.	Class of the structure	:	Class-1.
4.	Year of structure	:	2014-15.
5.	Year of Assessment	:	2021
6.	Age of structure	:	6(Six) years.
7.	Rate of depreciation.	:	1.5%

c..p/7

Internal

Sl. No... 7427/6 16/11/2021

Sold. Name.... ..... Son Of 7427/1

Add..... P.s..... Dist.....

OSAMA TAKF

16/11/21

Stamp Vendor

S. M. Sahoo

29 OCT 2021

THE SEAL OF THE SUB-REGISTRAR BIRAMITRAPUR

Registering Officer
Biramitrapur



उड़ीसा ORISSA

033787

//7//

CAPITAL COST OF THE BUILDING.

©	Plinth area of the ground floor 1043.00 sq.ft. @ Rs. 1278/- Per sft.	Rs. 13,32,954.00
(d)	Built up area of the 1st Floor building 1043.00 Sq.ft. (A.C. Sheet roofed) @ Rs. 862/- per Sq.ft.	Rs. 8,99,066.00
	Total:-	**Rs. 22,32,020.00**
	Add Extra for Mozaic flooring 16668 Sq.ft. @ Rs. 39/- Sq.ft.	Rs. 65,083.20
	Add E.I. & P.H. work 25% of Civil cost	Rs. 5,58,005.00
	Add for external E I. & P.H. work 15% of Civil cost.	Rs. 3,34,803.00
	Total:-	**Rs. 31,89,911.20**

OSAMA TAKE

c..p/8

Internal

Sl. No... 7427/7 ... 16/11/2021

Sold. Name.... ..... Son Of 7427/1

Add..... P.s..... Dist.....

OSAMA TAKE

16/11/21

Stamp Vendor
S. M. Sahoo

SPECIAL TREASURY
02 NOV 2021
SAMBALPUR, ROURKELA

THE SEAL OF THE SUB-REGISTRAR BIRAMITRAPUR

Registering Officer
Biramitrapur



ଓଡ଼ିଶା ओड़िशा ODISHA A 287101

PRESENT VALUE OF THE BUILDING AFTER DEPRECIATION

$\frac{(1-1.5)^{15}}{100}$ X Rs. 31,89,911.20 =	Rs. 25,42,857.50
GST @ 12% is exempted.	Nil.
TOTAL	**Rs. 25,42,857.50**
Or say	**Rs. 25,42,900.00**

(Rupees Twenty five Lakh forty two thousand nine hundred) only.

(GST exempted as per notification of Rev. and Disaster management Dept. No. RDM Reg-RGN-0039-2021-24137/R & DM Dtd. 13 August 2021)

Category- © First sale of the Building by the owner constructed for self) So GST @ 12% is exempted.

This certificate is issued by the Asst. Engineer, Panposh (R&B) Section, Rourkela.

OSAMA TAHIR

c..p/9

Internal

Sl. No... 7427/8 16.11.2021

Sold. Name.... ~ Son Of 7427/1

Add..... P.s..... Dist.....

OSAMA TAHIR

16/11/2021

Stamp Vendor
S. M. Sahoo

SPECIAL TREASURY
02 NOV 2021
PANPOSH, ROURKELA

THE SEAL OF THE SUB REGISTRAR
BIRAMITRAPUR

Registering Officer
Biramitrapur

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

सत्यमेव जयते

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA A 032210

//9//

FORM – A

DECLARATION

(Land/Property where there is structure/House)

We, the Executant and Claimant do hereby declare that there is structure/house on the Schedule property transacted in this document.

OSAMA TAKI

SIGNATUR OF EXECUTANT . **SIGNATURE OF CLAIMANT.**

c..p/10

Internal

Sl. No... 7427/9 16.11.2021

Sold. Name..... Son Of 7427/1

Add..... P.s..... Dist.....

16/11/21

OSAMA TAKI

Stamp Vendor
S M Sahu

SURY
12 NOV 2021
PANDOSH, ROURKELA

SUB-REGISTRAR
BIRAMITRAPUR

Registering Officer
Biramitrapur



ଓଡ଼ିଶା ओड़िशा ODISHA G 140060

//10//

DECLARATION.

1. That the land transferred herein is neither a lease hold nor ceiling surplus land.

2. That the land transferred in this Deed is neither belongs to nor given or endowed for the purpose of any Public Religious Institution.

3. That, the Vendor hereby declares that he is **MUSALMAN** by caste belongs Non SC/ST community and Purchaser also declare that he is **MUSALMAN** by caste belongs to Non SC/ST community.

OSAMA TAKE

c..p/11

Internal

TREASURY
09 NOV 2021
PANPOSH, ROURKELA

Sl. No... 7427/10 16.11.2021

Sold. Name.... ~ Son Of 7427/1

Add..... P.s..... Dist.....

16/11/21

Stamp Vendor
S M Sahoo

OSAMA TAKE

THE SEAL OF THE SUB-REGISTRAR SIRAMITRAPUR

Registering Officer
Biramitrapur



ଓଡ଼ିଶା ओडिशा ODISHA 10AA 719655

IN WITNESSES WHEREOF, the VENDOR has put her hand impression/signature on this day, month and year first above written being present in the office of the Sub-Registrar, Birmitrapur premises.

WITNESSES.

1. Sk Mubhtar
S/o. Sk Sukum
At- Railway colony Indira nagar
Ps. Plantlife
Dist. Sundargarh
Aadhar No. 4525 3190 3269

2. Raghunath Mundary
S/o- Sukram Mundary
at- Lindra
P.S Bisra
Dist- Sundargarh

OSANI A THKI
VENDOR

PURCHASER.

Drafted by me and typed to my dictation read over and explained to the vendor and to the witnesses who admitted the Contents to be true, correct and signed in my presence.

16/11/2021.

ADVOCATE
(Harun Kachhap)
En. No. O-970/2006

Internal

Sl. No... 7427/11 16/11/2021

Sold. Name..... Son Of 7427/1

Add..... Ps..... Dist.....

16/11/21

Stamp Vendor
S M Sahu

OSAMATAKI





Registering Officer
Biramitrapur



उड़ीसा ORISSA

033858

ORISSA TAHT

Sl. No... 7842/1 ... 01/12/21

Sold. Name mst asma Tagore Son Of md. Tarki

Add. Plant Sit P.S. Plant Sit Amdanga

01/12/21

Stamp Vendor

OSMA TARI

SPECIAL TREASURY
09 NOV 2021
PANPOSH, ROURKELA

THE SEAL OF THE SUB-REGISTRAR
BIRAMITRAPUR

Registering Officer
Biramitrapur



उड़ीसा ORISSA

033857

033857

Internal

Sl. No... 7842/2 01/12/21

Sold. Name.... Son Of 7842/1

Add..... P.s..... Dist.....

1/12/21

Stamp Vendor

OSAMATAKE

SPECIAL TREASURY
09 NOV 2021
PANPOSH, ROURKELA

THE SEAL OF THE SUB-REGISTRAR
BIRAMITRAPUR

Registering Officer
Biramitrapur



उड़ीसा ORISSA

033818

Internal

Sl. No... 7842/3 01/12/21

Sold. Name.... ..... Son Of 7842/1

Add..... P.s..... Dist.....

1/12/21

Stamp Vendor

S M Sahoo

OSAMA TAKE





Registering Officer
Biramitrapur



ଓଡ଼ିଶା ओड़िशा ODISHA

A 218293

Internal

Sl. No... 7842/4 01/12/21

Sold. Name..... Son Of 7842/1

Add..... P.s..... Dist.....

1/12/21

Stamp Vendor

S M Sahu

USAMP TAPIKI

SPECIAL TREASURY

23 NOV 2021

PANIPOLA

THE SUB-REGISTRAR

Registering Officer

Biramitrapur

Internal



उड़ीसा ORISSA

C 026898

Internal

Sl. No... 7842/5 ..... 01/12/21

Sold. Name.... ..... Son Of 7842/1

Add..... P.s..... Dist.....

1/12/21

Stamp Vendor

S. M. Saha

OSAMA TAKI

SPECIAL TREASURY

23 NOV 2021

PANPOSH, KOLKATA

THE SEAL OF THE SUB-REGISTRAR OF BIRAMITRA

Registering Officer

Biramitrapur



उड़ीसा ORISSA

C 026897

OSAMBA TAKE

Internal

Sl. No... 7842/6 04/12/21

Sold. Name.... ..... Son Of 7842/1

Add..... P.s ..... Dist.....

1/12/21

Stamp Vendor

S M Sahu

OSAMATAHI





Registering Officer
Biramitrapur



उड़ीसा ORISSA

C 026896

Internal

Sl. No... 7842/7 ... 01/12/21

Sold. Name.... ... Son Of 7842/1,

Add..... P.s..... Dist.....

1/12/21

Stamp Vendor

S M Sahu

OSAMATAKE

SUBSIDIAL TREASURY

23 NOV 2021

PANPOSH, ROURKELA

THE SEAL OF THE SUB-REGISTRAR BIRAMITRAPUR

Registering Officer
Biramitrapur



उड़ीसा ORISSA

C 026895

OSAMA TAKE

Internal

Sl. No... 7842/8 01/12/2021

Sold. Name.... ..... Son of 7842/1

Add..... P.s..... Dist.....

1/12/21

Stamp Vendor

S M Sabir

JAMATARA





Registering Officer
Biramitrapur



ଓଡ଼ିଶା ओड़िशा ODISHA

M 484219

Internal

TREASURY
16 NOV 2021
PANPOSH, ROURKELA

Sl. No... 7842/9 ... 01/12/21
Sold. Name.... 78420/1
Add..... P.s..... Dist.....

1/12/21
Stamp Vendor
S. M. Sahoo

OSAMPTARE

Registering Officer
Biramitrapur



ଓଡ଼ିଶା ओड़िशा ODISHA

M 484218

Internal

16 NOV 2021
PANPOSH, ROURKELA

Sl. No. 7842/10 01.12.2021
Sold. Name.... Son Of 7842/1
Add ..... Ps ..... Dist.....

1/12/21
Stamp Vender
S M Sahoo

DAMATRAK

THE SEAL OF THE SUB-REGIS

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, BIRAMITRAPUR
Book Number : 1 || Volume Number : 38
Document Number : 11732101784
For the year : 2021
Seal :
Date: 02/12/2021

Signature of Registering Officer
Registering Officer
Biramitrapur

Internal