

3316

2592

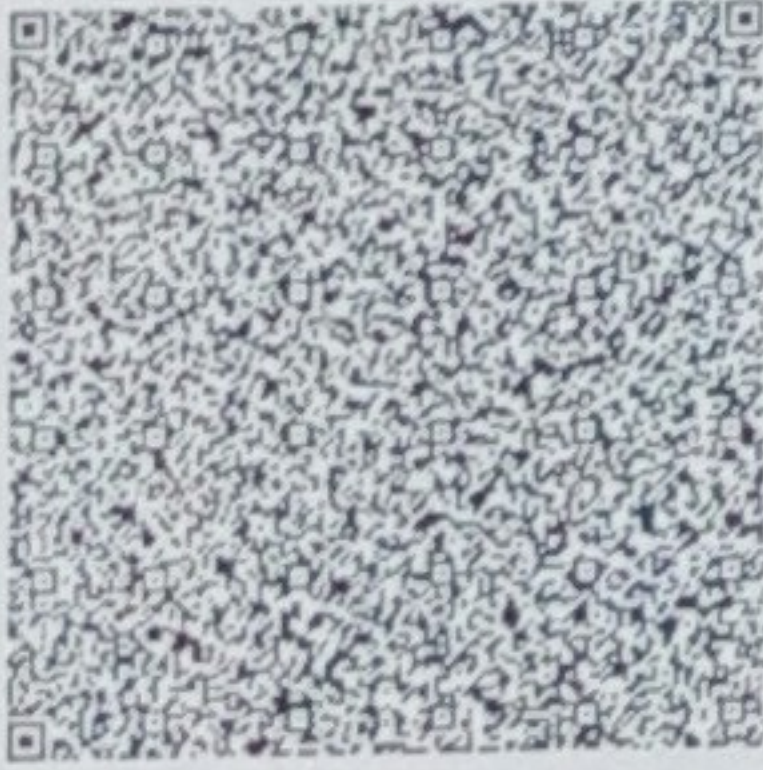


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH00239314925059M
 Certificate Issued Date : 05-Jun-2014 04:25 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0100308336448890M
 Purchased by : SYED NAUSHAD
 Description of Document : Article 23 Conveyance
 Property Description : MOUZA PARDIH WARD NO -8 THANA NO 1641 KHATA NO 311
 PLOT NO 329
 Consideration Price (Rs.) : 9,57,500
 (Nine Lakh Fifty Seven Thousand Five Hundred only)
 First Party : SYED SHAMSUDDIN
 Second Party : SYED NAUSHAD
 Stamp Duty Paid By : SYED NAUSHAD
 Stamp Duty Amount(Rs.) : 38,500
 (Thirty Eight Thousand Five Hundred only)



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



11/6/14

Syed Naushad
11/6/14

0000697947

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.

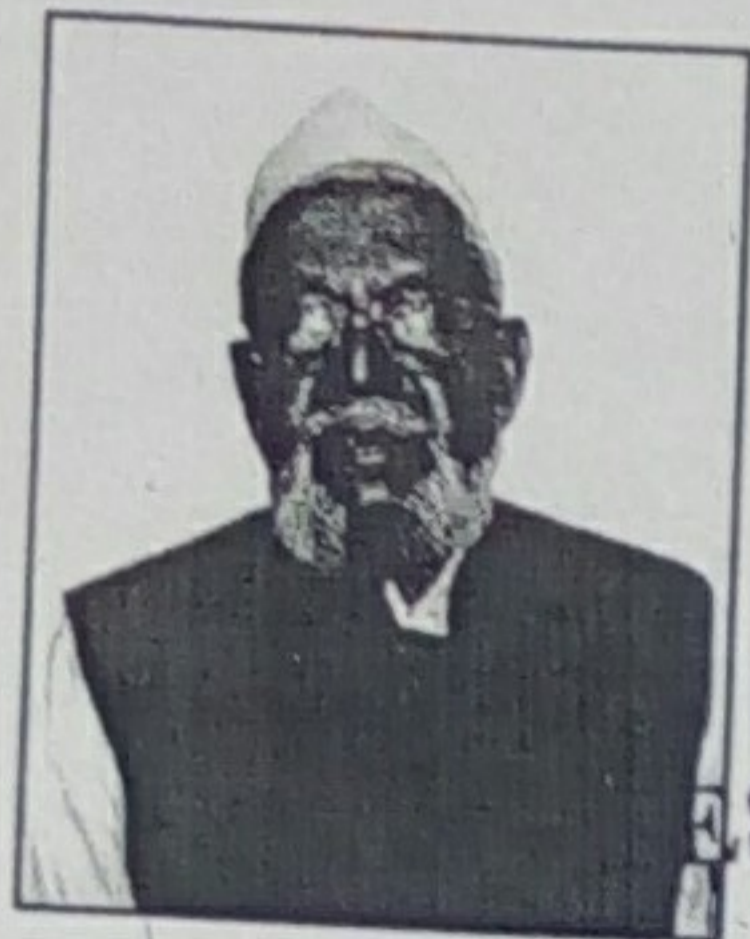
516

Sale value

RS = 9,52,500/- P.S. Mango
Stamp Rs = 38500/-

25-12

11/6/14



S. A. Hussain
11/6/14



TESTED

11/6/14
S. A. Hussain (AMIL)
Advocate

14
11/6/14

S. A. Hussain
11/6/14

जमशेदपुर नगर में गंगा
नगर नगर तीव्र में काले
व्यवसाय के दूर नये
है। 11/6/14

11/6/14
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2

SALE DEED

11/6/14

THIS DEED OF SALE IS MADE ON THIS THE 11th DAY OF
JUNE, 2014, AT JAMSHEDPUR;

BY:

SYED SHAMSUDDIN, son of S.A. Hussain, by Caste Syed, by
faith Muslim, by nationality Indian, by occupation Retired,
resident of H.No. 32, Road No. 9, Azadnagar, P.S. Mango, town
Jamshedpur, District East Singhbhum, within State of
Jharkhand hereinafter referred to as the **SELLER** (which
expression shall unless, excluded by or repugnant to the
context, mean and includes his heirs, successors, executors,

fee paid
11/6/14 - 28725/-
2=50
11/6/14 - 0-99

11/6/14
व्यवसाय नया

S. Shamsuddin
11/6/14

3

administrators, legal representatives, nominees and assigns) of
the **ONE PART**; PAN : COUPS4030N

IN FAVOUR OF

SYED NAUSHAD, son of Syed Shamsuddin, by Caste Syed, by
faith Muslim, by nationality Indian, by occupation Business,
resident of "Shabnam Manzil" H.No. 66, Old Purulia Road,
Zakirnagar East, P.S. Azadnagar, Mango, town Jamshedpur,
District East Singhbhum, State of Jharkhand, hereinafter
referred to as the **PURCHASER** (which expression shall unless,
excluded by or repugnant to the context, mean and includes his
heirs, successors, executors, administrators, legal
representatives, nominees and assigns) of the **OTHER PART**;
PAN : ACGPN4678H

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 9,57,500/- (Rs. Nine lakh, fifty
seven thousand, five hundred) only;

WHEREAS the SELLER is the absolute and lawful owner of ALL
THAT piece and parcel land measuring 46'ft. X 62'ft. = 2852
Sq.ft. or 6.55 decimals described in the Schedule below together
with other lands, which he purchased against the valuable
consideration from its former owner Rajan Bibi, wife of
Mohammad Ismail, by virtue of registered Sale Deed No. 10653
dated 11.09.1973 registered at Sub-Registry Office,
Jamshedpur, in Book No. 1, Volume No. 30 Pages from 84 to
87, date of completion 19.02.1975 and came in peaceful and
exclusive possession of the same;

Shri K. S. Singh
21/6/19

4

AND WHEREAS while in possession the SELLER filed a Case U/s. 85 of the C.N.T. Act for fixation of rent with respect to the lands purchased by him, and by virtue of order passed by the Asst. Settlement Officer, Rent Fixation Camp, Jamshedpur, on 20.06.2009 in Rent Fixation Case No. 15/2009 the rent was fixed in the name of the SELLER hereof;

AND WHEREAS now the SELLER is the absolute and lawful owner of the said land and has been in possession over the said land and exercising of all acts of thereto without any interruption or impediment or interference by and from any corner;

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed his intent of selling his Schedule below property and having come to know the intention of the SELLER, the PURCHASER hereof has approached to him and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same against the total consideration sale value of Rs. 9,57,500/- (Rs. Nine lakh, fifty seven thousand, five hundred) only;

NOW THIS DEED OF SALE WITNESSETH:

1. That in pursuance of the above agreement and in consideration amount of Rs. 9,57,500/- (Rs. Nine lakh, fifty seven thousand, five hundred) only paid by the purchaser to the SELLER, the receipt whereof the said sum hereby acknowledge, accept and admit, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale,

Handwritten signature
11/16/14

transfer and dispose of the said immovable property more specifically described in the Schedule hereunder written to the purchaser, the SELLER by these presents do hereby sale, convey, transfer and assign unto the purchaser ALL THAT said immovable property together with all right, title, interest, claim, privileges, advantages TO HAVE AND TO HOLD the same without any interference or objection or disturbance by and from the SELLER and/or person/s claiming through and/or under and/or intrust of him.

2. That the purchaser will hold, enjoy and possess the said Schedule below land, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.

3. That the SELLER, on receipt of full consideration amount from the purchaser herein, hereby delivers free and peaceful possession of the said immovable property and all relevant documents, papers, etc. in respect of the said immovable property, to the purchaser.

4. That the purchaser out of his own funds and/or through the financial source of others and/or any financial institution including bank etc. shall install deep boring, other water source, electricity etc. over the said plot of land and will hold, enjoy and possess the same as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the

[Handwritten signature]
11/6/14

SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said immovable property hereby sold to the purchaser by these presents.

5. That the SELLER hereby represents and declares that:

- i) he is the true, absolute and lawful owner of the said property and there is no other co-claimant or co-owner or co-sharer in this property except him.
- ii) prior to execution of this deed of sale, the SELLER has not sold or transferred or delivered or assigned or mortgaged the said land to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings etc.
- iii) the above premises or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.
- iv). hence onwards the purchaser will hold, enjoy the said land as its sole and absolute owner with full powers to convey, transfer, mortgage or assign the same in any manner he likes.
- v). the SELLER further assures the purchaser to sign and execute any further papers, no-objection, documents etc. at the cost of the purchaser, that may be necessary and/or deemed to be required for mutating the said immovable property in his name in the records of the Superior landlord and for his peaceful possession forever.

Shankar
11/8/14

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vi). in case the purchaser suffers any loss or damage and/or disposes from the premises due to defect in title of the SELLER, the SELLER in such circumstances shall be liable to compensate the purchaser for such loss.

SCHEDULE

(Description of the property hereby transferred)

ALL THAT piece and parcel of raiyati homestead land measuring in the Northern side - 62'ft.6" inches, in the Southern side - 62'ft.10½" inches, in the Eastern side - 46'ft., and in the Western side - 42'ft.10½" inches = 2786 Sq.ft. or 6.39 decimals (more or less), being in portion of Old Plot No. 1799 under Old Khata No. 13, corresponding to portion of New Plot No. 329, under New Khata No.311 of Mouza Pardih, within P.S. Mango, Thana No. 1641, Ward No. 8 MNAC, town Jamshedpur, District Sub-Registry Office and town Jamshedpur, District East Singhbhum, State of Jharkhand;

Which is bounded by:

North by : Road;
South by : Seller's Nij;
East by : Old Purulia Road;
West by : Md. Ismail Ansari;

Ground rent is payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

NOTE : The land aforementioned is shown in RED COLOUR in the Sketch map enclosed herewith which will be treated as a part of this Sale Deed.

IN WITNESS WHEREOF, the SELLER has set his hand on this Deed of Sale at Jamshedpur, on the date, month and year first above mentioned.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein,

Syed Shamsud Din
11/6/14

signed this Sale Deed in presence of each other.

WITNESSES :

1. (Syed Shahid Akhtar) S/O:- Syed Shamsud Din,
R/O:- H. no 32, Raeesw. 9, Azadnagar,
P.S. Azadnagar, Dist. Jhansi
2. (Mof. Ali)
S/O:- Md. Ayub,
R/O:- Zakirnagar, P.S. Azadnagar, Dist. Jhansi

Drafted, read over and explained the contents of this deed to the executant who admit the same to be true and correct.

Syed Shamsud Din
11/6/14
Advocate.



Syed Shamsud Din
11/6/14
Advocate



SIGNATURE OF THE PURCHASER

Certified that the five finger prints of the left hand of each person, whose photographs are affixed in the document, have been obtained by me or before me.

Printed through Computer :

Syed Shamsud Din
11/6/14
Advocate



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.18 Token Date: 11/06/2014 13:35:01
Serial/Deed No./Year :3316/2592/2014
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Syed Shamsuddin Father/Husband Name:Syed Shamsuddin (VENDOR) H.No:32, Rd.no:9, Azadnagar, ps:Mango, jsr		
2	Syed Naushad Father/Husband Name:Syed Shamsuddin (VENDEE) Shabnam Manzil, H.No:66, Old Purulia Rad, zakirnagar East, ps:Azadnagar, mango, jsr		
3	Syed Shahid Akhtar Father/Husband Name:Syed Shamsuddin (Identifier) H.No:32, Rd.no:9, Azadnagar, ps:Mango, jsr		
4	Syed Shahid Akhtar Father/Husband Name:Syed Shamsuddin (Witness1) H.No:32, Rd.No:9, Azadnagar, Ps:Mango, Jsr		
5	Md. Ali Father/Husband Name:Md. Ayub (Witness2) Zakirnagar, ps:mango, jsr		

Book No. I
Volume 155
Page 535 To 568
Deed No 3316/2592
Year 2014
Date 11/06/2014 16:27:32

Registering Officer

Signature of Operator

रेन्ट रॉल (गणना - पत्र)

छोटनागपुर कास्तकारी अधिनियम की धारा- 85 के अन्तर्गत लगान निर्धारण

अधिसूचित क्षेत्र / नगरपालिका क्षेत्र जमशेदपुर म.नं. 11 वार्ड सं० 08 वाद सं० 15/2009

खाता सं०	खाताधारी रैयत का नाम	प्लॉट सं०	भौतिक जाँच के अनुसार		क्षेत्रफल/रकबा - हे०	लगान दर 40.47 प्रतिवर्ग मीटर / प्रति डिसमील	लग
			जमीन का किस्त	उपयोग			
1	2	3	4	5	6	7	8
311	श्री 99 सखी लक्ष्मी सुन्दरीन रिवा 2200 सुन्दरीन	329	अमान लक्ष्मी सुन्दरी महं दिव्य	आवासीय	0.03.20	10000/-	79 = 206 3121. लक्ष्मी आवासे लक्ष्मी

राज्य पंचायत
जमशेदपुर
अध्यक्ष पाल
रिजिस्ट्रार कार्यालय
जमशेदपुर

संग प्रति लिपि
[Signature]

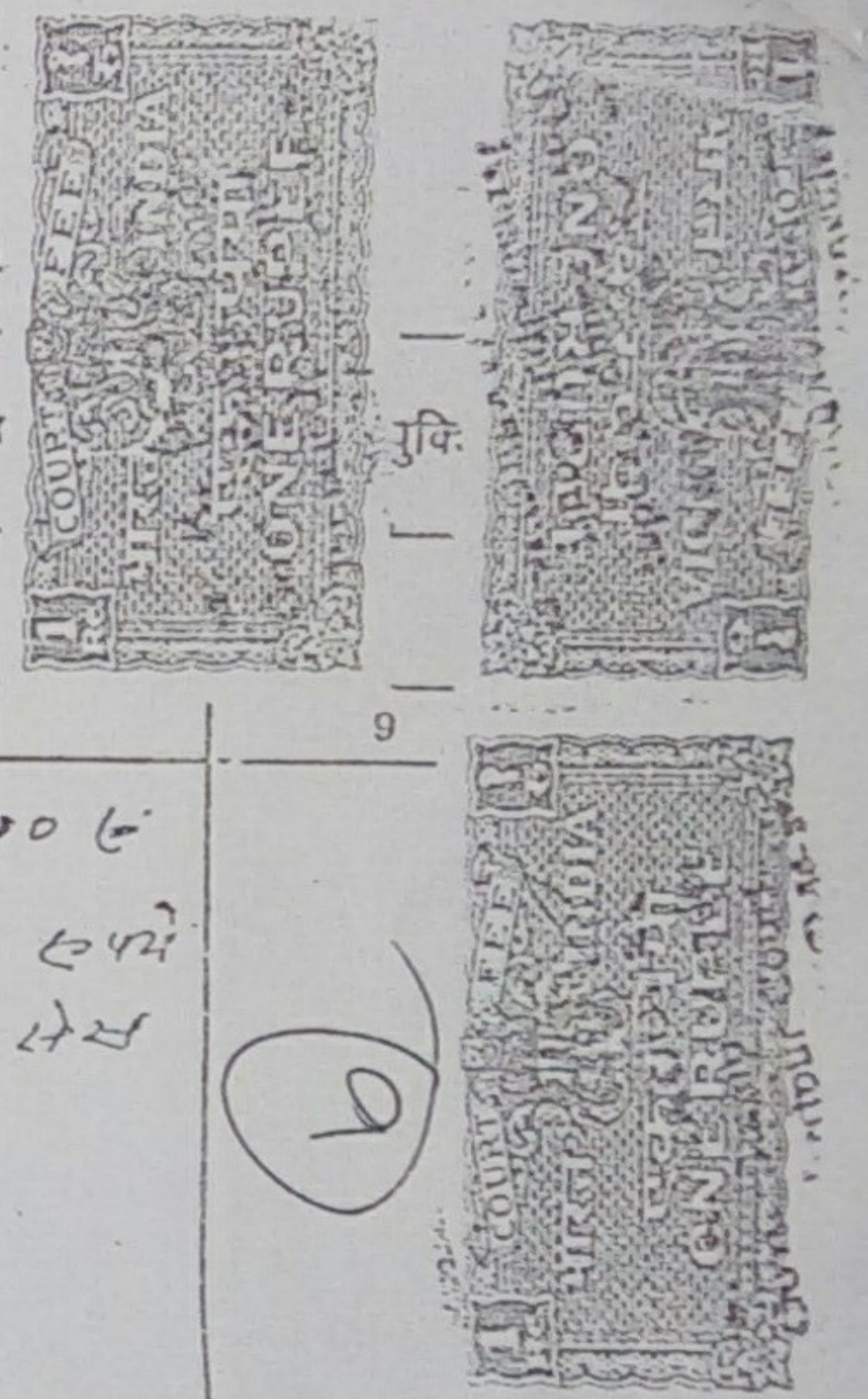
जमीन किस्त
[Signature]

[Signature]

तैयार कर्ता का हस्ताक्षर

जाँच कर्ता का हस्ताक्षर
20.6.09

सहायक इन्डोबस्त पदाधिकारी
लगान निर्धारण शिविर जमशेदपुर



Certified to be True Copy
[Signature]
Head Clerk to the Settlement office
is authorised U/s 75 of the
Indian Evidence Act, 1872

311
2
20

MANGO NAC, MANGO**HOLDING TAX RECEIPT**

Receipt No. 342355250818113448

Date : 25-08-2018

Department / Section : Revenue Section

Ward No : 1

Account Description : Holding Tax & Others

Holding No. : 0010004846000D2

Name SYED NAUSHAD

S/O,- SYED SHAMSUDDIN

Address : Zakirnagar, west, c-road-no-18,mango,MANGO , EAST SINGHBHUM - 832110

MOB : 9431330548

A Sum of Rs. 205.00 (in words) Two Hundred and Five Onlytowards Holding Tax & Others vide Cash

Dated Drawn on

Place Of The Bank.

N.B Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear		0.00
Holding Tax Current	2018-2019 / 1 2018-2019 / 4	204.00
	Total	204.00
	Additional Tax	0.00
	Penalty / Interest Amount	1.00
	Rebate on current Demand	0.00
	Adjust amount	0.00
	Amount Received	205.00
	Advance Amount	0.00



Signature of Tax Collector

Note:-

- This is a Computer generated Receipt. This receipt does not require physical signature
- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year
- without prejudice to land right

For Details Please Visit : www.udhd.jharkhand.gov.in
or Call us at 18001212241 or 0651-6695511

In Collaboration With
Sparrow Softech Pvt. Ltd
H-117, Harmu Housing Colony, Sajanand
Chowk, Ranchi

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshedpur

Halka : IX

Name of State : Jharkhand

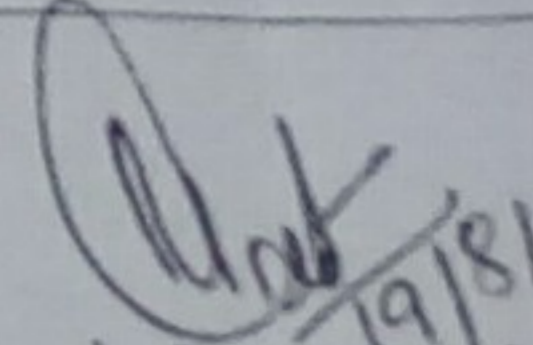
Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks						
1	2	3	4	5	6	7	8	9	10						
	287/M 2016-17	मानगो अधिसूचित क्षेत्र	घाटशिला वार्ड नं०-8	311 1कैम्प- 92	अंचल अधिकारी जमशेदपुर 19.08.2016	निबंधित विक्री केवाला संख्या 2592 दिनांक 11.06.2014	पूर्व जमाबंदी रैयत - सैयद समसुद्दीन, पिता एस. ए. हुसैन <table border="1"> <thead> <tr> <th>खाता</th> <th>प्लॉट</th> <th>रकबा</th> </tr> </thead> <tbody> <tr> <td>311</td> <td>329</td> <td>0.0639 ए०</td> </tr> </tbody> </table> वार्षिक लगान 64.00 (चौंसठ) रुपये अलावे सेस के साथ SYED NAUSHAD, Son of Syed Shamsuddin, सा०-मानगो, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।	खाता	प्लॉट	रकबा	311	329	0.0639 ए०		
खाता	प्लॉट	रकबा													
311	329	0.0639 ए०													



Forwarded to the karmachari, Halka No. IX
श्री राजकुमार प्रसाद

For Information and necessary action


19/8/16
Anchal Adhikari,
Jamshedpur



जमशेदपुर वार्ड नं.-8 अ.क्षे.मानगो 16421 Syed Naushad		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
311	329	0 एकड़ 6.4 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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 (2017-2018)	
माल (नकदी)	64.00				64.00	64.00
गुजारी (भावली)	16.00				16.00	16.00
सेस	32.00				32.00	32.00
सूद	32.00				32.00	32.00
मुतफरकात	12.80				12.80	12.80
मीजान	156.80				156.80	156.80

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)		
माल (नकदी)				64.00	64.00	
गुजारी (भावली)				16.00	16.00	
सेस				32.00	32.00	
सूद				32.00	32.00	
मुतफरकात				12.80	12.80	
मीजान अदायकारी				156.80	156.80	

(1) मीजान कुल (लफजों में) : Three Hundred Thirteen Rupees and Sixty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 313.60

तारीख अमला तहसील कुनिन्दा : 07-08-2018

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

अंचल अधिकारी का कार्यालय, जमशेदपुर, पूर्वी सिंहभूम

पत्रांक.....2258

दिनांक.....25/9/18

जमाबंदी प्रमाण पत्र

राजस्व कर्मचारी एवं प्रभारी अंचल निरीक्षक के जाँच प्रतिवेदन के आधार पर मौजा-मानगो अधिसूचित क्षेत्र, वार्ड नं०-8, खाता नं०-311, खेसरा सं०-329, रकवा 0.0639 ए० भूमि नामान्तरण मु०सं०-287/M/2016-17 के द्वारा आवेदक सैयद नौशाद, पिता सैयद समशुद्दीन के नाम पर पंजी 11 के भाग 26, पृष्ठ-33 पर जमाबंदी दर्ज है तथा लगान वर्ष 2018-19 तक भुगतान किया गया है ।



25/09/18
अंचल अधिकारी
जमशेदपुर