

222

BIHAR Land Sess. Duty

267

500 Rs.



मूल्य 417 रु 6 पैसे
 380
 160
 540

रघुनाथ बेदी का
 तारफ से आम
 मुकतार

अरबा बेदी
 11.1.85

कुल 453.04
 22.40
 2.40
 0.20
 9/1/85

DEED OF SALE.

This Deed of sale is made on this the 11th day of January 1985 at Jamshedpur;

Between : Raghunath Bedi, son of late Fakirchand Bedi, by faith Hindu, by occupation business, at present residing in United States of America, through his attorney Mrs. Ronu Devi Budhwar, (vide Deed No.212 of 19.9.77), registered at Jamshedpur Sub Registration Office, Jamshedpur who in her term has appointed Mrs. Urba Bedi, w/o late Chunilal Bedi, resident of 7, Nashada Road, P. Golmuri, town Jamshedpur, (vide Deed No.350 dated 17.8.84), executed at Chindwara) hereinafter called the Vendor of one part;

In favour of.

Tribal Chen Sj



रघुनाथ बेदी
तारफ से आम
मुकतार

अरबा बेदी
11.1.85

Trilochan Singh

- 2 -

IN FAVOUR OF.

- 1) Trilochan Singh,
- 2) Jasbir Singh,

both sons of Chanan Singh, by faith Hindu,
by occupation business, resident of 63, New
Baradwari, P.S.Sakchi, town Jamshedpur, Dist.
Singhbhum, hereinafter jointly called Purchasers
of the other part;

WITNESSETH AS FOLLOWS:

WHEREAS Raghunath Bedi had purchased a piece of
land measuring 10 kathas 6½ dhurs, within New Survey
and 904
Plot No.905/Khata No.681, J.N.A.C.Ward No.9,
corresponding to C.S.Plot No.296, from one Subodh
Kumar Sur by virtue of Registered Deed of Sale
No.10355 dated 11.12.71;

AND WHEREAS late Chunnilal Bedi brother of
Raghunath Bedi had also purchased a land measuring
10 kathas and 6½ dhurs from the same vendor namely
Subodh Kumar Sur adjacent to the aforesaid by
virtue of Registered Deed of Sale

अरबा बेदी X

रघुनाथ बेदी की
तारफ से आम
मुकतार
अरबा बेदी
11-1-85

- 3 -

Deed No.10356 dated 11.12.71;

AND WHEREAS the aforesaid two persons had also purchased the some other lands also from the said Vendor;

अरबा बेदी

AND WHEREAS the aforesaid lands have been recorded & 904, within New Survey Plot No.905/ Khata No.681, J.N.A.C. Ward No.9, town Jamshedpur, District Singhbhum, in the joint names of Chunnilal Bedi and Raghunath Bedi;

AND WHEREAS the vendor is at present residing in U.S.A. and does not want to keep the land and had authorised his daughter Smt. Banu Bulhware who resides at Chindwara (M.P.) with her husband to sell the said land by herself or through some attorney to be appointed by them.

AND WHEREAS the purchasers hve agreed to purchase the schedule land from the vendor for a total consideration of Rs.8,000/- (Rupees eight thousand) only and the vendor has agreed to sell the said land for aforesaid consideration

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1. That on payment of consideration amount of Rs.8,000/- (Rupees eight thousand only) paid by the purchaser to the vendor; (the receipt whereof the vendor do hereby acknowledges); the vendor as owner transfers to the purchaser by way of sale and conveys all that piece of land fully described in the schedule below TO HAVE AND TO HOLD the same absolutely and for ever and enjoy the same without interruption from the vendor or any other person or persons, claiming under them together with all rights, interest which the vendor heretobefore enjoyed in respect of the Schedule land and with such further covenants and indemnities which are hereby agreed to and

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रघुनाथ बेदी की
तारफ से आज
मुकतार
अरबा बेदी
11-1-85

- 4 -

- 2) The vendor hereby assures the purchaser and covegants:-
- (i) That the vendor is the absolute owner of the schedule property and is entitled to convey the same unto the purchaser;
 - (ii) That no right of easement of any kind is available to any other person in respect of user and enjoyment of the said land.
 - (iii) That the schedule property is free from all or any encumberances and charges.
 - (iv) That the purchaser shall have quiet enjoyment of the said property free from any interference and disturbance by the vendor or her heirs or representatives or assignes or any one claiming under her.
 - (v) That the vendor agrees to execute any further deed of assurance that may be necessary in order to perfect the title of the purchaser in respect of the said property as his expense.
 - (vi) That vendor has delivered to the purchaser the Deed of Sale dated 11.12.71 aforementioned whereby late Chummilal Bedi had purchased the property.
- 3) That the vendor has delivered the schedule property to the purchaser.
- 4) That the vendor has left a passage measuring 7'ft, wide to the East of the schedule property out of her own land and the same could be used by the purchaser herein.
- 5) That the expression " The Vendor" and " The purchaser" shall mean and include their respective heirs and successors until and unless repugnant to the context.

SCHEDULE.

A piece of land measuring 9 Katta 7 Annas (1719 sq. ft.)

Tribochar Si

द्विनाल्य बेदी की
तरफ से आम
मुकतार

अरबा बेदी
11.1.85

-5-

being a portion of New Survey Plot No. 904 & 905,
corresponding to a portion of C.S. Plot No. 296,
Khata No. 581, D.M.A.C. Ward No. 9, Holza Parish,
P.S. Hango, town Jamshedpur, Dist. Singhbhum, and
bounded as follows:-

North : Portion of Plot No. 905.
South: Plot no. 900 of Mr. Sen.
East : 7'ft passage and then United Builders.
West : Birwala's opened land.

अरबा बेदी

~~The land has been shown in red boundary lines in
the map annexed herewith.~~

In witnesses whereof the executent has put
his signature on this sale deed on this the 11th
day of January 1985 at Jamshedpur in presence of
witnesses.

Read over and explained the
contents of this sale deed to the executent
in Hindi who admitted it to be correct.

B. N. Agarwal
11/1/85
District.

Witnesses.

1. Ram Chandro Das
11/1/85
2. Hari Lal Agarwal

Typed by
S. K. Saha
S. K. Sarkar,
11/1/85

Jamshedpur.

Birbal Chouh Si



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1124/30011/00843

To
त्रिलोचन सिंह
Trilochan Singh
S/O Chanan Singh
63 NEW BARADWARI
PO SAKCHI JAMSHEDPUR
Jamshedpur Purbi Singhbhum
Jharkhand 831001



UGI57915471N



आपका आधार क्रमांक / Your Aadhaar No. :

8943 9798 0036

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



त्रिलोचन सिंह
Trilochan Singh
जन्म वर्ष / Year of Birth : 1956
पुरुष / Male

8943 9798 0036



आधार - आम आदमी का अधिकार

Trilochan Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRILOCHAN SINGH
CHANAN SINGH

14/09/1956

Permanent Account Number

AEIPS3096N

Trilochan Singh
Signature



Trilochan Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAMSHER KHAN

SIKANDAR KHAN

26/01/1986

Permanent Account Number

DFPPK4747R

Shamsher Khan

Signature



04082013

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIITSL

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,

नवी मुंबई-४०० ६१४.



भारत सरकार

Government of India



शमशेर खान

Shamsheer Khan

जन्म तिथि / DOB : 26/01/1986

पुरुष / Male



5876 9642 4295

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: S/O मो. सिकंदर खान,
एडिगाह मैदान के पास, फ्लैट न-14,
नई रोशन अली फ्लैट, गौरी शंकर
रोड, जुगसलाई, पूर्वी सिंहभूम,
जुगसलाई, झारखण्ड, 831006

Address: S/O Md. Sikandar Khan, Near
Eidgha Maidan, Flat no-14, New Roshan
Ali Flat, Gouri Shankar Road, Jugsalai,
East Singhbhum, Jugsalai, Jharkhand,
831006

5876 9642 4295



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WWW

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

FIROZ AKHTAR
NASIM AKHTAR
10/01/1985

30
1
58000

Permanent Account Number

BSXPA0645R

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

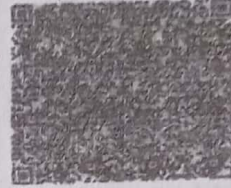
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



भारत सरकार
GOVERNMENT OF INDIA



फ़िरोज़ अख़्तर
Firoz Akhtar
जन्म तिथि/ DOB: 10/01/1985
पुरुष / MALE



2671 4629 1349

आधार-मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: नसीम अख़्तर,
बन्धुगोडा, ऑल कबीर
पॉलिटेक्निक कॉलेज के पीछे,
जमशेदपुर, दोबो,
सरायकेला-खरसावाँ,
झारखण्ड - 831012

Address:

S/O: Nasim Akhtar, Bandhugora,
Behind Al Kabir-Polytechnic College,
Chandil, Dobo, Seraikele-Kharsawan,
Jharkhand - 831012

2671 4629 1349

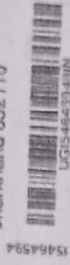
Aadhaar-Mera Aadhaar, Meri Pehachan

भारत सरकार

Unique Identification Authority of India
Government of India

नार्मल क्रम / Enrollment No.: 1124/10031/02551

To
इमरान खान
Imran Khan
S/O Md.Sikandar Khan
House No-12 Road No-12 Azadnagar East
Po AzadNagar Jimshiedbur
Azadnagar Purbu Singhbhum
Jharkhand 832110



आपका आधार क्रमांक / Your Aadhaar No. :

3396 6199 7361

आधार -- आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



इमरान खान
Imran Khan
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



3396 6199 7361

आधार -- आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

नाम / Name
Md Mehtab

जन्म वर्ष / Year of Birth : 1990
पुरुष / Male



9859 1746 1239

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O मो० ज़ावर, १७ नं०
मो०-१७ हुसैनी मोहला, निचट हुसैनी
मस्जिद, पो-आज़नगर, जमशेदपुर,
आज़नगर एस०ओ, पूर्वी सिंहभूम,
झारखण्ड, 832110

Address: S/O Md Zauoor, 171,
Road NO-17 Hussaini Mohala,
NEAR HUSSAINI MASJID,
PO-AZADNAGAR, JAMSHEDPUR,
Azadnagar S.O, Azadnagar, Purbi
Singhbhum, Jharkhand, 832110

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P.O. Box No.1947,
Bengaluru-560 001

Handwritten signature and scribbles



National Generic Document Registration System
Department of Land Resources
Government of India - Ministry of Rural Development

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Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

OK

Name	TrilochanSingh
Token No	20200000052340
Amount	11050
Transaction ID	47b409448a3f1ce212ae
GRN	2001496802
CIN	10002162020072401258
Time	2020-07-24 11:21:49

Print

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Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of Jharkhand

24 July 2020, 11:22:34

42 : 5

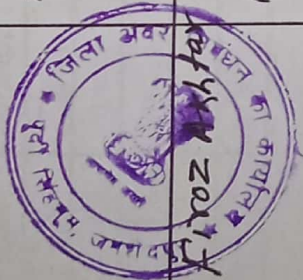
Invalid image, or error downloading

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1 . 0

Trilochan Singh

Top

Party's Type	Party's Name (पक्षकार का नाम)	Father's Name	Grand Mother's Name	Age	पेशा	Caste	PAN No.	Mobile No.	Aadhar No.	Address
1 EX-100	Trilockan Singh	Late Chanan Singh	Late Hazara Singh	64	B	Khadim	AEIPS 8096N	799 22 88 198	8943 9798 0036	63 New Baradwari Po-saycha Jamshedin
2 Attorney	Shamsheer Khan	Md Sikandar Khan	Md Ayub	44	B	Khan	DFPPK 4747R		5876 9642 4295	Near Edgah Maidan, Plot NO-14, New Roshan Ali flat, Gouri Shanker Road, Tuglakpur, 11006
3 Attorney	Feroz Akhtar	Nasim Akhtar	Turman	35	B	Shiv	BSKPA 0645R		2671 4629 1349	Bandhugora Behind Al Kabir Polytechnic College. Kapeli, Chandil, Sapatkela Charasahi
4 Pedali	Lorran Khan	Md Sikandar Khan	Md Ayub	30	B	-	-	3396 6199 7361		Homeno-12, Road no-12, East Azadnagar, East Azadnagar Marg, Jh-822110.
5 Wtm	Md Mentab	Md Zauoor	-	30	B	-	-	9859 1746 4239 1239		H.No-171 Road no-17, Hussaini, Mehalqa Near Hussaini Masjid, Azadnagar



Document Registration Summary 1

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 341466

Receipt Date : 24-07-2020

On Date 24-07-2020 Presented at District SRO -
Jamshedpur

Signature of Presenter

Trilochan Singh
District SRO - Jamshedpur

Presenter Name: -

E(III) ₹10000

SP ₹1050

Stamp Duty ₹100

Trilochan Singh
Total ₹11150

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	100	-84	E-STAMP	TRILOCHAN SINGH	Certificate Number : IN-JH29643144492157S	100
E(III)	10000	10000	0	GRAS	TrilochanSingh	GRN Number : 2001496802 DEPT Transaction Id : 47b409448a3f1ce212ae Transaction Type :	10000



OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :-
State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000052340

Deed Type	Power of Attorney
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 16, E(III) :- Rs. 10000, SP :- Rs. 1050,







Sh./Smt. **TRILOCHAN SINGH** s/o/d/o/w/o **LATE CHARAN SINGH** has presented the document for registration in this office
today dated :- **24-Jul-2020** Day :- **Friday** Time :- **12:49:24 PM**





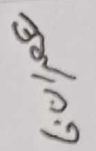
TRILOCHAN SINGH(Individual)

Party Name	Document Type	Document Number
TRILOCHAN SINGH	PAN/UID	AEIPS8096N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	TRILOCHAN SINGH Address1 - 63 BARADWARI PO SAKCHI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AEIPS8096N, Permission Case No.-	Yes	Trilochan Singh Address:- 63, , NEW BARADWARI, PO SAKCHI, JAMSHEDPUR, , Purbi Singhbhum, 831001, , Jharkhand, India		PRINCIPAL Age:64			<i>Trilochan Singh</i>
2	SHAMSHER KHAN Address1 - NEAR EIDGARH MAIDAN PLOT NO 14 NEW ROSHAN ALI FLAT GOURI SHNAKAR ROAD JUGSALAI JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: DFPPK4747R, Permission Case No.-	Yes	Shamsher Khan Address:- , Near Eidgha Maidan, , Flat no-14, New Roshan Ali Flat, Gouri Shankar Road, Jugsalai, , East Singhbhum, 831006, , Jharkhand, India		ATTORNEY Age:44			<i>Shamsher Khan</i>
3	FIROZ AKHTAR Address1 - BANDHUJAR BEHIND ALI KABIR POLYTECHNIC COLLEGE KAPALI CHANDIL, Address2 - , , , Jharkhand PAN No.: BSXPA0645R, Permission Case No.-	Yes	Firoz Akhtar Address:- , Behind Al Kabir Polytechnic College, Bandhugora, Chandil, Dobo, , Seraikela- Kharsawan, 831012, , Jharkhand, India		ATTORNEY Age:35			<i>Firoz Akhtar</i>

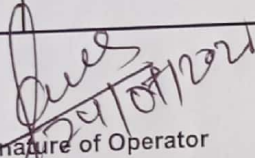
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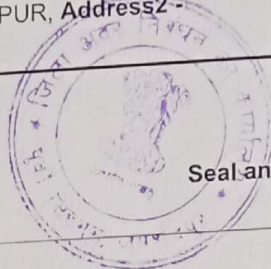
Party Name and Address	Photo	FingerPrint	Signature
IMRAN KHAN S/o-D/o MD SHIKANDAR KHAN Address1 - HOUSE NO 12 RD NO 12 AZADNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			

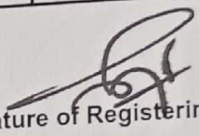
Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MD MEHTAB Address1 - H NO 171 RD NO 17 HUSSAIN MOHALLA NEAR HUSSAIN MASJID AZADNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand			


 Signature of Operator

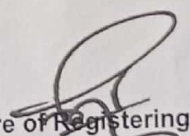


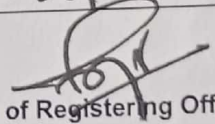

 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**TRILOCHAN SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**IMRAN KHAN**) Son/Daughter/Wife of (**MD SHIKANDAR KHAN**) resident of (**HOUSE NO 12 RD NO 12 AZADNAGAR MANGO JAMSHEDPUR**) and by occupation (**Business**)




 Signature of Registering Officer


 Seal and Signature of Registering Officer

Date:- 24-Jul-2020

	1050	1050	0	GRAS	TrilochanSingh	GRN Number : 2001496802 DEPT Transaction Id : 47b409448a3f1ce212ae Transaction Type :	1050
Sub Total	11066	11150	-84				

Article : Power of Attorney Number of Pages : 70

[Handwritten Signature]
24/11/2022

Signature of Operator

[Handwritten Signature]

Signature of Head Clerk

[Handwritten Signature]

Signature of Registering Officer





Pre Registration Docket

Date :- 24-07-2020 10:01 am

Office Name :- District SRO - Jamshedpur
Token No:- 20200000052340

Appointment :- 24-Jul-2020 Time:- 11:0

Article	Power of Attorney
Pre Registration Date	08-Jul-2020
No. Of Pages	35
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 11,050.

Property Address	PARDIH
Property Description	KHATA NO 681 PLOT NO 904 905 VOL NO 105 PAGE NO 26 AREA 15.45 DEC BOUNDARY TINPLATE PASSAGE THE UNITED BUILDERS WEST BIRWALAS OPEN LAND SOUTH PLOT NO 900 AND MR SEN NORTH PORTION OF PLOT NO 905

PRINCIPAL	-Mr. TRILOCHAN SINGH, Address - 63 BARADWARI PO SAKCHI JAMSHEDPUR- ,Father/Husband Name LATE CHARAN SINGH , PAN No.- *****096N,Permission Case No.- , Aadhaar No. *****0036
ATTORNEY	-Mr. FIROZ AKHTAR, Address - BANDHUJAR BEHIND ALI KABIR POLYTECHNIC COLLEGE KAPALI CHANDIL- ,Father/Husband Name NASIM AKHTAR , PAN No.- *****645R,Permission Case No.- , Aadhaar No. *****1349
	-Mr. SHAMSHER KHAN, Address - NEAR EIDGARH MAIDAN PLOT NO 14 NEW ROSHAN ALI FLAT GOURI SHNAKAR ROAD JUGSALAI JAMSHEDPUR- ,Father/Husband Name MD SIKANDAR KHAN , PAN No.- *****747R,Permission Case No.- , Aadhaar No. *****4295

Witness Information	Mr. MD MEHTAB , Address - H NO 171 RD NO 17 HUSSAIN MOHALLA NEAR HUSSAIN MASJID AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-MD ZAUOOR
---------------------	---

Identifier Details	Mr. IMRAN KHAN , Address - HOUSE NO 12 RD NO 12 AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-MD SHIKANDAR KHAN
--------------------	---

1	Stamp Duty	16
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1	E(III)	10,000
Total		10,000
2	SP	1,050
Total		1,050

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

[Signature]
24.7.2020
Deed Writer / Advocate

[Signature]
Sham Shri Khan
Vendee / Claimant

[Signature]
Vendor / Executant

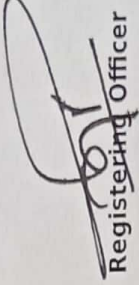
Token No.: 20200000052340

CERTIFICATE

Office of the District SRO - Jamsshedpur

This **Power of Attorney** was presented before the registering officer on date **24-Jul-2020** by **TRILOCHAN SINGH, S/O, D/O, W/O LATE CHARAN SINGH** resident of 63 BARADWARI PO SAKCHI JAMSHEDPUR ,, This deed was registered as Document No:- **2020/JSR/1970/BK4/183** in Book No :- **BK4**, Volume No :- 25 from Page No :- 309 to 378 at, office of **District SRO - Jamsshedpur**

Date:- **24-Jul-2020**


Registering Officer