

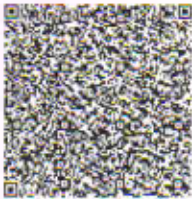


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH16704453296207R
Certificate Issued Date	: 10-May-2019 11:55 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0121675691689942R
Purchased by	: WAJDA TASLEEM
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 23,00,000 (Twenty Three Lakh only)
First Party	: MD NASIMUDDIN AHMED
Second Party	: WAJDA TASLEEM
Stamp Duty Paid By	: WAJDA TASLEEM
Stamp Duty Amount(Rs.)	: 10 (Ten only)



.....Please write or type below this line.....

2019/JSR/2053/BKA/1896

2019/128647



6/1/2019  
Wajda Tasleem

SR 0002673622

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.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.

*Sale*  
*13/05/19* *10/5/19*  
*10/5/19*



10/5/19  
 न्यूनतम मूल्यांकन सूची से  
 जाँचा एवं सही पाया।



*Nasim muddin Ahmed*  
*10/5/19*

जिला 21 के अधीन स्थित: राजकीय प्रभुत्व अधीन  
 (सबसे स्थायी ऐत), 10/5/19 के 2 वीं  
 1 या 10, 10-11-12... के अधीन  
 प्रधान स्थायी-सूचना के स्थायी-सूचना  
 से विमुक्त या स्थायी-सूचना अधीन नहीं।

10/5/19  
 निबंधन-पत्राधिकारी

जिला जलदर विभागक पूर्णिकृत स्थान में  
 उपरोक्त दस्तावेज में संश्लेषण / निरूपण  
 जारी के 10/5/19 अधीन की गई है।  
 छोटानागपुर शासनाधीन अधिनियम 1958  
 को धारा 49(B) के अन्तर्गत नहीं है।

10/5/19  
 25  
 533  
 10/5/19

**SALE DEED**

This Sale Deed is made on this the 10<sup>th</sup> day of May, 2019, at Jamshedpur.

**BY AND BETWEEN**

MD. NASIMUDDIN AHMED, son of Late Aminuddin Ahmed. By Faith Muslim.  
 By Nationality Indian. By Occupation Retired from Govt. Service, Resident of  
 Anjuman Colony, Kunka Road, Ranchi, District Ranchi, and State Jharkhand,  
 Presently Residing at Flat No 305, Moti Mahal, Mango, P.O. & P.S. Mango, Town  
 Jamshedpur, District East Singhbhum, State Jharkhand. Hereinafter called the  
 VENDOR / SELLER (which expression shall unless excluded by and / or repugnant  
 to the context must mean and include his legal heirs, successors, administrators,  
 executors, legal representatives, nominees, and assigns) of the One Part. By caste- Sheikh

*Teachingable*  
*Am new*  
*sel 300*  
*10/5/19*

10/5/19  
 10/5/19

*Sheikh*





Masam Haldin Ahmed .  
10/5/19

मो. नसीरुद्दीन अहमद पं. लखनऊ जिला अदालत  
निवासी- जिला अदालत, जिला अदालत  
दोषार के अलावा निवासी- जिला अदालत, जिला अदालत  
संख्या- 20 के अलावा संख्याओं के अलावा के अलावा  
के अलावा (अदालत) के अलावा 10/5/19 10/5/19  
आपका मे जमशेदपुर जिला अदालत के अलावा के अलावा के अलावा  
के अलावा

निवासी- प्रदायिका के अलावा के अलावा  
10/5/19



Naseer ul-Haq  
H. Ahmed

IN FAVOUR OF

WAJDA TASLEEM, w/o Mohammad Asad Perwez, By Religion Islam (Muslim),  
By Nationality Indian, By Occupation Business, Resident of Flat No B 301,  
Shalimar Apartment, Near Chepa Pull, Near Purulia Road, Mango, Town  
Jamshedpur, District East Singhbhum, State Jharkhand, PIN 831020. 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.

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT  
(Rupees Twenty Three Lacs) only

Rs. 23,00,000/-

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor has purchased the schedule below property from its previous owner by virtue of registered Sale Deed No 6021, Serial No 6811, Dt: 08.10.2005 registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, he came in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all his right, title, and interest over the same, being its lawful, absolute and bonafide owner, and the Vendor has also applied for mutation of his name in the records of the Circle Officer, Jamshedpur, and got it done vide Mutation Case No 1779 / R27 / 2018 – 2019, (Vol No 103 & Page No 85), and from then onwards the Vendor is also paying the ground rent regularly to the State Government i.e. the State of Jharkhand, without making any arrears.

1  
M. Anwar Hossain  
Admnd

AND WHEREAS, the Vendor being its lawful, absolute and bonafide owner is exercising all his right, title and interest over the same, and the Vendor being in urgent need of money to meet his financial expenses, for which he has decided to sell the schedule below property for full, final, and highest consideration amount of Rs. 23,00,000/- (Rupees Twenty Three Lacs) only, and approached the Purchaser, and so the Purchaser agreed to purchase the said property, hence, to avoid any or all kind of misunderstandings, legal disputes, and complications, the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in pursuance of mutual agreement and for consideration amount of Rs. 23,00,000/- (Rupees Twenty Three Lacs) only, is paid by the Purchaser to the Vendor, details is shown in memo of consideration, hereinafter, the receipt of which does hereby admitted as full, final, and highest consideration amount and acknowledges the same by the Vendor, and the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed, TO HAVE AND TO HOLD the same, unto the Purchaser, along with his legal heirs and successors without any interruption from the side of the Vendor and his legal heirs and successors or any other persons or party claiming on his behalf together with the common services, amenities, facilities, and advantages, etc., which the Vendor here before enjoyed over the schedule below property.
2. That, the Vendor 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 the same, by way of sale, gift, mortgage or any other ways whatsoever in any manner he like, and he also has the right to get mutated his name in the records of the State Government.



M. Nazeem  
Sudhin Ahmed

3. That, from today the Vendor shall cease to have any right, title, and interest over the schedule below property, and all the right, title, and interest will now be completely vested unto the Purchaser.
4. That, the schedule below property hereby conveyed by this Sale Deed, is free from all encumbrances, liens, or charges of any kind whatsoever and after executing this sale deed and giving possession of the schedule below property, the Vendor will never make any claim over the same along with their legal heirs and successors.
5. That, the Vendor hereby declares that he has good and perfect title and possession over the schedule below property, which the Vendor now by this Sale Deed passes to the Purchaser.
6. That, the Vendor will deliver all original relevant documents to the Purchaser with respect to the schedule below property, and he also undertakes that he has not sold, transferred, or mortgaged the schedule below property in any bank or company or to any other person or party, and the same is free from any such mortgage or liability.
7. That, the Purchaser is entitled to obtain mutation of the schedule below property in his name in the record of the State Government (register II) through Circle Officer at Jamshedpur, and accordingly shall pay rent or any other charges for the same, and obtain receipts thereof in his name.
8. That the terms and conditions of this Sale Deed, will be binding on both the parties i.e. the Vendor and the Purchaser which shall mean and include their respective legal heirs and successors. Jamshedpur Court alone has jurisdiction in any or all matters arising out of this Sale Deed.

Maseen  
-holder Ahmad

### SCHEDULE

In the District East Singhbhum, under the District Sub Registry Office, Block, and Town Jamshedpur, Pargana Dhalbhum, Situated in Mouza Pardih, P.S. Mango, Thana No. 1641, within Ward No. 9 (M.N.A.C), all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>
25	533 Portion	3 Kathas 5 Dhurs i.e. 5.36 Decimals

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North	: 54'ft	Shabana Sayed
South	: 45'ft	2'ft wide Alley
East	: 53'ft	16'ft wide Road
West	: 39'ft	Mohammad Wali Ahmad

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

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

### MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
By Cheque No 189244, Dt: 24.05.2018 of S.B.I. Sakchi, Jsr	Rs. 3,00,000/-
By Cheque No 189246, Dt: 30.05.2018 of S.B.I. Sakchi, Jsr	Rs. 7,00,000/-
By RTGS, Dt: 09.05.2019 from Axis Bank	Rs. 11,00,000/-
By Cheque No 189250, Dt: 10.05.2019 S.B.I. Sakchi, Jsr	Rs. 2,00,000/-
<b>Total amount paid to the Vendor is</b>	<b>Rs. 23,00,000/-</b>
(Rupees Twenty Three Lacs) only	

Mohamudul Karim Khan

In witness whereof the Vendor has hereunto set and subscribed his hand 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. Mr. A. Mandal s/o late Md. Sayed, 86, Mahadumpu, P.O. - Tatanagar, Jamshedpur.
2. Tabrez, s/o Mohamudul Karim Khan of old Family P.O. Miso

Drafted & Printed by: A. Mandal  
Old Court Campus, Jamshedpur.

PURCHASER

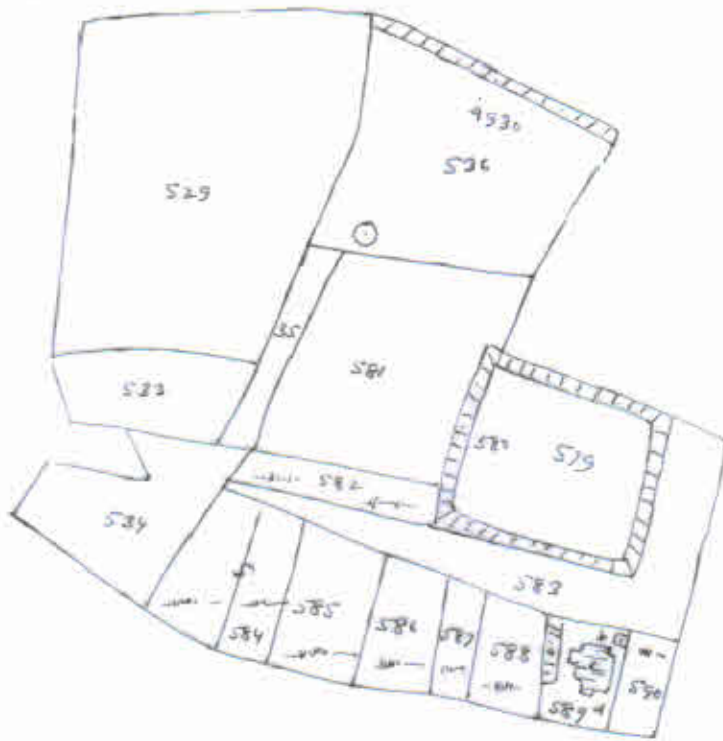


Certificate:

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

A. Mandal  
**AVIJIT MANDAL**  
Enrollment No.-14/2010  
(Advocate Jsr. Court)





Muhammad Ali Ahmad

संकेतित - प्लॉट

ग्राम - आधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या 9

प्लॉट संख्या 4

थाना - ब्याटशिला

जिला - सिंहभूम

पैमाना 1 cm = 20 m.

सन् 1970-71 ईस्वी

Mozza - Pardi

Ward No 9

Thana No - 1641

Khata No - 25

Plot No 533

Area 5.38 Dec Only

North - Shubant Gayak

South - 2 ft wide Alley

East - 16 ft wide Road

West - Mohammad Wali Ahmad.



Signature  
ARTN



AFFIDAVIT

I. WAJIDA TASLEEM w/o Mohammad Asad Pervez  
By Faith Muslim  
By Nationality Indian. By Occupation B/w.. Resident of Flat No-B 301  
Shalimar Apartment Near Chapapal Near Prabha Road  
Margu  
do hereby solemnly affirm, undertake, and declare as follows:

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: 19.06.2015, 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  
B. N. Singh  
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.



56/5/19  
**PRAMOD KUMAR BHAGAT**  
**NOTARY PUBLIC**  
East Singhbhum, Reg. No.2842 (J)  
Govt. of Jharkhand, JSR.(INDIA)

Wajida Tasleem

DEPONENT

Known to me (Advocate)

PERMANENT ACCOUNT NUMBER

AA TPA9009J

नाम / NAME

NASEEMUDDIN AHMED

पिता का नाम / FATHER'S NAME

AHMED AMINUDDIN

जन्म तिथि / DATE OF BIRTH

01-01-1949



हस्ताक्षर / SIGNATURE

*Naseem*

*Naseem*

आयकर अधिकारी, रांची

COMMISSIONER OF INCOME-TAX, RANCHI







भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No: 2017/60107/04997

To:  
नसीमुद्दीन अहमद  
Naseemuddin Ahmed  
S/O: Aminuddin Ahmed  
M.T. SERMON SCHOOL COMPOUND  
CENTRAL STREET HINDPIR  
BESIDE SHANTINIBAS HOTEL  
Ranchi G.P.O.  
Ranchi G.P.O. Ranchi Ranchi  
Jharkhand 834001  
8709044141

Ref: 1220 / 060 / 1437335 / 1438047 / P



SH2563728260F



आपका आधार क्रमांक / Your Aadhaar No. :

**6026 9400 4105**

आधार — आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



नसीमुद्दीन अहमद  
Naseemuddin Ahmed  
जन्म वर्ष / Year of Birth: 1949  
पुल्ल / Male



**6026 9400 4105**

आधार — आम आदमी का अधिकार

*Naseem Ahmed*

*Naseem*

*Naseemuddin Ahmed*

आयकर विभाग  
INCOME TAX DEPARTMENT  
WAJDA TASLEEM  
MOHAMMAD SHAMIM  
05/04/1987  
Permanent Account Number  
ATAPT7066N  
Signature  
28/05/2013



Wajdatasleem.



भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम/ Enrolment No.: 1171/21213/29500

Download Date: 28/02/2013

To  
 वाजदा तसलीम  
 Wajda Tasleem  
 D/O: Mohammad Shamim  
 Musabani NO-3  
 Post-Musabani Thana-Musabani  
 Near Bank Of India  
 Musabani  
 Mosabani Mines  
 East Singhbhum Jharkhand - 832104  
 9905878577

Generation Date: 28/02/2013

Signature valid

Digitally signed by Wajda Tasleem  
 DN: cn=Wajda Tasleem, o=Unique Identification Authority of India, email=Wajda.Tasleem@uidai.gov.in, c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**6641 6605 6566**

VID : 9162 6967 0757 3598

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



वाजदा तसलीम  
 Wajda Tasleem  
 जन्म तिथि/DOB: 05/04/1987  
 लिंग/ GENDER: FEMALE

**6641 6605 6566**

VID : 9162 6967 0757 3598

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

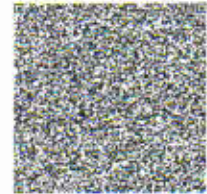
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

पता:  
 D/O: मोहम्मद शमीम, मुसबानी नं-3, बैंक ऑफ इंडिया के पास, पोस्ट-मुसबानी थाना-मुसबानी, मुसबानी, पूर्वी सिंहभूम, झारखण्ड - 832104

Address:  
 D/O: Mohammad Shamim, Musabani NO-3, Near Bank Of India, Post-Musabani Thana-Musabani, Musabani, East Singhbhum, Jharkhand - 832104



QR Code with Photograph

**6641 6605 6566**

VID : 9162 6967 0757 3598

Wajdatasleem



धरती का नाम

PERMANENT ACCOUNT NUMBER

ABOP4920B



नाम (NAME)

MOHAMMAD ASAD PERVEZ

पिता का नाम (FATHER'S NAME)

MOHAMMAD SAYED

जन्म तिथि (DATE OF BIRTH)

11-08-1976

धरती का हस्ताक्षर (SIGNATURE)

*Md Asad Pervez*

*Blagat*

आयकर अधिकारी (TAX OFFICER)

CENTRAL REVENUE BUILDING, RANCHI

इस कार्ड के छी / बिना नाम पर पूछा जारी करल  
कले प्रधिकारी की सुनिश्चित कर ले  
आयकर आयुक्त,  
केन्द्रीय राजस्व भवन,  
मैन रोड,  
रांची - 834001

In case this card is lost/ found kindly inform/return to  
the issuing authority.

Commissioner of Income-tax,

Central Revenue Building,

Main Road,

Ranchi - 834001.

*Md Asad Pervez*

*Md Asad Pervez*



भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

Enrolment No/Enrollment No: 11936001068886

Mohammad Asad Perwez (Mohammad Asad Perwez)

S/O: Mohammad Sayed, 86, MAKHDUMPUR,  
JAMSHEDPUR, Golmun-Cum-Jugsalai, East  
Singhbhum,  
Jharkhand - 831002

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online
- This is electronically generated letter

Date: 22/01/2015

Your Aadhaar No/ Your Aadhaar No.

5067 4623 2766



Aadhaar - Aam Aadmi ka Adhkar



आधार कार्ड प्राप्त कर लेने के लिए  
आधार वेब पोर्टल पर जाएं  
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भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Mohammad Asad Perwez  
DOB: 11/08/1976  
Male / MALE



Address

86, MAKHDUMPUR, Golmun-Cum-Jugsalai,  
JAMSHEDPUR, East Singhbhum,  
Jharkhand - 831002

5067 4623 2766

*Md Asad Perwez*

5067 4623 2766

*Md Asad Perwez*

Saturday, 09 March 2019, 12:06:10

\* बकाया कर का भुगतान सही समय पर करें \*

Official Login



Property Tax

Water User  
ChargeMunicipal  
License
[Home](#) | [SAF Status](#) | [Pay Property Tax](#) | [Search Property](#) | [View Dues Details](#) | [View Payment Details](#) | [View Property Details](#)

Ward Wise Holdings

## Holding Details

## Basic Details

Ward No	: 9	Holding No	: 0090004799000M0
Address	: IQRA COLONY NEAR CHEPAPUL MANGO JAMSHEDPUR	Entry Type	: New Assessment
Memro No	: 420186050119051725	Order Date	: 05-01-2019
Old Holding No	:	Property Type	: Vacant Land
Village/Mauja	: PARDIH	Khata No	: 25
Plot No.	: 533	Total Area(in Decimal)	: 5.36

## Owner Details

Sl. No	Owner Name	R/W Guardian	Guardian's Name	Contact No.
1	NASEEMUDDIN AHMED	S/O	AMINUDDI AHMED	xxxxxx2786

## Floor Details

Floor No	Use Type	Occupancy Type	Construction Type	Built Up Area (in Sq. Ft)	Carpet Area (in Sq. Ft)	Date of Completion (mm-yyyy)
----------	----------	----------------	-------------------	---------------------------	-------------------------	------------------------------

*Naseemuddin Ahmed*



## Tax Details

SI No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Lighting Tax	Quarterly Tax
1	0	1 / 2016-2017	81.00	0.00	0.00	0.00	0.00	0.00	81.00

## Quarterly Payment Details

#	Year	Quarter	Demand Amt.	Paid Amt.	Payment Status
1	2016-2017	1	81.00	81.00	Done
2	2017-2018	1	81.00	81.00	Done
3	2018-2019	1	81.00	81.00	Done
4	2016-2017	2	81.00	81.00	Done
5	2017-2018	2	81.00	81.00	Done
6	2018-2019	2	81.00	81.00	Done
7	2016-2017	3	81.00	81.00	Done
8	2017-2018	3	81.00	81.00	Done
9	2018-2019	3	81.00	81.00	Done
10	2016-2017	4	81.00	81.00	Done
11	2017-2018	4	81.00	81.00	Done
12	2018-2019	4	81.00	81.00	Done

## Payment Details

SI No.	Transaction No	Payment Mode	Date	From Quater	From Year	Upto Quarter	Upto Year	Penalty	Demand Amount
1	TRAN401240250918035921	Cash	25-09-2018	1	2016-2017	4	2018-2019	2,002.00	972.00

[View Demand Details](#)
[View Payment Details](#)

*Mangam holding through*



करने की तिथि	17/2/11	Date of mailing over the copy to the applicant	17/4/18
Date fixed for issuing the requisite number of stamps and folios	16/4/18	Date on which this copy was ready for delivery	17/4/18

FOLIO NOT AVAILABLE  
 स्वकी प्रतिनिधि अंतिम प्रकाशित कारियान के सेवास संख्या 5253

खाता नं० 25/...  
 जयपुर अधिवृत्ती क्षेत्र, जिला पूर्वी सिहरमू।  
 सोनी सं०

गौव मोहल्ला परबना  
 शाना सं०

खतियान की क्रम सं०	अभिपारी का नाम विला का नाम जालि और निवास	खेत		भूमी का स्वरूप	रकबा हे० आर० सं०	अभ्युक्ति	शर नगदी लपान वाले हरेक प्लॉट के सामने बलाए कि उस पर कब्जा कैसे है		रकबा सं०	अभ्युक्ति	शर नगदी लपान वाले हरेक प्लॉट के सामने बलाए कि उस पर कब्जा कैसे है	रकबा सं०
		खेसरा संख्या	चौकदी				राजस्व पदाधिकारी द्वारा अभिनिश्चित लपान।	रकबा सं०				
1		3	4	5	6	7	8	9	10			
25	अमृका सिंह विला- दावना सिंह	525	रुमिज रुमिज	दोन दो दोन दो	0.18.10 0.18.20							
		527	रुमिज	दोन दो	0.27.40							
		538	रुमिज	दोन एक	0.09.70							
		533	रुमिज	दोन एक	0.07.40							
		543	रुमिज	दोन एक	1.08.50							
		545	रुमिज	दोन एक								
		6										

सी.एन.डी.लकड घाटा-85 (2) (N) की मुकदमा सं०-  
 10 (R) एन-2000-2001 की आवेदनपुस्तिका  
 887-2030 में (आठ सौ सवासी अणुके नीचे पीछे पीछे)  
 अलावे सेस लगान विचारि दुआा निवारि  
 लगान एन 1998-99 से वसूल हेका  
 एड एमएल  
 शासक पदाधिकारी

17/4/18

यह माला अभिलेख खतियानपर सबकारी अभिलेख  
 1908 की चारा 83(2) बजा बिहार एव उद्दिता  
 मराकिलेख सर्वेक्षण अभिलेख 1908 की चारा 10(1)  
 के अन्वय सेकर हुआ और इसका अभिलेख प्रकाशन  
 दिनांक 10.08.2018 को किया गया  
 अभिलेख प्रकाशन प्रमाण पत्र दिनांक 10.08.2018

Certified to be true by  
 [Signature]  
 [Signature]  
 [Signature]

तुलना किया  
 [Signature]

प्रतिनिधिक  
 [Signature]

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 85

Vol. No. : 103

Receipt No. : 0319213057

जमशेदपुर | वार्ड नं.-9 अ.क्षे.मानगो | 16412 | Md. Nasimuddin Ahmed

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
25	533	0 एकड़ 5.36 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 (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2018-2019)	
माल (नकदी)	54.00				54.00	54.00
गुजारी (भावली)	13.50				13.50	13.50
सेस	27.00				27.00	27.00
सूद	27.00				27.00	27.00
मुतफरकात	10.80				10.80	10.80
मीजान	132.30				132.30	132.30

तफसील अदायकारी

अदायकारी बावत		बकाया				मौतालबा	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2018-2019)	हाल (2019-2020)	
माल (नकदी)					54.00	54.00	
गुजारी (भावली)					13.50	13.50	
सेस					27.00	27.00	
सूद					27.00	27.00	
मुतफरकात					10.80	10.80	
मीजान अदायकारी					132.30	132.30	

(1) मीजान कुल (लफजों में) : Two Hundred Sixty Four Rupees and Sixty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 264.60

तारीख अमला तहसील कुनिन्दा : 03-04-2019

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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






झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



CRSLP18025377 1/1/2019

जिला का नाम	पूर्वी सिंहभूम	अनुसूचित नाम	धालपूर	अपील का नाम	अमरोहपुर	हल्का	हल्का-9
स्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	103	पृष्ठ संख्या वर्तमान	85	पाना नं.	16412
क्रांतिक संख्या	केस नं.	पाना का नाम	स्वीकृत द्वार और तिथि	पारितर्कन प्रकार	अभिप्रेत विसर्ग नामांतरण संबंधित है खाता नं. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता नं. प्लॉट नं. क्षेत्रफल	रजिस्ट्र 2 अद्यतन तिथि अमरगुक्ति
5377	1779 /R27 2018 - 2019	पारितर्कित	01/01/2019 (अचलाधिकारी)	By Sale Deed No. 6021 Dated 08/10/2005	25 19 25	25 533 5.36 डिसमील	01/01/2019 (अचलाधिकारी)
जिला का नाम :		जमाबंदी रैज का नाम :		शिकेता का नाम :			
(Md. Nasimuddin Ahmed/Late Aminuddin Ahmed, जाति-मुसलमान, पता-Mango)		अमृक चित्त-पिता-पत्नी सिंह		Asif Mahmood, पता-Janab Shafayet Hussain, जाति-मुसलमान, पता-Mango			
राजस्व कर्मचारी हल्का-9 को आवश्यक कार्यवाही एवं सुचनाई हस्ताक्षरित   यह एक कंप्यूटर जनित प्रति है   यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है   इसका उपयोग किसी भी न्यायालय में साल के रूप में नहीं किया जा सकता है		 <p>Approved By : ANURAG KUMAR TIWARY अमरोहपुर अचलाधिकारी</p>					
Correction Slip Successfully signed and Saved.							



40  
R.O.  
3/10

बेटीमन विक्रम करण  
भा. सं. खिचमल



Asif Mahmood  
3/10/05

05AA 112680



ATTESTED

SK Samruddin  
4/10/05

Boon

SALE DEED

शुभम This Deed of Sale is made on  
this the 8th day of October 2005 at  
Jamshedpur BY :-

Asif Mahmood son of Janab  
Shafayet Hussain, by faith Muslim, by  
occupation business, resident of Road,  
No.19 West Old Purulia Road, Zakirnagar  
P.O. & P.S. Azadnagar (Mango) Jamshedpur

Prepared  
No. 32502  
No. 362  
3256  
950  
94  
3259=44

contd.....2





Paid to Sr. Naeemuddin Ahmad Adv  
Sale deed  
Rs 13000/-

From Jamshedpur  
6/10/05

Officer, JSR

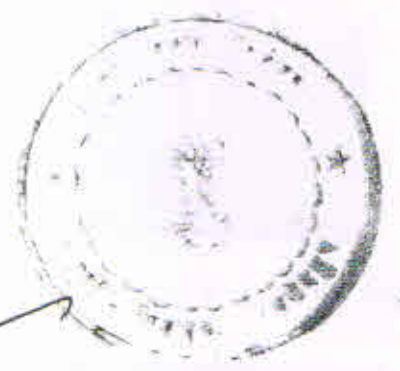
Aziz Ahmad  
S/10/05



Sr. Samruddin  
Sr. Samruddin, Advocate  
Jamshedpur. Enro:-410/05

आसिफ मोहम्मद जनाब समरुद्धिन

जमशेदपुर थाना आजादनगर  
जमशेदपुर थाना आजादनगर  
जमशेदपुर थाना आजादनगर  
जमशेदपुर थाना आजादनगर  
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जमशेदपुर थाना आजादनगर  
जमशेदपुर थाना आजादनगर



आसिफ मोहम्मद 21/10/05

राज कुमार दाव

जमशेदपुर थाना आजादनगर

2660 31/05

2660 31/05



Handwritten signature and date 31/05





- : 2 :-

District Singhbhum East, hereinafter called  
the Vendor of the one part ;

IN FAVOUR OF

Md. Nasimuddin Ahmed son of  
late Amin-uddin Ahmed by faith Muslim  
by occupation business, resident of  
Anjuman colony, Kunka Road, Ranchi at  
present residing at Flat No. 305 Moti  
Mohal Mango P.O. & P.S. Mango Jamshedpur  
District Singhbhum East, hereinafter  
called the Purchaser of the other part.

Nature of Deed : Sale Deed  
Consideration Money : Rs. 1,20,000/-  
(Rupees One lakh twenty thousand) only  
Actual consideration.

Stamp duty paid for Rs. 3,25,000/- as  
per present Govt. value.

*Asst. Magistrate  
8/10/05*

--: 3 :-

SCHEDULE

In District Singhbhum East, District  
Sub Registry Office Jamshedpur, in Mouza  
Pardih Thana No.1641 P.S. Mango in ward  
No.9 M N A C; all that piece and parcel  
of raiyati agricultural land recorded  
under :

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
25	533 Portion	0-3-5 dhurs

i.e. in feet measurement

North side	54' ft.
South side	45' ft.
East side	53' ft.
West side	39' ft.

bounded by :-

- North : Shabana Sayed
- South : 2' ft. Alley
- East : 16' ft. Road
- West : 3' ft. Alley

Annual Rent Rs. 3/- per katha payable to  
the landlord the State of Jharkhand  
through the C.O. Jamshedpur.

contd.....4.



8/10/05  
A. Singh  
8/10/05  
:: 4 ::

The aforesaid land is situated away from Main Road and the same is not belong to S.T. Mat, Mandir, Masjid or Jharkhand Sarkar .

Known all men by these presents that the vendor is the lawful absolute owner of the land morefully described in the schedule below and is in peaceful possession of the same .

And whereas the vendor has purchased the aforesaid land from its previous owner Sri Amrik Singh Virdi son of late Dhanna Singh Virdi through his constituted attorneys Awtar Singh Virdi S/o Sri Amrik Singh Virdi and Inam Khan S/o late Ballo Khan by means of a registered sale Deed No. 278 dated 10.1.2003 registered at District Sub Registry Office at Jamshedpur ;

contd....p/5



*Asad Ahmad*  
*5/10/25*

:: 5 ::

And whereas the Vendor being in need of money approached the purchaser for sale of his aforesaid land and the purchaser offered Rs. 1,20,000/- (Rupees One Lakh twenty thousand) as the price of aforesaid land.

And whereas the Vendor received Rs.1,20,000/- ( Rupees One Lakh twenty thousand) only as consideration money from the purchaser and does hereby convey his land fully described in above schedule to the purchaser by this deed of sale.

That all the right, title and interest of the above land of the vendor is now vested in the purchaser and the purchaser with his heirs will enjoy and possess the same for ever without any interruption of others .

contd...p/6

Handwritten signature: *Asif Mahmood*  
Handwritten initials: *g/10/10c*

:: 6 ::

That the vendor or his heirs and successors will have no claim over the land hereby conveyed ;

That the delivery of possession of the above land has been given in favour of the purchaser and the purchaser will pay rent of the above land to the landlord in place of the vendor .

That the vendor will have no objection whatsoever if the aforesaid land is mutated and transferred in the name of the purchaser in the Office and record of landlord the state of Jharkhand and the vendor hereby undertakes to assist and co-operate the purchaser in such matters.

That the land hereby conveyed is free from all encumbrances and if it transpires that the said land is not free from all encumbrances then the vendor with his heirs and successors will be civilly

contd....p/7

*Asst. Clerk  
8/16/05*

∠  
::7 ::

and criminally liable to the purchaser and his heirs and successors and will be bound to make good loss, if any, sustained by the purchaser or his heirs and successors .

That the terms vendor and purchaser used in this deed will mean and include, unless repugnant to the context, their respective heirs and successors also.

In witness whereof the vendor has hereunto set and subscribed his hand on this sale deed, this the day month and year mentioned above .

contd....p/8



Asst. Commissioner  
21/10/15

:: 8 ::

Read over the contents of this  
Sale Deed and found to be true and  
correct. SK. Samudra

SK. Samudra  
Drafted by :  
Advocate, JSR;

Witnesses:

1. Mr. Anand Kumar
2. Mr. Kumar 20/11/15

Typed by : B. Prasad  
Jamshedpur Court ;

Certificate:

Certified that the original and duplicate  
deed are the exact copy of each other and  
each contains 1695 words. SK. Samudra

contd...p/9

Asif Mahmood  
8/11/03

:: 9 ::



ATTESTED

Sh. Samir D...  
Sh. Samir D...  
Md. Nazeemuddin Khan

Certificate:

Certified that the finger prints of left hand of each person, whose photograph is





96  
10/11

value of  
asset in  
10/11/2003

94-99  
10-11

Amrik Singh  
10/11/03

10/11/03  
Rs. 355000  
78000  
43500

62

SALE DEED

10/11/2003

Fee Paid  
A/D 78000  
N/W 2700  
Sd/Amrik Singh  
Rajendra Singh  
810-44

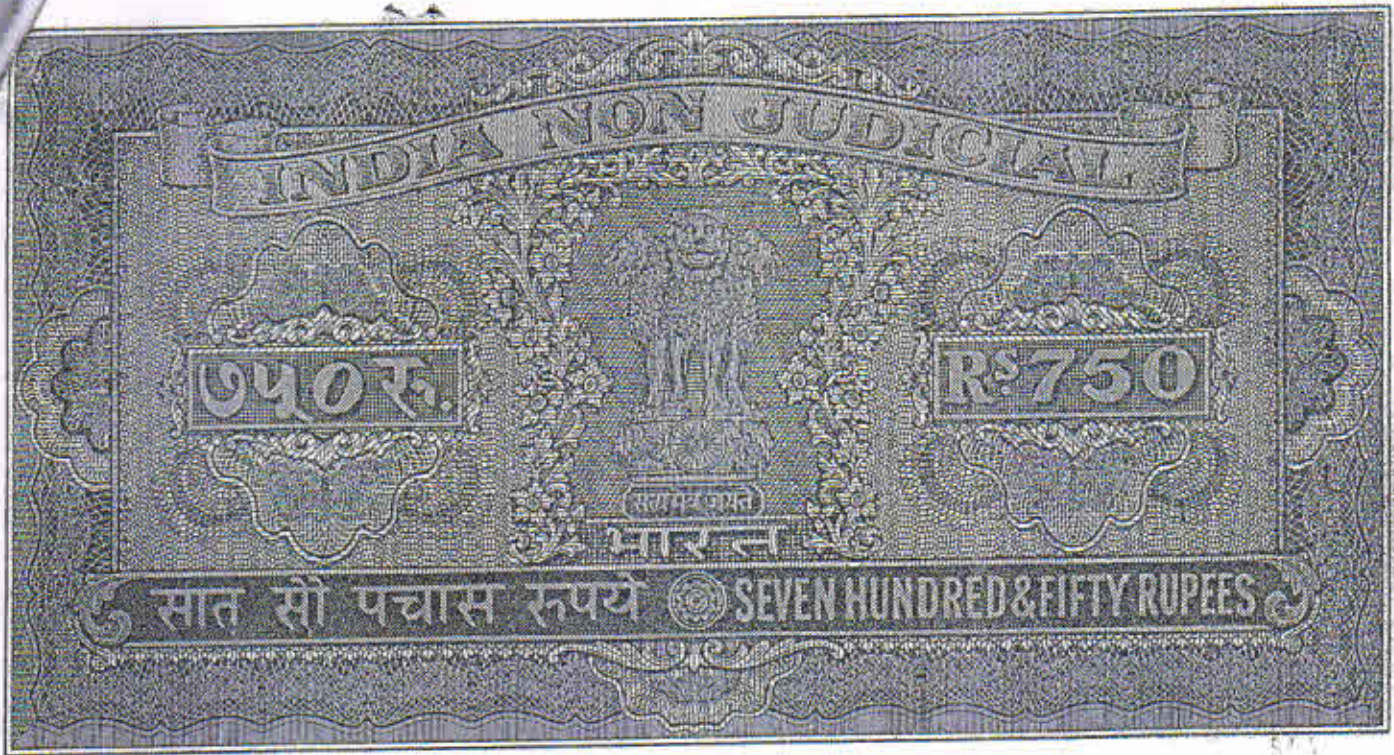
10/11/2003

This Deed of Sale is made on this the 10th day of January, 2003 at Jamshedpur B Y :-

(1) Awtar Singh Virdi s/o Sri Amrik Singh Virdi by faith Sikh, by occupation business, resident of 69 Pennar Road Sakchi P.S. Sakchi, town Jamshedpur

(2) Inam Khan s/o late Ballo Khan by faith Muslim by occupation business, resident of Road No.14 Jawahar-Nagar, Mango P.S. Mango, town Jamshedpur, in the District Singhbhum East, the lawful attorneys of Amrik Singh Virdi son of late Dhanna Singh Virdi resident of 69 Pennar Road, Sakchi P.S. Sakchi, Jamshedpur vide registered General Power of Attorney Deed No. IV 31 dated 17.1.98 registered at District Sub Registry office at Jamshedpur, hereinafter called the Vendors of the one part;





*Handwritten signature*  
17/11/53

*Handwritten signature*  
17/11/53

-: 2 :-

IN FAVOUR OF

Asif Mahmood son of Janab Shafayet Hussain

by faith Muslim, by occupation business, resident of  
Road No.19 West Old Purulia Road, Zakirnagar, P.O & P.S  
Azadnagar (Mango) town Jamshedpur, District Singhbhum  
East, hereinafter called the Purchaser of the other part.

Nature of Deed : Sale Deed  
Consideration Money : Rs. 39,000/-  
(Rupees Thirty nine thousand) only.

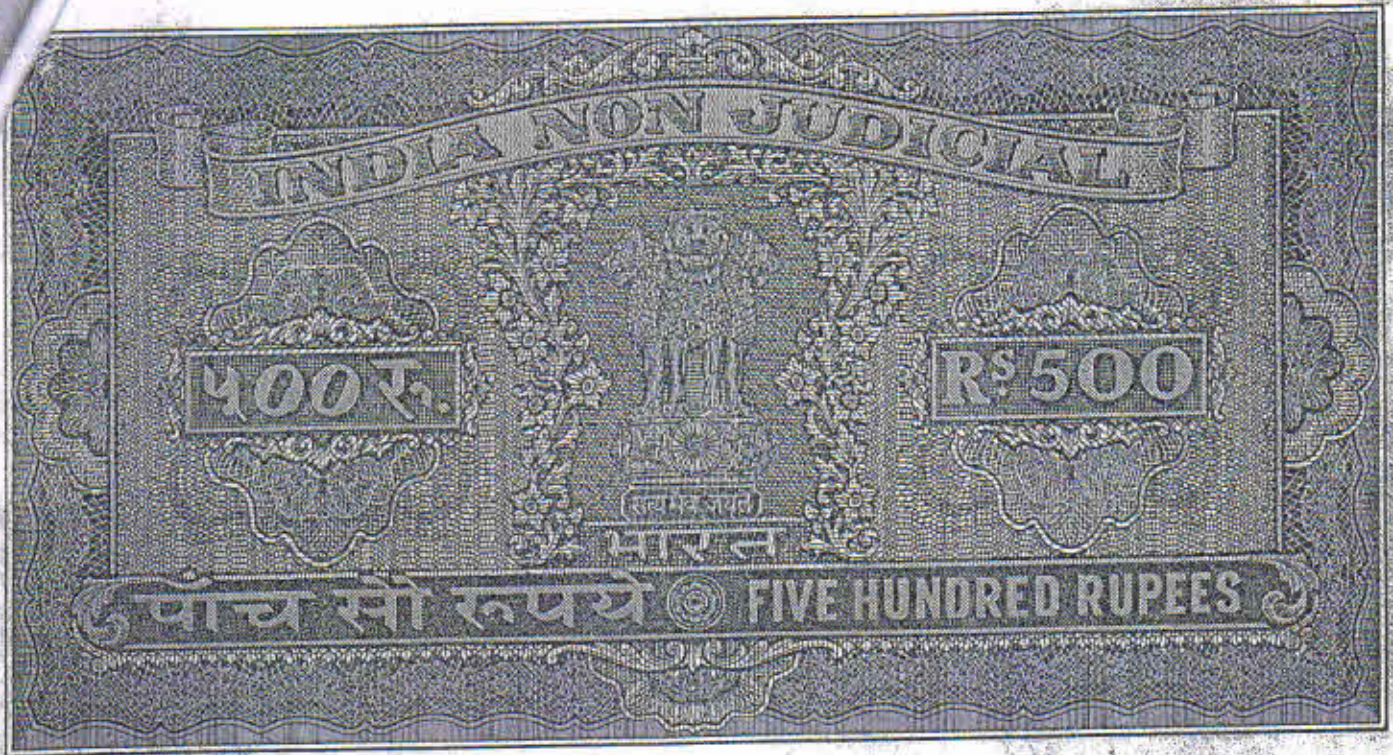
SCHEDULE

All that piece and parcel of raiyati agricultural land  
situated in Mouza Pardiha Thana No. 1641, P.S. Mango  
in Ward No.9 MNAC recorded under Khata No.25 in portion  
of Plot No. 539, measuring an area 0-3-5 dhurs, in feet  
measurement -

North side	-	54'ft
South side	-	45'ft
East side	-	53'ft
West side	-	39'ft

in the District Singhbhum East, Pargana





-: 3 :-

Dhalbhum, District Sub Registry office and town.  
Jamshedpur, which is bounded by :-

North	: Shabana Sayed
South	: 2'ft Alley
East	: 16'ft Road
West	: 3'ft Alley

Annual Rent Rs 9.00 payable to the landlord the state  
of Jharkhand through the C.O. Jamshedpur.

Whereas the vendors are the lawful absolute  
owners of the land morefully described in the schedule above;

And whereas the vendors are legally empowered  
being the lawful attorneys of the schedule above property  
which is fully described in the schedule above and are in  
peaceful physical possession over the same and have  
every right, power and





*Arjun*  
 15/11/11  
*Uday*  
 15/11/11

-- 4 :-

authority to dispose of the same in the manner they like.

And whereas the vendors being in need of money approached the purchaser for sale of their aforesaid land and the purchaser offered Rs 39,000/- (Rupees Thirty nine thousand) as the price of aforesaid land.

And whereas the vendors received Rs. 39,000/- (Rupees Thirty nine thousand) only as consideration money from the purchaser and does hereby convey their land fully described in above schedule to the purchaser by this deed of sale.

That all the right, title and interest of the above land of the vendors is now vested in the purchaser and the purchaser with his heirs will enjoy and possess the same for ever without any interruption of others.





Arms

10/11/03

17/11/03

-: 5 :-

That the vendors or their heirs and successors will have no claim over the land hereby conveyed.

That the delivery of possession of the above land has been given in favour of the purchaser and the purchaser will pay rent of the above land to the landlord in place of the vendors.

That the vendors will have no objection whatsoever if the aforesaid land is mutated and transferred in the name of the purchaser in the office and record of landlord the state of Jharkhand and the vendors hereby undertake to assist and co-operate the purchaser in such matters.

That the land hereby conveyed is free from all encumbrances and if it transpires that the said land is not free from all encumbrances then the vendors with their heirs and successors will be civilly and criminally liable to the purchaser and his heirs and successors and will be bound

191103

-: 6 :-

to make good loss, if any, sustained by the purchaser or his heirs and successors.

That the terms Vendors and purchaser used in this deed of sale will mean and include, unless repugnant to the context, their respective heirs and successors also.

In witness whereof the vendors have hereunto set and subscribed their hands on this sale deed, this the day, month and year mentioned above.

Read over and explained the contents of this sale deed to the vendors who admitted the same to be correct.

Jagan Kumar P  
10/11/03

Drafted by  
Advocate, Jsr

Witnesses :

- 1. Abdul Majid  
10/11/03
- 2. Hew Singh

Typed by  
G.B. Rana, Jsr court

Certificate

Certified that the original and duplicate deeds are the exact copy of each other and each contains 1595 words.

Jagan Kumar P  
10/11/03



286 of original power of Attorney of - 17-1-98 50Rs.



2/5149

Handwritten notes in Hindi, including 'महाराष्ट्र सरकार' and 'जिल्हा कार्यालय'.

Amrik Singh  
17.1.98

Forbid  
E 25000  
N @ 36200  
286-00

17/1/98

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Amrik Singh Virdi son of Late Dhanna Singh Virdi, by faith Sikh, by occupation Business, resident of 69, Pennar Road, Sakchi, P. S. Sakchi, town Jamshedpur, District East Singhbhum, do hereby constitute nominate and appoint 1) Awtar Singh Virdi s/o Sri Amrik Singh Virdi, by faith Sikh, by occupation business, resident of 69, Pennar Road, Sakchi, P. S. Sakchi, town Jamshedpur, 2) Inam Khan s/o Late Falso Khan, by faith Muslim, by occupation Business, resident of Road no.14, Jawaharnagar Mango, P. S. Mango, town Jamshedpur, Dist. East Singhbhum, Attorney no.1 is son of the Executant of this Power, as my true and lawful Attornies for me and on my behalf for the following :-

1. That the land described in the schedule below, which has been recorded in the name of the Executant and upto-date rent has been paid by the executant.



*Amal K. Chatterjee*  
17.1.76

2. To appear before the landlord, court or courts offices or in any place regarding the said property for any kind of case and to produce the document there for taking necessary steps on my behalf and to sign on papers, application etc. for me and on my behalf.
3. To file suit, case against any person or persons in respect of the property detailed below and to compromise, withdraw such cases and to receive compensations from any person regarding the said property.
4. To file application if necessary, for getting permission from the Competent Authority Urban Ceiling Act to transfer the said property in favour of any person or persons.
5. To sign and execute deeds of sale, resale, mortgage, surrender lease, Gift, agreement etc. in respect of the property fully described in the Scheduled below for me in my name and on my behalf and present the same for registration before the District Sub-Registrar at Jamshedpur or before the Registrar/Sub-Registrar of Assurances at Calcutta and admit execution thereof, and endorse the registration receipt in favour of the transferees and do all other acts necessary for the proper registration of the said deeds and documents in respect of the property mentioned in the Schedule below.
6. And Generally to do all acts and things and sign and execute such matters, writing and instruments in relation to the property mentioned in the Schedule below as my said Attornies may think fit and proper and to get and to be after and to take all necessary steps for the said property for me and on my behalf.

And I do hereby agree to ratify and confirm all and whatever my said Attornies shall lawfully do or cause to be done under or by virtue of these presents.

-: 3 :-

SCHEDULE

In District East Singhbhum, District Registration at Jamshedpur, P. S. Mango, in Mouja Pardih, Thana no. 1641, Ward no. 9, Khata no. 27, Plot no. 547 area 5-8-10 dhuls, Plot no. 548 area 0-13-0 kathas & Khata no. 25, Plot no. 545 area 0-10-0 kathas, Plot no. 543 area 2-4-0 kathas, Plot no. 525 area 0-17-0 kathas and khata no. 26, Plot no. 544 area 3-2-0 kathas, Plot no. 542 area 2-1-10 dhuls, Total area 14-16-0 kathas, (fourteen bighas and sixteen kathas) which is bounded by; North: Plot no. 551, South: Plot no. 526 M.G. Power, East: Plot no. 541, 539, 548, West: Plot no. 524 & 4928. Khata no. 25, Plot no. 538 area 1-12-10 dhuls, (One bigha eighteen kathas & ten dhuls) which is bounded by North: Plot no. 539, South: Plot no. 529, East: Plot no. 537, West: M.G. Power Plot no. 4929, in same Khata, Plot no. 533 area 0-13-0 kathas, (thirteen kathas) which is bounded by North: 529, South: Plot nos. 532, 534, East: Plot no. 529, West: Road. In same Khata Plot no. 527, area 0-16-10 dhuls (sixteen kathas ten dhuls), bounded by North: M.G. Power, South: 525, East: 529, West: Road, Khata no. 529, Plot no. 528 area 0-2-10 dhuls (two kathas ten dhuls) bounded by North: Plot no. 527, South: Plot no. 529, East: Plot No. 529, West: Road, & Khata no. 555, Plot no. 532, area 0-14-10 dhuls, (fourteen kathas ten dhuls) bounded by North: Plot no. 533, South: Road, East: Plot no. 534, West: Road.

Total area 4-5-0 (four bighas five kathas) of Raiyati land.

contd...p/3



Pre Registration Docket

Please

Article (Deed Type) :- \* Sale deed.  
 No. of Pages :- \* 36 pages.  
 Stamps Duty  
 Consideration Value 2600000 / (Twenty one Lakhs only).

Commercial land :-\*   
 Residential Land :-\*   
 Industrial Land :-\*   
 Residential Construction :-\*   
 Agriculture :-\*

Anchal	Mauza	Khata No.	Plot No.	Volume	Page	Area
Jamsheer	Pareeth	25	533	103	85	5.37
						Acimals.

Property boundaries  
 East :- \* 16 ft wide Road  
 South :- \* 2 ft wide Alley.  
 West :- \* Mohammed wali Ahmad  
 North :- \* Shabana Sayeed.

Others Property Details  
 Construction Type :-\* Pucca / DELUXE / KACHHA  
 Area of Constructed Property  
 Land Area :-\* in Square Feet  
 Building Name :-\*  
 Flat Number :-\*  
 Date Of Construction :-\*  
 Holding No. / SAF No. :-\* 00900047990006  
 Pin Code :-\* 831012  
 Additional Information



Party's Type	Party's Name (पक्षी का नाम)	Father's Name	Grand Father's Name	Age	Sex	Caste	PAN No.	Mobile No.	Address No.	Address
Seller	M.D. NARSIMUDDIN AHMED.	Late Aminuddin Ahmed	Lt Malvi Kalinuddin Ahmed	69					6026 9400 4105	Plot No. B 301 Shalimar Apartments Near Choparal Near Purula Road Mango Tree
Purchaser	WASIDA TASLEEM	Mohammed Shamin	Lt Mohammed Shefi	31			ATAP 7066N	923474278	664 6605 566	86, Mardamp
Identity	Mohammed Aqad Farver	Mohammed Soujad		42					5067 9623 2766	
	Tabrez Mohammed	Mohammed Ali		51					6110 2110 1980	Purula Pond Mangrove



Ann 1  
Ann 2  
Ann 3



## Document Registration Summary 1

Date :-10-May-2019

- Government/Market Value: ₹1460100/-
- Transaction Amount: ₹23000000 /-
- Paid Stamp Duty: ₹10 /-

On Date 10-05-2019 Presented at District SRO -  
Jamshedpur

Signature of Presenter

*M. Nasim Uddin Ahmed*

District SRO - Jamshedpur

Receipt : 129569

Receipt Date : 10-05-2019

Presenter Name: -

PR	₹1
SP	₹1380
LL	₹3
Stamp Duty	₹10

**Total** ₹1394

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	WAJDA TASLEEM	Certificate Number : IN-JH16704453296207R	10
PR	1	1	0	GRAS	MDNASIMUDDINAHMED	GRN Number : 1901126526 DEPT Transaction Id : 26e13b3cb47c3f9021ea Transaction Type :	1
SP	1380	1380	0	GRAS	MDNASIMUDDINAHMED	GRN Number : 1901126526 DEPT Transaction Id : 26e13b3cb47c3f9021ea Transaction Type :	1380
A1	0	0	0				



LL	3	3	0	GRAS	MDNASIMUDDINAHMED	GRN Number : 1901126526 DEPT Transaction Id : 26e13b3cb47c3f9021ea Transaction Type :	3
Sub Total	1385	1394	-9				

Article : Sale Deed Number of Pages : 92

Exemption Fee Rule	Fee Exemption
Female Exemption	91999 /-
Female Exemption	69000 /-

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



**OFFICE OF THE SUB REGISTRAR**

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20190000023647

Deed Type	Sale Deed
Number of Pages	92
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 1380, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1460064/- ,Transaction Amount :- Rs.2300000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Pardih Location :- Other Road, Pardih Property Boundaries :- East: 16'FT WIDE ROAD, West: MOHAMMAD WALI AHMAD, South: 2'FT WIDE ALLEY, North: SHABANA SAYED Volume Number - 103Page Number - 85Holding Number - 0090004799000M0Khata Number - 25Plot Number - 533 Area Of Land :- 5.36 Decimal

Sh./Smt.MD NASIMUDDIN AHMED s/o/d/o/w/o LATE AMINUDDIN AHMAD has presented the document for registration in this office

today dated :- 10-May-2019 Day :- Friday Time :- 14:55:32 PM



MD NASIMUDDIN AHMED(Individual)



Party Name	Document Type	Document Number
MD NASIMUDDIN AHMED	PAN/UID	AATPA9009J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1	<b>MD NASIMUDDIN AHMED</b> <b>Address1 - ANJUMAN COONY KUNKA ROAD RANCHI, Address2 -</b> . . . Jharkhand <b>PAN No.:</b> AATPA9009J, <b>Permission Case No.-</b>	Yes	Naseemuddin Ahmed <b>Address:-</b> M.T. SERMON SCHOOL COMPOUND, BESIDE SHANTINIBAS HOTEL, CENTRAL STREET HINDPIR, . . . Ranchi G.P.O., . . . Ranchi, 834001, . . . Jharkhand, India	<b>SELLER</b> <b>Age:69</b>	 	<i>Naseemuddin Ahmed</i>
2	<b>WAJDA TASLEEM</b> <b>Address1 - FLAT NO B 301 SHALIMAR APARTMENT NEAR CHEPAPUL NEAR PURULIA ROAD MANGO JAMSHEDPUR EAST SINGHBHUM, Address2</b> . . . Jharkhand <b>PAN No.:</b> ATAPT7066N, <b>Permission Case No.-</b>	Yes	Wajda Tasleem <b>Address:-</b> . . . Near Bank Of India, Musabani NO-3, Post- Musabani Thana- Musabani, Musabani, . . . East Singhbhum, 832104, . . . Jharkhand, India	<b>PURCHASER</b> <b>Age:31</b>	 	<i>Wajdatasleem</i>

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>MOHAMMAD ASAD PERWEZ</b> <b>Address1 - 86 MAKHDAMPUR JAMSHEDPUR EAST SINGHBHUM, Address2 -</b> . . . Jharkhand <b>PAN No.:</b>			<i>Muhammad Asad Perwez</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>TABREZ MOHAMMAD</b> <b>Address1 - 133 OLD PURULIA ROAD MANGO JAMSHEDPUR EAST SINGHBHUM, Address2 -</b> . . . Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer



10/5/19

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( MD NASIMUDDIN AHMED), has/have admitted the execution before me. He/ She/ They has / have been identified by (MOHAMMAD ASAD PERWEZ) Son/Daughter/Wife of (MOHAMMAD SAYED) resident of (86 MAKHDAMPUR JAMSHEDPUR EAST SINGHBHUM) and by occupation (Business).

Signature of Registering Officer

Date:- 10-May-2019

Seal and Signature of Registering Officer



10/5/19



Transaction Success! Please Note Your Transaction Id.

OK

Name	MDNASIMUDDINAHMED
Token No	20190000023647
Amount	1384
Transaction ID	26e13b3cb47c3f9021ea
GRN	1901126526
CIN	10002162019051062730
Time	2019-05-10

MD Nasim  
নওদীন আহমেদ



## Pre Registration Docket

Date :- 10-05-2019 01:47 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20190000023647

Appoinment :- 10-May-2019 Time:- 13:5

Article	Sale Deed
Pre Registration Date	06-May-2019
No. Of Pages	46
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 1,384.

Property Id: 84518

Valuation No. : 113897 / 2019	:- 2019-2020	User Id : 3093	Date : 10-May-2019 13:25:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih	
Pardih - Other Road	-		
Volume Number - 103			
Page Number - 85			
Holding Number - 0090004799000M0			
Khata Number - 25			
Plot Number - 533			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
<b>Property Details</b>			
1	Land area	5.36 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.36 x 272400=1460064	₹14,60,064/-
A	Total		₹14,60,064/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,60,100/-
Total Amount in Words : Fourteen Lakhs Sixty Thousands One Hundred Rupees Only.			



Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 16'FT WIDE ROAD, West: MOHAMMAD WALI AHMAD, South: 2'FT WIDE ALLEY, North: SHABANA SAYED
Area	Land area : 5.36 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	1460064
Transaction Amount	2300000

SELLER	-Mr. MD NASIMUDDIN AHMED, Address - ANJUMAN COONY KUNKA ROAD RANCHI- ,Father/Husband Name- LATE AMINUDDIN AHMAD , PAN No.- *****009J,Permission Case No.- , Aadhaar No. *****4105
PURCHASER	-Mrs. WAJDA TASLEEM, Address - FLAT NO B 301 SHALIMAR APARTMENT NEAR CHEPAPUL NEAR PURULIA ROAD MANGO JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name- MOHAMMAD SHAMIM , PAN No.- *****066N,Permission Case No.- , Aadhaar No. *****6566

Witness Information	Mr. TABREZ MOHAMMAD , Address - 133 OLD PURULIA ROAD MANGO JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name- MOHAMMAD ALI
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Identifier Details	Mr. MOHAMMAD ASAD PERWEZ , Address - 86 MAKHDAMPUR JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name- MOHAMMAD SAYED
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Property Id:84518		
<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	92,000

Property Id:84518		
<b>Fee Rule:Sale Deed</b>		
1	PR	1
2	SP	1,380
3	LL	3
4	A1	69,000
<b>Total</b>		<b>70,384</b>

Sr.No.	Exemption Detail	Amount
1	Female Exemption A1	69000
2	Stamp Duty	91999

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.

  
Deed Writer / Advocate

  
Vendee / Claimant

  
Vendor / Executant




Token No.: 20190000023647

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **10-May-2019** by **MD NASIMUDDIN AHMED, S/O, D/O, W/O LATE AMINUDDIN AHMAD** resident of ANJUMAN COONY KUNKA ROAD RANCHI ,,  
This deed was registered as Document No:- **2019/JSR/2053/BK1/1896** in Book No :- **BK1**, Volume No :- 374  
from Page No :- 215 to 306 at, office of **District SRO - Jamshedpur**

Date:- **10-May-2019**

  
Registering Officer