



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b9944629b705c300a234

Receipt Date : 05-Jul-2022 02:40:03 pm

Receipt Amount : 200000/-

Amount In Words : Two Lakh Rupees Only

Token Number : 20220000080458

Office Name : District SRO - Jamshedpur

Document Type : Gift

Payee Name : MAHJABI (Vendee)

GRN Number : 2212002589



:- For Office Use :-

*Vendee
@pur*



2022/JSR/3339/BK1/3108

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद के माध्यम से प्रत्येक प्रत्येक प्रमाण की सेवा करी ली गई है।

Mahjabi

Shamshad Ahmad

Deedy gift
31,74,100

P.S
Mango

Stamp
2,00,000



Shamsahy Ahmad
5/7/2022



2/10
05/07

ATTES TED B
KAUSHAL AGARWAL
ADVOCAT

प्लॉट नंबर 113 प्लॉट नंबर
529 प्लॉट नंबर 52 नंबर 5
नहीं है।
5/7/2022

नियम 21 के अर्धीन प्राणा: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 15, से... के अर्धीन
पयावतु स्टाम्प-सहित (या स्टाम्प-मुक्त
से किमुछ या स्टाम्प-मुक्त करिवाल नहीं)।

जिला अवर निलम्धक

परमपिण्ड वरकोज व लेजाकरी / प्रिन्सपल न्यूनतम मूल्याकन सूची से
जाति के... अर्धीन की गई हैं। जाँचा एवं सही पाया।
छोटानामपुर कारतकारे अधिनियम 1902
की धारा 48(B) के अन्तर्गत नहीं है।
5/7/2022

Fee chye

निबन्धन-पदाधिकारी

DEED OF GIFT

HIS - 63482-0
HR 30
PHO 1-0

THIS DEED OF GIFT is made on this the 5th day of July, 2022 at Jamshedpur; BY:

Mrs. SHAMSHAD AHMAD, Daughter of Wajahad Hussain, wife of Sohaib Ahmad, by faith Muslim, by Caste General, by occupation Household affairs, by Nationality Indian, resident of Old Purulia Road, Mango, P.S. Mango, Jamshedpur, District East Singhbhum within the state of Jharkhand, hereinafter referred to as the "DONOR" (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, legal representatives, nominees and assigns) of the One Part; (UID No. XXXX XXXX 6668, PAN: ADXPA7004N)

दस्तावेज जाँचा
5/7/2022

: 2 :

Shamshad Ahmad
20/2/15

IN FAVOUR OF

Mrs. MAHJABI, Daughter of Wajahad Hussain, wife of Ahmad Parvez, by faith Muslim, by Caste General, by Nationality Indian, by occupation Housewife, resident of E/19, Ashiana Residency Greens, Pardih, Mango, P.S. Mango, Jamshedpur, District East Singhbhum within the state of Jharkhand, Pin: 831012, hereinafter called the **DONEE** (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives nominees and assigns) of the Other Part; (UID No. **XXXX XXXX 7888**, PAN: **DBYPM3858Q**)

NATURE OF DEED: DEED OF GIFT.

WHEREAS, the Donor is the sole, absolute, lawful and bonafide owner of land measuring an area of 4200 Sq.ft., standing on portion of Plot No. 529, under Khata No. 113 situated in Mouza Pardih, Thana No.1641, Survey Ward No.9, M.N.A.C. within P.S. Mango, Jamshedpur, District East Singhbhum, fully described in the schedule below;

AND WHEREAS the Donor purchased the afore mentioned land from its previous owner Tajinder Singh Viridi son of Late Gurbachan Singh Viridi by virtue of Sale Deed No. 1034, dated 29.02.2001, registered at Dist. Sub-registry Office, Jamshedpur on payment of valuable consideration and since purchase she has been in peaceful physical possession over the same without

: 3 :

Shamshad Ahmad
2006/12/15

any interruption from any corner as the absolute owner and got the said land mutated in her own name in the records of Circle Office, Jamshedpur vide Mutation Case No. 436/2015-16, entered in Vol. No. 19 Page No. 74 and accordingly paying rent and obtain receipts thereof, in her own name;

AND WHEREAS the Donee is own sister of the Donor and the Donor out of natural love and affection for the Donee and also making provision for the said Donee, the Donor is desirous to bestow upon the said Donee and grants transfers the aforesaid land, fully described in the schedule below, by way of this Deed of Gift in favour of the Donee and the donee has also accepted the proposal of the donor and agreed to take the schedule below property in gift from the donor.

NOW THIS DEED OF GIFT WITNESSETH:

1. That in consideration of the natural love and affection and in pursuance of the said intention, the Donor does hereby absolutely grants, transfers, convey, delivers the all that property mentioned in the schedule below by way of Gift under this deed TO HAVE AND TO HOLD the same unto the Donee her heirs, successors, without any interruption or obstruction from the side of the Donor or any person/s claiming under her, together with all rights, title, interest which the Donor here before enjoyed in respect of the schedule below property.
2. That the Donor has delivered possession of the schedule below property to the Donee and from this day the Donee alongwith her legal heirs, successors will possess and enjoy the schedule below property.

Shamsud Ahmad
12/15

: 4 :

3. That from this day the Donor ceases to have any right, title, interest over the schedule below property and all the right, title, interest of the Donor in the schedule below property now will be completely vested unto the Donee.
4. That from this day the Donor has no claim or demand, right, over the schedule below property and the Donee will become the absolute owner thereof from this day and shall use the schedule below property according to her desire and requirement.
5. That the Donee shall be entitled to mutate the schedule below property in her own name in the records of Circle Office, Mango, and accordingly shall pay the rent and other charges for the same and to obtain receipts thereof in her own name.
6. That this Deed of Gift is executed by the Donor in favour of the Donee, so that no person or persons/may hereinafter be able to dispute the fact.

SCHEDULE

(Description of the property hereby Gifted)

In the District East Singhbhum, Pergana Dhalbhum, Dist. Sub-registry Office at Jamshedpur, in Mouza Pardih, P.S. Mango, Thana No.1641, Ward No.9, M.N.A.C., under Khata No.113, portion of Plot No. 529, measuring an area of 4200 Sq.ft. i.e. 9.63 Decimals of Homestead land, which is bounded as follows:- Holdings No. - 0090007315000 MO

North : 20'ft. Road;
South : 2'ft. Alley;
East : Mrs. Mahjabi;
West : 16'ft. Road;

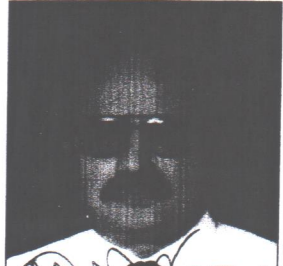
Shamsud Ahmad

Shamshad Ahmad
5/7/2022

: 5 :

IN WITNESS WHEREOF the Donor is executing this Deed in favour of the Donee on this the day, month and year first above written.

Witnesses:



TESTED BY
ATISHA AGARWAL
ADVOCATE
Sohair Ahmed
(Witness)

1. Sohair Ahmed S/o Late A. Z. Hain
R.N.2 White Horn Compound
Gaya (Patna)

Shamshad Ahmad
5/7/2022

SIGNATURE OF DONOR.

2. Arzoo Ahmad.

Daughter of Sohail Ahmad

Flat no 203 Shyam Kishori,
Apartment, Frozer Road.
Patna.

Manjabi 5/7/2022
The Donee is hereby accepted the
above gifted property.

Read over and explained the contents of this Deed to the Executant in Hindi who admitted the same to be true and correct and signed in my presence.

Advocate
5/7/2022



Shamshad Ahmad
cc-1/15
Pawhy paws wags

:6:

NAME OF THE DONEE

Mrs. MAHJABI



ATTESTED
KAUSHAL AGA
ADVOCATE

Mahjabi

Signature and finger prints of left hand of the Donee.

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


Typed by;

or

Jsr. Court.

Advocate
5/2/2022

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADXPA7004N



नाम / NAME
SHAMSHAD AHMAD

पिता का नाम / FATHER'S NAME
WAJAHAT HUSSAIN

जन्म तिथि / DATE OF BIRTH
30-11-1985

हस्ताक्षर / SIGNATURE
Shamsiadh Ahmad

आयकर आयुक्त (सी.ओ.), पटना
 COMMISSIONER OF I-TAX (CO), PATNA

Shamsiadh Ahmad

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त, पटना,
 केन्द्रीय राजस्व भवन,
 बिरचन्द पटेल मार्ग,
 पटना - 800 001.

In case this card is lost/found, kindly inform/return to the issuing authority:
 Commissioner of Income-tax, Patna,
 C.R. Building,
 Birchand Patel Marg,
 Patna - 800-001.



भारत सरकार
GOVERNMENT OF INDIA



शमशाद अहमद
Shamshad Ahmad
जन्म तिथि/ DOB: 30/11/1965
महिला / FEMALE



~~XXXXXXXXXXXX~~ 6668

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

अघाबिनी: सोएब अहमद,
203 श्याम किशोरी आप.,
फ्रेजर रोड, जगत ट्रेड सेंटर के
पीछे, पटना, फुलवारी,
पटना,
बिहार - 800001

Address:

W/O: Sohaib Ahmad, 203
shayam kishori aap., frazer
road, behind jagat trade centre,
patna, Phulwari, Patna,
Bihar - 800001

~~XXXXXXXXXXXX~~ 6668

MEERA AADHAAR, MERI PEHACHAN

Shamshad Ahmad

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 ADXPA7004N

नाम / NAME
 SHAMSHAD AHMAD

पिता का नाम / FATHER'S NAME
 WAJAHAT HUSSAIN

जन्म तिथि / DATE OF BIRTH
 30-11-1965

हस्ताक्षर / SIGNATURE
 Shamsheed Ahmad

आयकर आयुक्त (सी.ओ.) पटना
 COMMISSIONER OF I-TAX (CO), PATNA

Shamsheed Ahmad

इस कार्ड के खो / गिर जाने पर दुरुपयोग करने
 वाले अधिकारी को पकड़ने / सजाय कर दें
 आयकर आयुक्त, पटना,
 केन्द्रीय राजस्व भवन,
 बीरचन्द्र पटेल मार्ग,
 पटना - 800 001.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-tax, Patna,
 C.R. Building,
 Birchand Patel Marg,
 Patna - 800-001.



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1067/59091/00003

To
 महजाबी
 Mahjabi
 W/O: Ahamad Parvez
 E/19 Ashiana residency green mango
 jamshedpur(pardih)
 Jamshedpur
 Mango
 Dhalbhumgarh East Singhbhum
 Jharkhand 831012
 7781846471

19/04/2015

243566004



MP435660044FT



आपका आधार क्रमांक / Your Aadhaar No. :

~~9554 8554~~ 7888

आधार - आम आदमी का अधिकार

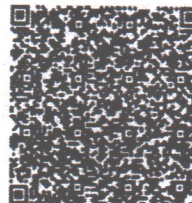


~~भारत सरकार~~
~~Government of India~~



महजाबी
 Mahjabi
 जन्म तिथि / DOB : 20/05/1962
 महिला / Female

Mahjabi



~~9554 8554~~ 7888

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
MAHJABI



भारत सरकार
GOVT. OF INDIA

WAJAHAT HUSSAIN

20/05/1962

Permanent Account Number

DBYPM3858Q

Mahjabi

Signature

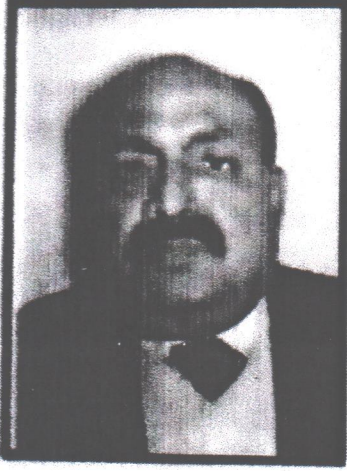


28052016

Mahjabi



भारत सरकार

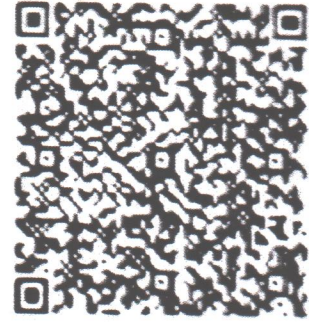


सोहैब अहमद

Sohaib Ahmad

DOB: 22-12-1951

Gender: Male



~~5013 4991~~ 7518

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारतीय विशिष्ट पहचान प्राधिकरण
UNION OF INDIA

Address:

S/O अ न हें, क/ओ अ न हें, रोड नो २
वहिते हाउस कोम्पौंद, मिर्जा ग़ालिब
कॉलेज, गया, गया, गया, बिहार,
823001

S/o A Z Hain, Al Hain, Road No 2
White House Compound, Mirza
Ghalib College, Gaya, Gaya, Gaya,
Bihar, 823001

Sohaib Ahmad



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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



आरजू अहमद
Arzoo Ahmad



जन्म तिथि / DOB: 04/11/1996
महिला / Female



5952

आधार - आम आदमी का अधिकार



पता: आत्मजा: सोहैब अहमद
फ्लैट न 203, श्याम किशोरी
अपार्टमेंट, फ्रेजर रोड
जगत ट्रेड सेंटर के पीछे, फुलवारी
पटना जी.पी, पटना, बिहार, 800001

Address: D/O: Sohaib
Ahmad, Flat no 203, shyam
kishori apartment, frazer
road, behind Jagat trade
center, Phulwari, Patna,
Patna G.p, Bihar, 800001

5952

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Arzoo Ahmad,



नाम अविष्कृत भेल जमशेदपुर
 वाडे संख्या 9
 खण्ड संख्या 4
 राजस्व भागा खण्ड नं. 3
जिला सिंहभूम
 पैमाना - से.मी. 25000 वा.म. 1:12500
 वर्ष 1970-71 ई.

प्रसिद्ध खण्ड भूखण्ड नं. 702
 जमशेदपुर जिला
 राजस्व भागा खण्ड नं. 3
 खण्ड नं. 4
 खण्ड नं. 5
 खण्ड नं. 8
 खण्ड नं. 10



Shamshad Ahmed

1516241-9-5/1934-1109060

Sch XIVF No. 180V

शारदापुर संसकार
राजस्व एवं भूमि सुधार विभाग
लखनऊ रसीद

V

जिला का नाम **Faridkot**
अनुपठल का नाम **Faridkot**
अंचल का नाम **Faridkot**
गाँव का नाम **Shahpur**
शाना का शाना नम्बर **115/91**

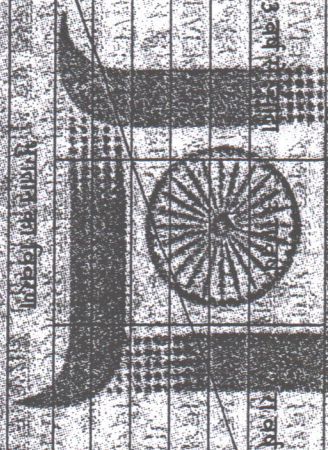
रसीद क्रमांक **JH A010533**
रजत का नाम **M/S SHAMSHAD AHMED**
जमीन का नाम **Shahpur Akhwar**
जमावत का नम्बर **115/91**

खसत सख्या **527/91**

कवा (एकड़ में) **62.00**

जमत की सालाना मूल्य का विवरण (बकाया एवं कर्जा) चारु वर्ष का

वर्ष	मूल्य	वर्ष	वर्ष	वर्ष	वर्ष
15-16	189.00	16-17	189.00	17-18	189.00
18-19	189.00	19-20	189.00	20-21	189.00
21-22	189.00	22-23	189.00	23-24	189.00
24-25	189.00	25-26	189.00	26-27	189.00



1. कुल योग रसीद का नम्बर **115/91**
2. नाम अलकाली **शारदापुर**
3. फल वकाला **शारदापुर**

जिला मजिस्ट्रेट का दफतरी अलकाली नम्बर **115/91**
राजस्व एवं भूमि सुधार विभाग, लखनऊ

Shamshad Ahmed

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 District : East Singhbhum
 Name of State : Jharkhand

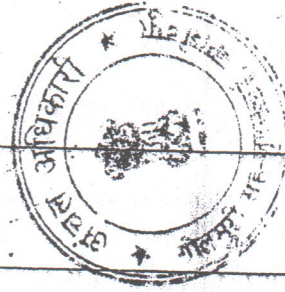
Sub Division : Dhalbhum

Circle/Ancchal : Jamshedpur

Haika : IX

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 Haikas Register by the karmachari	Remarks						
1	2	3	4	5	6	7	8	9	10						
	436 2015-16	मानगो अधिसूचित क्षेत्र	घाटशिला वार्ड नं०-9	113 7-27	अंचल अधिकारी जमशेदपुर 14.07.2015	निबंधित बिक्री केवाला संख्या 1034 दिनांक 23.02.2001	पूर्व जमाबंदी रेयत - गुरुबचन सिंह, पिता धन्ना सिंह <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>खाता</td> <td>प्लॉट</td> <td>रकबा</td> </tr> <tr> <td>113</td> <td>529</td> <td>4200 वर्गफीट</td> </tr> </table> वार्षिक लगान 96.00 (छियानवे) रुषये अलावे सेस के साथ MRS. SHAMSHAD AHMAD, Wife of Sohaib Ahmad, सा०-मानगो, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।	खाता	प्लॉट	रकबा	113	529	4200 वर्गफीट		
खाता	प्लॉट	रकबा													
113	529	4200 वर्गफीट													

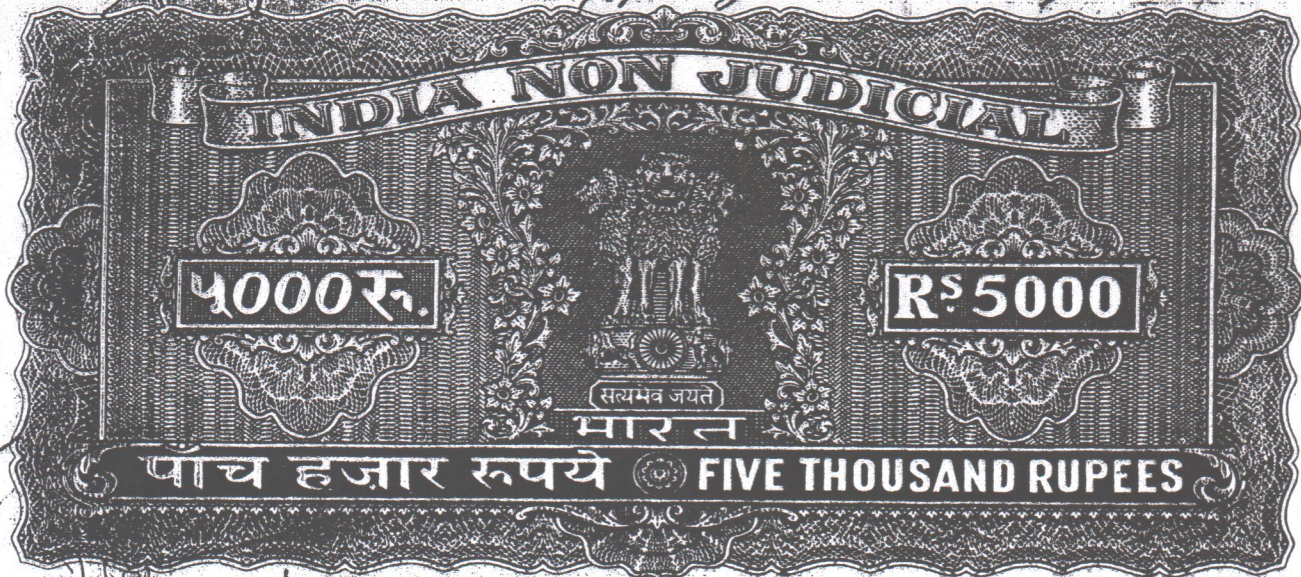


Forwarded to the karmachari, Haika No. IX
श्री राजकुमार प्रसाद

For Information and necessary action

Woj
15/7/15
Anchal Adhikari,
Jamshedpur
(10)

992611/2008 Sale U/- 71,000/- → 9028/ 5000Rs.



14 ✓
value of
C.C. (57) in connected
C. 201/21/2001
464

Rs. 59800
Rs. 142000
7500.00

526-529
W-31
25.02.2001
Tajinder Singh Viridi

SALE DEED.

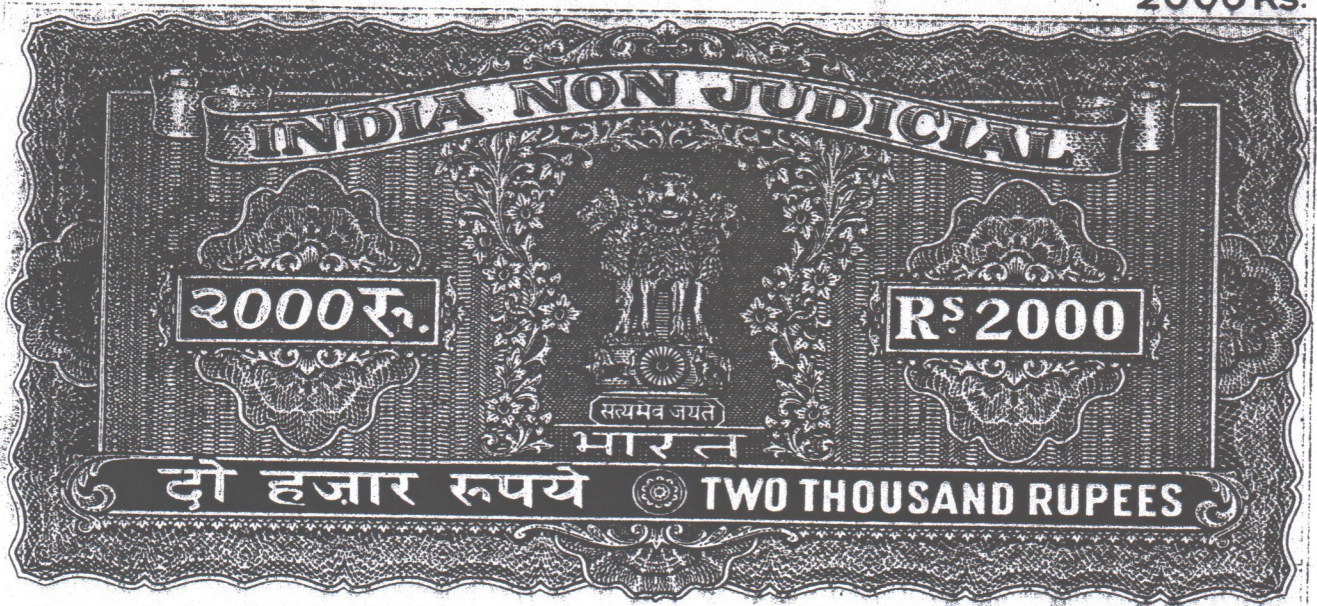
23/2/2001
Faisal
A/D 142000
N @ 2700
P. Fay 974
145044

VENDOR : TAJINDER SINGH VIRDI, son of Late Gurbachan Singh Virdi, by faith Sikh, by occupation business, resident of 69, Pennar Road, Sakchi, P.S. Sakchi, town Jamshedpur, District Singhbhum east, duly constituted attorney for—
1) Sumitra Devi, wife of Late Gurbachan Singh Virdi, 2) Surinder Singh Virdi, son of Late Gurbachan Singh Virdi, both by faith Sikh, by nationality Indian, by occupation No.1 house-wife, and No.2 by occupation business, resident of 69, Pennar Road, Sakchi, P.S. Sakchi, town Jamshedpur, District Singhbhum east, vide General power of Attorney No.IV-14 dated 7.1.98 registered at District Sub-Registry office at Jamshedpur.

23/2/2001

Shamshad Ahmad

2000 Rs.



Gunder Singh Vidi
23.02.2001

✓ 2 //
PURCHASER : MRS. SHAMSHAD AHMAD, wife of Sohaib Ahmad, by faith Muslim, by occupation housewife, by nationality Indian, resident of old Purulia Road, Mango, P.S. Mango, town Jamshedpur, District Singhbhum east.

NATURE OF DEED : SALE DEED.

CONSIDERATION MONEY : Rs. 71,000/- (Rupees seventy one thousand) only.

SCHEDULE.

(Description of the land hereby sold)

District Singhbhum east, District Sub-Registry Office at Jamshedpur, in mouza Pardihi, P.S. Mango, thana no. 1641, ward No. 9, M.N.A.C. under Khata No. 113, portion of Plot No. 529, measuring area : 4200 sq. ft. i.e. 5.83 katha of raiyati agricultural land i.e. North side : 60' ft, South side : 58' ft, East and West side : 70' ft which is bounded by :

North : 20' ft Road,

Shamshad Ahmad

100Rs.



Shamshad Ahmad
23.02.2001

// 3 //

South : 2' ft Alley, East : Nil,

West : 16' ft Road,

Annual rent : Rs.7/- only payable to the landlord the State of Jharkhand through the C.O. Jamshedpur.

Know all men by these presents that the vendor is the absolute owner of the above schedule land and whereas the above schedule land has been recorded in the name of the vendor and he has been in peaceful possession over the same without any interruption from any body ;

And whereas being in urgent need of money the vendor has agreed with the purchaser for absolute sale of the above schedule land at a total consideration of Rs.71,000/- (Rupees seventy one thousand) only and whereas the purchaser has agreed to purchase the same.

Shamshad Ahmad

P/4

100Rs.



// 4 //

Shamshad Ahmad
28.02.2001

NOW THIS DEED OF SALE WITNESSETH :-

That in consideration of the said sum of Rs.71,000/- (Rupees seventy one thousand) only paid by the purchaser to the vendor, the receipt of which is hereby admitted and acknowledged as full, final and highest market price of the above schedule land, the vendor does hereby sell, convey, transfer, deliver the all that land mentioned in this deed in favour of the purchaser by this deed of sale.

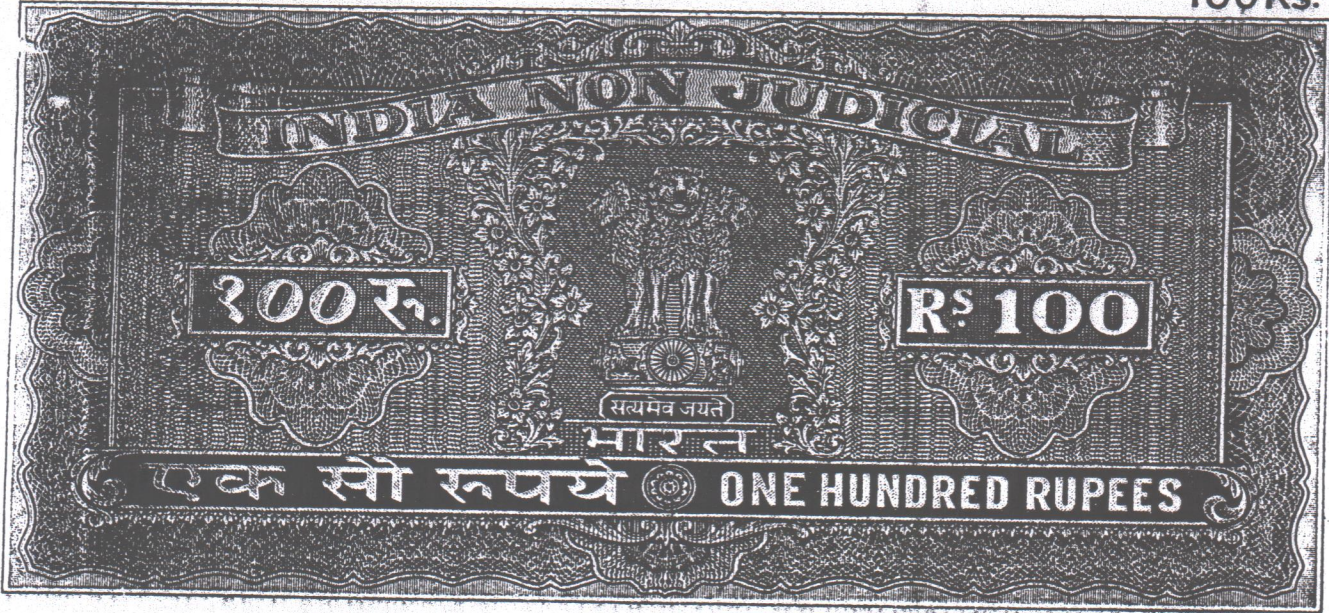
That the vendor has delivered possession of the above schedule land to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner she likes and the purchaser shall be at liberty to have her name mutated in the office of the landlord and pay rent for the same in her own name.

That from this day the vendor shall cease to have any right, title and interest of the

Shamshad Ahmad

p/5

100Rs.



Aminder Singh Kishi
25.02.2001

// 5 //

above schedule land and all the right, title and interest of the above schedule land now will be vested to the purchaser. The land hereby conveyed by this deed of sale is free from all encumbrances, liens or charges.

That the vendor has not charged or transferred the above schedule land in any way to any one else prior to this date if for any defect of title or possession the purchaser suffers any loss then the vendor will be liable to compensate the same.

The terms vendor and purchaser used in this deed will mean and include their heirs and successors etc. unless the same are repugnant to the context.

Shamshad Ahmad

R/6

100Rs.



Shamshad Ahmad
23.02.2001

// 6 //

IN WITNESS WHEREOF the vendor is executing this deed of sale on 23/2/2001 at Jamshedpur.

Read over and explained the contents of this deed to the executant in Hindi who admits the same to be true and correct.

Sopur deudt - 23/2/2001

WITNESSES :-

1. *Sopur deudt*
23/2/2001

2. *A. A. Ahmad*
23/2/2001

Typed by: *R. C. Ahmad*

Note : The original sale deed and duplicate copy are true and exact typed copy each and other the words contain 940.

23/2

Shamshad Ahmad

Transaction Success! Please Note Your Transaction Id.

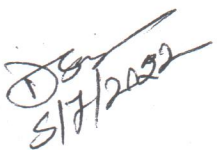
OK

Name	Mahjabi
Token No / Depositor ID	20220000080458
Amount	64536
Transaction ID	b05d6c27b2856aaa8344
GRN	2212002716
CIN	10002162022070511275
Time	2022-07-05 14:43:27

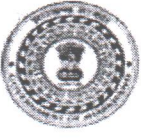
Shamshad Ahmad

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-	✓	
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	


 5/7/2022

5/7/



Document Registration Summary 1

Date :-05-Jul-2022

- Government/Market Value: ₹3174100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹200000 /-

Receipt : 673173

Receipt Date : 05-07-2022

Presenter Name: -

On Date 05-07-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter

Shamshad Ahmad

District SRO - Jamshedpur

PR	₹1
SP	₹1050
LL	₹3
A15	₹63482
Stamp Duty	₹200000

Total ₹264536

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	199969	200000	-31	GRAS	Mahjabi	GRN Number : 2212002589 DEPT Transaction Id : b9944629b705c300a234 Transaction Type :	200000
PR	1	1	0	GRAS	Mahjabi	GRN Number : 2212002716 DEPT Transaction Id : b05d6c27b2856aaa8344 Transaction Type :	1
SP	1050	1050	0	GRAS	Mahjabi	GRN Number : 2212002716 DEPT Transaction Id : b05d6c27b2856aaa8344 Transaction Type :	1050

A15	63482	63482	0	GRAS	Mahjabi	GRN Number : 2212002716 DEPT Transaction Id : b05d6c27b2856aaa8344 Transaction Type :	63482
LL	3	3	0	GRAS	Mahjabi	GRN Number : 2212002716 DEPT Transaction Id : b05d6c27b2856aaa8344 Transaction Type :	3
Sub Total	264505	264536	-31				

Article : Gift Number of Pages : 70


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 :- 20220000080458

Deed Type	Gift
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 199969, PR :- Rs. 1, SP :- Rs. 1050, A15 :- Rs. 63482, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3174087/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Pardih Location :- Other Road, Pardih Word No9 Property Boundaries :- East: MRS MAHJABI, West: 16'FT ROAD, South: 2'FT ALLEY, North: 20'FT ROAD Volume Number - 19Page Number - 74Khata Number - 113Plot Number - 529Holding Number - 0090007315000M0 Area Of Land :- 9.63 Decimal

Sh./Smt. SHAMSHAD AHMAD s/o/d/o/w/o WAJAHAD HUSAIN has presented the document for registration in this office



today dated :- 05-Jul-2022 Day :- Tuesday Time :- 17:48:13 PM





SHAMSHAD AHMAD(Individual)

Party Name	Document Type	Document Number
SHAMSHAD AHMAD	PAN/UID	ADXPA7004N

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHAMSHAD AHMAD Address1 - OLD PURULIA ROAD, MANGO, P.S- MANGO, JAMHEDPUR, Address2 - , , , Jharkhand PAN No.: ADXPA7004N, Permission Case No.-	Yes	Shamshad Ahmad Address:- 203, SHYAM KISHORY APARTMENT, , FRASER ROAD, , Patna G.p.o., , Patna, 800001, , Bihar, India		DONER Age:56			Shamshad Ahmad

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	MAHJABI Address1 - E/19, ASHIANA RESIDENCY GREENS, PARDIH, MANGO, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: DBYPM3858Q, Permission Case No.-	Yes	Mahjabi Address:- E/19, , Ashiana residency green mango, jamshedpur(pardih), Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India		DONEE Age:60			<i>Mahjabi</i>

Identification:

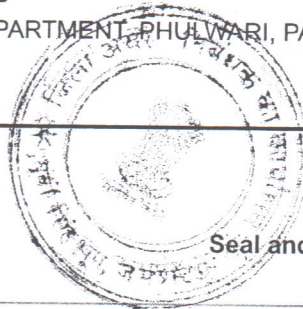
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SOHAIB AHMAD S/o-D/o A Z HAIN Address1 - AL HAIN, ROAD NO-2, WHITE HOUSE COMPOUND, MIRZA GHALIB COLLEGE, GAYA, Address2 - , , , Jharkhand PAN No.:			<i>Sohaib Ahmad</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ARZOO AHMAD Address1 - FLAT NO-203, SHYAM KISHORI APARTMENT, PHULWARI, PATNA, Address2 - , , , Jharkhand			

Arzoo
Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SHAMSHAD AHMAD**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SOHAIB AHMAD**) Son/Daughter/Wife of (**A Z HAIN**) resident of (**AL HAIN, ROAD NO-2, WHITE HOUSE COMPOUND, MIRZA GHALIB COLLEGE, GAYA**) and by occupation (**Business**).



Arzoo
Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 05-Jul-2022

भूमि संबंधित प्रतिवेदन

पत्रांक:- 695

दिनांक:- 5/7/22

आवेदक/आवेदिका का नाम:- शमशाद अहमद पति - सोहेब अहमद

पिता/पति का नाम:- सोहेब अहमद


पता:- ग्राम:- मानगो पो:- मानगो थाना:- मानगो

जिला:- पूर्वी सिंहभूम, जमशेदपुर

पंजी के आधार पर भूमि का विवरण निम्न हैं:-

ग्राम का नाम	थाना सं०	खाता सं०	प्लॉट सं०	रकबा	भूमि का प्रकार	रजिस्टर II/खतियान से संबंधित प्रतिवेदन
अ.शौ. मानगो	वार्ड सं० - 9	113	529	4200 का.प्रॉट या 9.64 डो -	दोन	मौजा. अ.शौ. मानगो वार्ड सं० - 9 खाता सं० 113 प्लॉट सं० - 529 रकबा 4200 का.प्रॉट अधीन 9.64 डो का.प्रॉट पंजी में शमशाद अहमद पति सोहेब अहमद [MRS. SHAMSHAD AHMAD W/O - SOHAB AHMAD] के नाम पर पंजी में 6 मोलुम सं० 8 प्लॉट सं० - 6 से दण्ड ह0कर्म0 अंचल निरीक्षक हल्का सं०.....मानगो।

जिला अवर निबंधन पदाधिकारी, पूर्वी सिंहभूम को सूचनार्थ एवं जांचोपरान्त नियमानुसार अग्रेतर कार्रवाई हेतु प्रेषित।


अंचल अधिकारी
मानगो।
अंचल अधिकारी
मानगो

email- comangosr@gmail.com, Date- 05-07-2022

Shou... 1... 4...

MANGO NAGAR NIGAM

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 729402050722040829

Date : 05-07-2022

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री SHAMSHAD AHMAD W/O SOHAIB AHMAD,
मोहल्ला NH COLONY BACK SIDE OF IQRA MASZID MANGO JSR JAMSHEDPUR
EAST SINGHBHUM , 831018
7781846471

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं - 0090007315000M0 वार्ड सं 9 हुआ है, आपके स्व निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	292.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		292.00



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

Shamshad Ahmad



Pre Registration Docket

Date :- 05-07-2022 05:51 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20220000080458

Appoinment :- 05-Jul-2022 Time:- 15:0

Article	Gift
Pre Registration Date	05-Jul-2022
No. Of Pages	35
Stamp Duty	199969
Paid Stamp Duty	0
Total Fees	₹ 64,536.

Property Id: **768372**

Valuation No. : 1035065 / 2022	:- 2022-2023	User Id : 94	Date : 05-July-2022 17:38:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih	
Pardih Word No9 - Other Road	-		
Volume Number - 19			
Page Number - 74			
Khata Number - 113			
Plot Number - 529			
Holding Number - 0090007315000M0			

Valuation Rule : Residential Land

Property Details

1	Land area	9.63 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.63 x 329604=3174086.52	₹31,74,087/-
A	Total		₹31,74,087/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹31,74,100/-

Total Amount in Words : Thirty One Lakhs Seventy Four Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: MRS MAHJABI, West: 16'FT ROAD, South: 2'FT ALLEY, North: 20'FT ROAD
Area	Land area : 9.63 Decimal
Other Description of the Property	Pin Code - 831012

Government/Market Value	3174086.52
Transaction Amount	-

DONEE	-Mrs. MAHJABI, Address - E/19, ASHIANA RESIDENCY GREENS, PARDIH, MANGO, JAMSHEDPUR- , Father/Husband Name WAJAHAD HUSSAIN , PAN No.- *****858Q, Permission Case No.- , Aadhaar No. *****7888
DONER	-Mrs. SHAMSHAD AHMAD, Address - OLD PURULIA ROAD, MANGO, P.S-MANGO, JAMHEDPUR- , Father/Husband Name WAJAHAD HUSAIN , PAN No.- *****004N, Permission Case No.- , Aadhaar No. *****6668

Witness Information	Miss. ARZOO AHMAD , Address - FLAT NO-203, SHYAM KISHORI APARTMENT, PHULWARI, PATNA-, Father/Husband Name-SOHAIB AHMAD
---------------------	---

Identifier Details	Mr. SOHAIB AHMAD , Address - AL HAIN, ROAD NO-2, WHITE HOUSE COMPOUND, MIRZA GHALIB COLLEGE, GAYA-, Father/Husband Name-A Z HAIN
--------------------	---


Fee Rule:Gift Deed		
1	Stamp Duty	1,99,969

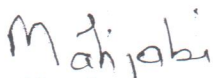
1	SP	1,050
Total		1,050

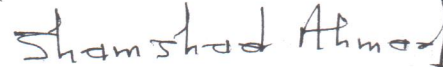
Fee Rule:Gift Deed		
1	LL	3
2	PR	1
3	A15	63,482
Total		63,486

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.: 20220000080458

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Gift** was presented before the registering officer on date **05-Jul-2022** by **SHAMSHAD AHMAD, S/O,**
D/O, W/O **WAJAHAD HUSAIN** resident of OLD PURULIA ROAD, MANGO, P.S-MANGO, JAMHEDPUR .
This deed was registered as Document No:- **2022/JSR/3339/BK1/3108** in Book No :- **BK1,** Volume No :- 555
from Page No :- 225 to 294 at, office of **District SRO - Jamshedpur**

Date:- **05-Jul-2022**


Registering Officer