



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7ae5227f4a73f88a7744

Receipt Date : 17-Nov-2022 10:47:32 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000135322

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : SHINE TRADERS REP BY MAHTAB ALAM (Vendee)

GRN Number : 2214330072

Aya Begum



:- For Office Use :-

Defaced
@am



2022/JSR/5680/BK4/380

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 दूसरे 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 पूर्व में

जिला प्रकार का सेवा नहीं ली जायेगी।

Mahtab Alam 17/11/22

G.P.A.

P.S.
Mango.

Stamp
100/-



Ayaz Begum



किसम २१ के अधीन सादा: भारतीय टाया-अधिनियम
इंडियन स्टाम्प ऐक्ट, १९९९ की अनुसूची
१ या १क, से ४८, d के अधीन
बधावत स्वाग-...-शुल्क
के विमुख या स्वाग-...-अधिनियम १९०६

खाता नम्बर... 1055,
प्लोट नम्बर ८०९,
देय प्रतिबन्धित सूची में दर्ज नहीं है।

जिला अतर निबन्धक

उपस्थापित दस्तावेज में होखकारी / प्रिंसपल
जाति के समाप्त अंकित की गई है।
छोटानागपुर काश्तकारी अधिनियम १९०६
की धारा ४६(B) के अन्तर्गत नहीं है।

निबन्धक-प्रदायकारी
17/11/22

17/11/22

17/11/22

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT, I, AYAZ BEGUM, (UIDAI No XXXX XXXX 6595) wife of SARDAR AHMAD, By Category General, By Religion Islam (Muslim), By Nationality Indian, By Occupation Housewife, Resident of House No 25, Road No 10 B, Near Eidgah Maidan, Azadnagar, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, do hereby Nominate, Constitute and Appoint: "SHINE TRADERS", (Proprietorship Firm) having its Office at House No 45, Road No 01, Azadnagar, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand, represented by its Proprietor namely: MAHTAB ALAM, s/o Abdul Matin, (UIDAI No XXXX XXXX 7363) By Faith Muslim, By Category General (AS per CNT Act), By Nationality Indian, By Occupation Business, Resident of House No 45, Road No 01, Azadnagar, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, Pin 832110, District East Singhbhum, State Jharkhand, to be my lawful constituted attorney in my name and on my behalf to do all or any of the following acts, deeds and things, as mentioned below.

for chargeable

E(ii)-10,000-00

17/11/22
दस्तावेज जाँचा

Ayaz Begum

WITNESSETH AS FOLLOWS:

WHEREAS, the Principal i.e. Ayaz Begum, has purchased the schedule below property from its previous owner: Ghulam Nazimuddin, s/o Late Habibur Rahman, R/o Road No 13, Azadnagar, Mango, Jamshedpur, by virtue of registered Sale Deed No 5701, Dt: 19.11.2001, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, she, has then got her name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 904 / 2016 – 2016 (Vol No 5 & Page No 77), and from then onwards she is in peaceful physical possession over the said property, without any interruption from any person or corner, thereby exercising all her right, title and interest over the same, being its lawful, absolute and bonafide owner.

AND WHEREAS, the Principal is desirous of constructing one multi storied building over the said land, but, due to lack of knowledge in the construction business, she has decided to offload the work to the Attorney, and the Principal entered into one registered Development Agreement with the Attorney today on certain terms and conditions more clearly mentioned in the said indenture, and she is empowering the attorney for the purpose to complete the following acts, deeds and things as mentioned in this power of attorney.

NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. To look after, manage, conduct and maintain and construct multi storied building over the schedule below landed property or any part thereof and to protect and defend her legal interest thereto till its transfer and disposal of to the intending buyer/s pertaining to the respective share/s of the parties.

Page 3 of 3

2. To appear in all Courts, Offices and in any other Offices of the Government or Semi Government or any Local Authority thereof related to the said property, and represent me before the Office of D.C. / Anchal Adhikari (C.O), L.R.D.C. / J.S.E.B. / M.N.A.C., Tata Steel / JUSCO, Police Station, Fire Department, Pollution Control Office, Income Tax Office / Department, Bank or Financial Institution and / or any other Competent / Municipal or Registering Authority.
3. To sign, execute, swear, and deliver any paper application, petition, form, objection, or no objection, agreement, document, affidavit, indemnity, plan and plans, structural drawings, acknowledgement, vakalatnamas, notice, and all the required papers etc., and to submit the same before any such Court or Office.
4. To enter into agreements with the various intending buyer/s on such terms and conditions as our attorney thinks fits and proper, and the attorney can receive money from the buyer/s, but, attorney can keep its share of 57% and will hand-over the physical possession of 43% share to the Principal / Land Owner.
5. To take all steps to safeguard its interest thereto and to file any suit or case and/or to defend any suit or case and to appoint advocate, and legal representative and to verify, sign and submit any paper, show - cause, other papers etc., and to place the same before any such government office or department.
6. To enter in any other documents under conveyance and/or to execute any paper, affidavit, or document etc., to and in favour of such buyer/s and to get such document/s registered in proper court of law.
7. To contest and/or compound and/or compromise any suit or case with the opposite party for the schedule below property, and / or any part thereof on such terms as my attorney may think fit and proper.

Amrit Singh

8. To apply and obtain certified copy of the order, decree, or judgment passed by any court or office for record and reference and/or to refer the same for higher arbitration or appeal against order of the lower court or office.
9. To sign and execute the deed of transfer by way of sale or any other documents under conveyance, mortgage, sale or lease or any other forms etc., with respect to the schedule below property as described in the schedule hereunder written or any part thereof in favour of various intending buyer/s, and to present such deed or deeds for registration and execution, before the registering authority and to admit its execution for the same, and on my behalf and to do all necessary acts, deeds, and things for completing the registration process thereof and to endorse the registration receipt/s.
10. Generally to do all acts, deeds, and things for all intents, and matters / purposes as stated herein this General Power of Attorney.
11. Be it expressly states that this General Power of Attorney does not create, constitute or assume any kind of right, title or interest over the said property to the attorney by the Executant, however, the Executant / Principal executing this General Power of Attorney on the basis of the Development Agreement registered today and the attorney is fully competent to sell his share of 57% to any intending buyer/s as his needs and requirements.

SCHEDULE

All that piece and parcel of homestead land measuring an area 0 - 5 - 0 Kathas (Five Kathas) i.e. 8.25 Decimals, being in Portion of New Plot No 808, recorded under New Khata No 1055, Situated in Mouza Pardih, Thana No 1641, within Ward No 8 (M.N.A.C.), Block & P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, Sub Division Dhalbhum, State Jharkhand. (New Holding No.0080001013000M0)

Amaz Begum

<u>SIDE</u>	<u>Measurement</u>	<u>Boundary</u>
North :	74'ft	Portion of Plot No 808
South :	74'ft	Plot No 718
East :	49'ft 6"inch	Plot No 809
West :	49'ft 6"inch	Road

The annual rent payable to the landlord i.e. the State of Jharkhand, through Circle Officer, Mango.

In witnesses whereof the Executants / Principals has hereunto set and subscribed their hands on this general power of attorney, today at Jamshedpur.

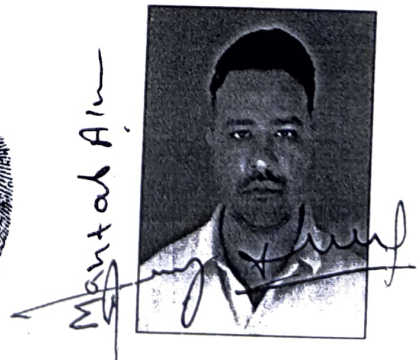
Read over and explained the contents of this General Power of Attorney to the parties by me, who found it to be true and correct: *A. Mandal*

WITNESSES:

1. SHARIOVE NAZIR S/O NAZIR AHMAD
Road No 7/110 No 4 near Ideal Garden Azad Nagar
Mango J.K.
2. JAMSHED KHAN S/O. EHAMUDDA KHAN - MANGLO I.S.R.

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

ATTORNEY




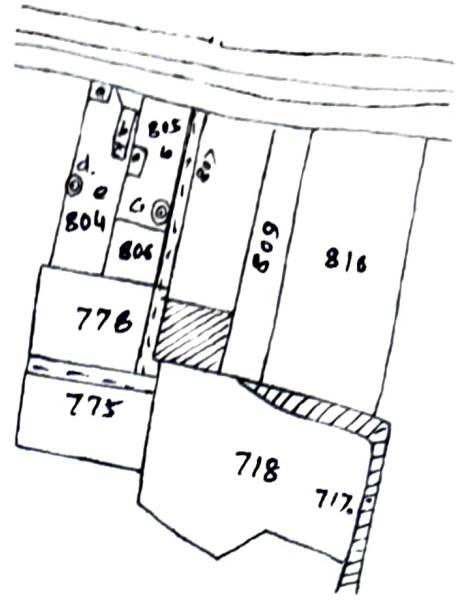
Certificate:

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

AVINASH MANDAL agt
Enrollment No.-14/2010
(Advocate Jor. Court)

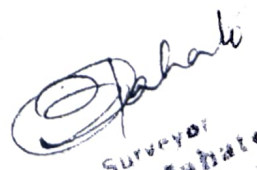
N
S

M. N. A. C. JAMSHEDPUR
 Ward No- 8,
 Sheet No- 3
 Thana- Mango
 Thana No- 1641
 Year of:- 1970-71
 Scale of:- 1cm = 20m.
 Land Mark on- 



Khata No	Plot No	Area	Side of:	Bounded by:-
1055	808	5 Katha = 8.25 Dec.	N-74'-0" S-73'-6" E-48'-6" W-49'-3"	N- Portion of plot No- 808 S- Plot No- 718 E- Plot No- 809 W- Road.

Purchaser:- AYAZ BEGUM
 W/o:- Sardar Ahmad.
 Add:- H. No- 25, Road No- 10B, Near Eidgah
 Maidan, P.O- A 2nd Nagar, Mango, (J.S.R.)


 Surveyor
 B. C. Mahato
 (Mango JSR)
 Regd. No 04F/15/2011

Ayaz Begum

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

District : East Singhbhum

Sub Division : Dhalbhum

Circle/Anchal : Jamshedpur

Halka : IX

Name of State : Jharkhand

Tauzi Number :

Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with which mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchanges affected by Mutation	Date of Correction of the Halkas Register by the karmachari	Remarks						
1	2	3	4	5	6	7	8	9	10						
	904 2015-16	मानगो अधिसूचित क्षेत्र	घाटशिला वार्ड नं०-8	1055 4-617	अंचल अधिकारी जमशेदपुर 27.10.2015	निबंधित बिक्री केवाला संख्या 5701 दिनांक 19.11.2001	पूर्व जमाबंदी रैयत - मो. गुलाम नजीमउद्दीन, पिता हबीबुर रहमान <table border="1" data-bbox="562 388 637 840"> <tr> <td>खाता</td> <td>प्लॉट</td> <td>रकवा</td> </tr> <tr> <td>1055</td> <td>808</td> <td>0.05.0 कट्टा</td> </tr> </table> वार्षिक लगान 83.00 (तिरस्की) रूपये अलावे सेस के साथ AYAZ BEGUM, Wife of Sardar Ahmed, सा०-मानगो, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।	खाता	प्लॉट	रकवा	1055	808	0.05.0 कट्टा		
खाता	प्लॉट	रकवा													
1055	808	0.05.0 कट्टा													

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

For Information and necessary action

Anchal Adhikari.
Jamshedpur



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

महेन्द्र नाथ महन्ती, ऋषिकेश महन्ती, पिता-रातुल चन्द्र महन्ती चार अंश समान व गोविन्द चन्द्र महन्ती, पिता-श्री नाथ चन्द्र महन्ती दो अंश व गोविन्द चन्द्र महन्ती, आशुतोष महन्ती, पिता-श्री नाथ चन्द्र महन्ती एक अंश व नारायण चन्द्र महन्ती, रंजित चन्द्र महन्ती, पिता-यादव चन्द्र महन्ती एक अंश समान व महेन्द्र नाथ महन्ती, ऋषिकेश महन्ती, पिता-रातुल चन्द्र महन्ती चार अंश समान व गोविन्द चन्द्र महन्ती, पिता-श्री नाथ चन्द्र महन्ती दो अंश व गोविन्द चन्द्र महन्ती, आशुतोष महन्ती, पिता-श्री नाथ चन्द्र महन्ती एक अंश व नारायण चन्द्र महन्ती, रंजित चन्द्र महन्ती, पिता-यादव चन्द्र महन्ती एक अंश समान व महेन्द्र नाथ महन्ती, ऋषिकेश महन्ती, पिता-रातुल चन्द्र महन्ती चार अंश समान व गोविन्द चन्द्र महन्ती, पिता-श्री नाथ चन्द्र महन्ती दो अंश व गोविन्द चन्द्र महन्ती, आशुतोष महन्ती, पिता-श्री नाथ चन्द्र महन्ती एक अंश व नारायण चन्द्र महन्ती, रंजित चन्द्र महन्ती, पिता-यादव चन्द्र महन्ती एक अंश समान व महेन्द्र नाथ महन्ती, ऋषिकेश महन्ती, पिता-रातुल चन्द्र महन्ती चार अंश समान व

जिला का नाम	पूर्वी सिंहभूम अंचल का नाम	मानगो नाम	हलका का नाम	हल्का-1 नाम	मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	खाता नं. का प्रकार	रैयती का प्रकार
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खेवट नम्बर	खाता नम्बर 1055	थाना का नाम	घाटशिला थाना नम्बर 16421
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)	हेक्टर			रौ (10)	आ (11)	पै (12)	
1055	808	? अज्ञात ? अज्ञात	Xपरती पुरानी सहचार दीवारी 0	0	16 आर		1-3.00 तीन रूपाये अलावे सेस	0	0	0	डीहवाड़ी
खाता मे कुल प्लोट संख्या	1	खाता का कुल मिजान (खतियान के अनुसार)	0	16	खाता का कुल लगान	0	0	0			

यह एक कंप्यूटर 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 अंचलाधिकारी से संपर्क करें।

11/15/2022



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 15, 2022

पंजी II प्रति

भाग वर्तमान	5	पृष्ठ संख्या	77							झारखण्ड			
जिला का नाम	पूर्वी सिंहभूम	अनुपठल नाम	धालभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	इस्टेट का नाम	खाता का प्रकार	रेयती			
मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	होलिंग संख्या	1055/अन्दर	तौजी संख्या	0	धाना नम्बर	16421						
रपाज वेगम . पति-सरदार अहमद													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
1055	808	0 हे 3 अर34 सेमी	B.F.Vol-0.12 (13) Page-45 से घटाकर नामांतरण मुकदमा संख्या 1260/2003-04 को अंचल अधिकारी के आदेशानुसार नाम दर्ज किया गया।						82.5	119.63			
	कुल परिमाण	0 हे 3 अर34 सेमी											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत बाद् सात	रोठ सेस बकाया	रोठ सेस बाद् सात	शिक्षा सेस बकाया	शिक्षा सेस बाद् सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बाद् सात	कृषि सेस बकाया	कृषि सेस बाद् सात

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

MANGO NAGAR NIGAM

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

Memo No. : 774191210922033508

Date : 21-09-2022

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री AYAZ BEGUM W/O SARDAR AHMAD,

मोहल्ला JAWAHAR NAGAR ROAD NO 18 MANGO JAMSHEDPUR JAMSHEDPUR

EAST SINGHBHUM, 832110

8618924706

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0080001013000M0 वार्ड सं० 8 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹० 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	250.00
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)		250.00

Ayaz Begum

To be signed by the Applicant

नोट-

1. कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
2. 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 करें तथा अतिरिक्त गृह कर से रहत पायें।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
5. किसी देय धृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. 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 कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन झरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नंजो 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.

Print



460
19/11/2001
62

29.556000
AS 120000
676000

Ghulam
Nasiruddin
19/11/2001

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 12TH DAY OF NOVEMBER, 2001, AT JAMSHEDPUR, B Y :

Final
AD 120000
NA 2700
Salman 230
24000
123044

19/11/2001 GHULAM NAZIMIDDIN, son of Late Habibur Rahman, by faith Muslim, by occupation business, by nationality Indian, resident of Road No. 13, Azadnagar, P.S. Mango, town Jamshedpur, Dist. Singhbhum East, hereinafter called the SELLER of the ONE PART :

IN FAVOUR OF

AYAZ BEGUM, wife of Sardar Ahmed, by faith Muslim, by occupation house-wife, by nationality Indian, resident of 25, Road No. 10-B, Azadnagar, P.S. Mango, in town Jamshedpur, District Singhbhum East, hereinafter called the PURCHASER of the OTHER PART :

17/11/2001 WHEREAS, the landed property mentioned in the schedule below is owned and possessed by the above named seller which he purchased from Mahendra Nath Mahanty and others through



- : 2 : -

Ghulam
Nizamuddin
19/11/2024

their lawful attorney, Syed Shamim Ahmed Madny, by virtue of a sale deed No. 4509, dated 25.5.82, registered at the office of the Sub-Registrar, Jamshedpur and since then he has been in peaceful physical possession and enjoyment of the same without any interruption from any corner whatsoever.

AND WHEREAS, the seller, being in urgent need of money voluntarily expressed his intent of selling his schedule below property and the purchaser agreed to purchase the same;

NOW THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS :-

1. That the full and final consideration money for the schedule below property has been fixed at Rs.60,000/- (Rupees Sixty thousand) only, between the above named seller and the purchaser.
2. That the purchaser has paid full consideration money of Rs. 60,000/- (Rupees Sixty thousand) only, to day, to the seller and he does hereby admit and acknowledge to have received the above consideration money.



- : 3 : -

Shukla
 N/A / HADDIN
 19/11/2001

3. That the seller, after having received the full consideration money, has delivered physical possession of the schedule below property to the purchaser today.
4. That the seller has ceased his all rights, title, claims and interest in the schedule below property from today and same have vested unto the purchaser and she will hold, possess and enjoy the same as an absolute and exclusive owner for ever quite freely and peacefully without any let or hindrance from any corner.
5. That the seller hereby declares that the schedule below property is free from all encumbrances, lien or charges whatsoever. If, any defect in the title of the seller with respect to the schedule below property, the purchaser is either deprived or dispossessed of whole or part hereof or to put to any loss in any manner, the seller will be fully liable to compensate the purchaser.



- : 4 : -

Chakrabarti
N. Srinivasan
 19/11/2001

6. That the purchaser will get the schedule below property mutated in her name in the office of the C.O., Jamshedpur and all rents and taxes will be paid by her in place of the seller from today.
7. That the expressions, the seller and the purchaser will mean and include their respective legal heirs and successors until and unless repugnant to the context.

SCHEDULE

In the District of Singhbhum East, Pargana Dhalbhum, District Sub-Registry office and town Jamshedpur, in mouza Pardih, P.S. Mango, Thana No. 1641, Ward No. 8, under Old Khata No. 68, New Khata No. 1055, in New Plot No. 808, measuring area North : 74'ft, South : 74'ft, East : 49'ft 6" and West : 49'ft 6", = 5 (five) kathas of ralyati agricultural land, bounded as follows :-

Gulam
Nasiruddin
19/11/2001

- : 5 / : -

North ; Portion of Plot No. 808,

South ; Plot No. 718;

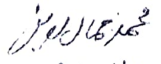
East : Plot No. 809,


West ; R o a d,

Annual Rent ; Re. 0.50 paise only, payable to the landlord, The State of Jharkhand, through the C.O., Jamshedpur.

IN WITNESS WHEREOF the seller has hereunto signed at Jamshedpur, on this the date, month and year first above mentioned.

WITNESSES :

1. 
19.11.2001

2. 
19.11.2001



Ghulam
Hasimuddin
19/11/2001

- : 6 : -

Read over and explained the contents of
this Deed of Sale to the seller who admitted to
be true and correct.

M
Advocate
19.11.2001

CERTIFICATE : Certified that the original and
the duplicate deeds are ~~same and exact~~ copies
of each other and each contains 900 words.

M
Advocate
19.11.2001

Typed by :

Amir

Jsr.Court.





भारत सरकार
GOVERNMENT OF INDIA



सं. २२४

२०१०



6595

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
W/O सरदार अहमद, मकान
संख्या-२५, रोड संख्या-१-० बी
आजादनगर, समीप ईदगाह
मैदान, पो- आजादनगर,
जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड, 832110

Address
W/O Sardar Ahmad, House
No-25, Road No-1-0 B
Azadnagar, Near Eidgah
Maidan, PO- Azadnagar,
Jamshedpur, Azadnagar,
Purbi Singhbhum,
Jharkhand, 832110



1947

1947-2017



cidai@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947
Bengaluru - 560 019

Ayaz Begum



भारत सरकार
GOVERNMENT OF INDIA

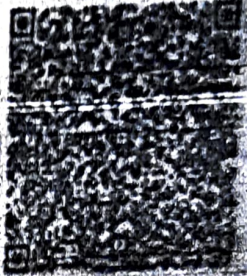


महताब आलम

Mahtab Alam

जन्म तिथि/ DOB: 08/01/1987

पुरुष / MALE



7363

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

S/O: अब्दुल मतीन, मकान
न-45, रोड न-01, जमशेपुर,
आज़ादनगर, पूर्वी सिंहभूम,
झारखण्ड - 832110

S/O: Abdul Main, House No-45,
Road No-01, Jamshedpur,
Azadnagar, East Singhbhum,
Jharkhand - 832110

7363

Aadhaar-Aam Admi ka Adhikar



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

नामांकन क्रम/ Enrolment No.: 0648/00019/19412

To
 शारिक नाज़िर
 Sharique Nazir
 C/O Nazir Ahmad
 House No 4
 Road no 1/C
 Azad Nagar, Mango, Jamshedpur
 Azadnagar
 Azadnagar
 East Singhbhum Jharkhand - 832110
 9939023924

Download Date: 28/04/2018

Generation Date: 12/04/2018

Signature Not Verified
 Digitally signed by
 Sharique Nazir
 DN: cn=Sharique Nazir, o=Government of India, email=Sharique.Nazir@nic.in, c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8349
 VID : 9149 6086 4919 0745

मेरा आधार, मेरी पहचान

- 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.



शारिक नाज़िर
 Sharique Nazir
 जन्म तिथि/DOB: 28/12/1984
 पुरुष/ MALE



8349
 VID : 9149 6086 4919 0745

मेरा आधार, मेरी पहचान



पता:
 C/O नाज़िर अहमद, हाउस नं 4, रोड नं 1/सी, अज़ाद नगर, मंगो, जमशेदपुर, पूर्वी सिंहभूम, भारतखण्ड - 832110

Address:
 C/O Nazir Ahmad, House No 4, Road no 1/C, Azad Nagar, Mango, Jamshedpur, Azadnagar, East Singhbhum, Jharkhand - 832110



8349
 VID : 9149 6086 4919 0745

भारत

भारत

भारत

OK

Transaction Success!

Name	ShineTradersRepByMahtabAlam
Token No / Depositor ID	20220000135322
Amount	10930
Transaction ID	b1b43293cd263b86f388
GRN	2214330171
CIN	1951827883
Time	2022-11-17 10:50:52

Ajaz Begum

Transaction Successful

Name	ShineTradersRepByMahtabAlam
Token No / Depositor ID	20220000135322
Amount	10930
Transaction ID	b1b43293cd263b86f388
GRN	2214330171
CIN	1951827883
Time	2022-11-17 10:50:52

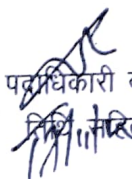
Ayaz Begum



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-॥ 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-॥ 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)	✓	


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पत्राधिकारी का हस्ताक्षर
 तिथि सहित



Document Registration Summary 1

Date : 17-Nov-2022

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

Receipt : 736471

Receipt Date : 17-11-2022

Presenter Name: -

E(III) ₹10000

SP ₹930

Stamp Duty ₹100

On Date 17-11-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter

Aya Z Begum

District SRO - Jamshedpur

Total ₹11030

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	100	-84	GRAS	ShineTradersRepByMahtabAlam	• GRN Number : 2214330072 • DEPT Transaction Id : 7ae5227f4a73f88a7744 • Transaction Type :	100
E(III)	10000	10000	0	GRAS	ShineTradersRepByMahtabAlam	• GRN Number : 2214330171 • DEPT Transaction Id : b1b43293cd263b86f388 • Transaction Type :	10000
SP	930	930	0	GRAS	ShineTradersRepByMahtabAlam	• GRN Number : 2214330171 • DEPT Transaction Id : b1b43293cd263b86f388 • Transaction Type :	930
Sub Total	10946	11030	-84				

Article : Power of Attorney Number of Pages : 62

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



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

Deed Endorsement

Token No :- 20220000135322

Deed Type	Power of Attorney
Number of Pages	62
Fee Details	Stamp Duty :- Rs. 16, E(III) :- Rs. 10000, SP :- Rs. 930,


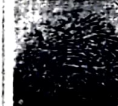


Sh./Smt. **AYEZ BEGUM** s/o/d/o/w/o **SARDAR AHMAD** has presented the document for registration in this office
today dated :- 17-Nov-2022 Day :- Thursday Time :- 14:08:18 PM



AYEZ BEGUM(Individual)

Party Name	Document Type	Document Number
AYEZ BEGUM	PAN/UID	910774156595

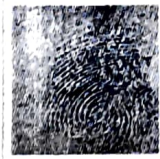
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

1	AYEZ BEGUM Address1 - HOUSE NO.25 ROAD NO.10 B NEAR EIDGAH MAIDAN AZADNAGAR P.O AND P.S AZADNAGRA TOWN MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ayaz Begum Address:- House No- 25, Near Eidgah Maidan, Road No-1-0 B Azadnagar, PO- Azadnagar, Jamshedpur, , Purbi Singhbhum, 832110, , Jharkhand, India		PRINCIPAL Age:70			<i>Ayaz Begum</i>
2	SHINE TRADERS REP BY MAHTAB ALAM Address1 - OFFICE AT 45, ROAD NO.01 AZAD NAGAR P.O AND P.S AZAD NAGAR MANGO TOWN JAMSHEPDUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Mahtab Alam Address:- House No- 45, , Road No-01, Jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India		ATTORNEY Age:35			<i>Mahtab Alam</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

SHARIQUE NAZIR
 S/o-D/o **NAZIR AHMAD**
Address1 - HOUSE NO,4 ROAD NO.1/C AZAD NAGAR MANGO
JAMSHEDPUR, Address2 -
 , , , Jharkhand
PAN No.:



Handwritten signature

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JAMSHED ALAM KHAN Address1 - HOUSE NO.49/B ROAD NO.1 P.O AZAD NAGAR JAMSHEDPUR, Address2 - , , , Jharkhand			

Handwritten signature of Operator

Signature of Operator

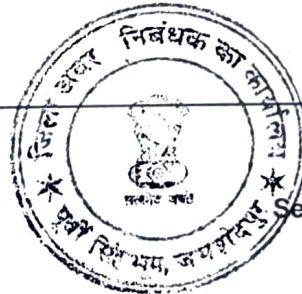


Seal and Signature of Registering Officer

Handwritten signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**AYEZ BEGUM**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHARIQUE NAZIR**) Son/Daughter/Wife of (**NAZIR AHMAD**) resident of (**HOUSE NO,4 ROAD NO.1/C AZAD NAGAR MANGO JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

Handwritten signature of Registering Officer

Date:- 17-Nov-2022

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 17-11-2022 11:21 am

Office Name :- District SRO - Jamshedpur

Token No:- 20220000135322

Appoinment :- 17-Nov-2022 Time:- 12:15

Article	Power of Attorney
Pre Registration Date	16-Nov-2022
No. Of Pages	31
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 10,930.

Property Description	KHATA NO.1055 PLOT NO.808 MOUZA PARDIH HOLDING NO.0080001013000M0 P.S MANGO TOWN JAMSHEDPUR
----------------------	---

PRINCIPAL	-Mrs. AYEZ BEGUM, Address - HOUSE NO.25 ROAD NO.10 B NEAR EIDGAH MAIDAN AZADNAGAR P.O AND P.S AZADNAGRA TOWN MANGO JAMSHEDPUR- ,Father/Husband Name SARDAR AHMAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****6595
ATTORNEY	-Ms. SHINE TRADERS REP BY MAHTAB ALAM, Address - OFFICE AT 45, ROAD NO.01 AZAD NAGAR P.O AND P.S AZAD NAGAR MANGO TOWN JAMSHEPDUR- ,Father/Husband Name ABDUL MATIN , PAN No.- ,Permission Case No.- , Aadhaar No. *****7363

Witness Information	Mr. JAMSHED ALAM KHAN , Address - HOUSE NO.49/B ROAD NO.1 P.O AZAD NAGAR JAMSHEDPUR-, Father/Husband Name- EHASNULLAH KHAN
---------------------	---

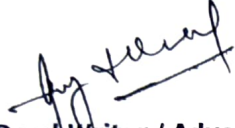
Identifier Details	Mr. SHARIQUE NAZIR , Address - HOUSE NO,4 ROAD NO.1/C AZAD NAGAR MANGO JAMSHEDPUR-, Father/Husband Name- NAZIR AHMAD
--------------------	---

1	Stamp Duty	16
---	------------	----

1	E(III)	10,000
Total		10,000
2	SP	930
Total		930

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

Mantab Ali
Vendee / Claimant

Ayaz Begum
Vendor / Executant



Pre Registration Docket

Date :- 16-11-2022 08:43 pm

Office Name :-
Token No:- 20220000135322

Article	Power of Attorney
Pre Registration Date	16-Nov-2022
No. Of Pages	31
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 10,930.

Property Description	KHATA NO.1055 PLOT NO.808 MOUZA PARDIH HOLDING NO.0080001013000M0 P.S MANGO TOWN JAMSHEDPUR
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PRINCIPAL	-Mrs. AYEZ BEGUM, Address - HOUSE NO.25 ROAD NO.10 B NEAR EIDGAH MAIDAN AZADNAGAR P.O AND P.S AZADNAGRA TOWN MANGO JAMSHEDPUR- ,Father/Husband Name SARDAR AHMAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****6595
ATTORNEY	-Ms. SHINE TRADERS REP BY MAHTAB ALAM, Address - OFFICE AT 45, ROAD NO.01 AZAD NAGAR P.O AND P.S AZAD NAGAR MANGO TOWN JAMSHEDPUR- ,Father/Husband Name ABDUL MATIN , PAN No.- ,Permission Case No.- , Aadhaar No. *****7363

Witness Information	Mr. JAMSHED ALAM KHAN , Address - HOUSE NO.49/B ROAD NO.1 P.O AZAD NAGAR JAMSHEDPUR-, Father/Husband Name- EHASNULLAH KHAN
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Identifier Details	Mr. SHARIQUE NAZIR , Address - HOUSE NO,4 ROAD NO.1/C AZAD NAGAR MANGO JAMSHEDPUR-, Father/Husband Name- NAZIR AHMAD
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1	Stamp Duty	16
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1	E(III)	10,000
Total		10,000
2	SP	930
Total		930


Token No.: 20220000135322

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Power of Attorney** was presented before the registering officer on date **17-Nov-2022** by **AYEZ BEGUM, S/O, D/O, W/O SARDAR AHMAD** resident of HOUSE NO.25 ROAD NO.10 B NEAR EIDGAH MAIDAN AZADNAGAR P.O AND P.S AZADNAGRA TOWN MANGO JAMSHEDPUR ..
This deed was registered as Document No:- **2022/SR/5680/BK4/380** in Book No :- **BK4**, Volume No :- **52** from Page No :- 301 to 362 at, office of **District SRO - Jamsheedpur**

Date:- **17-Nov-2022**


Registering Officer