



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 Begam



-: 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 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 पूर्व में

जिला न्यायाधीश को भेजा गया है।

Mahtab Alam 17/11/22

G.P.H.

P.S.
Mango.

Stamp
100/-



Ayaz Begum



Handwritten signature over the photograph.

किसम 21 के अधीन काया: भारतीय टागप-अधिनियम
इंडियन स्टाम्प ऐक्ट 1899 की अनुसूची
1 या 1क, से 48, d के अधीन
बचावत् स्टाम्प का भुगतान करना आवश्यक-शुल्क
के विपरीत या स्वयंभूत अर्जित नहीं।

Handwritten signature and date 17/11/12.

खाता नम्बर 1055
प्लोट नम्बर 808
देय प्रतिबन्धित सूची में दर्ज नहीं है।

Handwritten signature and date 17/11/12.

जिला अतर निबन्धक

उपस्थापित दस्तावेज में, देख्यकारी / प्रिंसपल
जाति के माहात्य उक्त की गई है।
छोटानागपुर काश्तकारी अधिनियम 1905
की धारा 48(B) के अन्तर्गत नहीं है।

Handwritten signature and date 17/11/12.

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.

Handwritten signature and amount E(ii)-10,000-00

Handwritten signature and date 17/11/12
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.

Ajoy Begam

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.

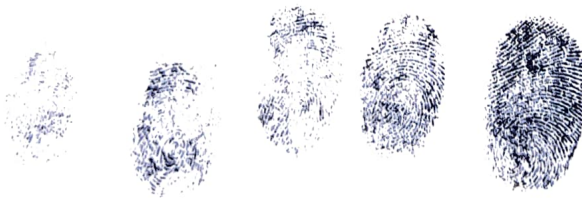
Read over and explained the contents of this General Power of Attorney to the parties by me, who found it to be true and correct: *A. Muly.*

WITNESSES:

1. SHARIOVE NAZIR S/O NAZIR AHMAD
Road NO 7/11/NO 4 near ID bal Garden Azad Nagar
Mango J.K.
2. JAMSHED KHAN S/O. Ekanulla KHAN - MANGO J.S.R.

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

ATTORNEY




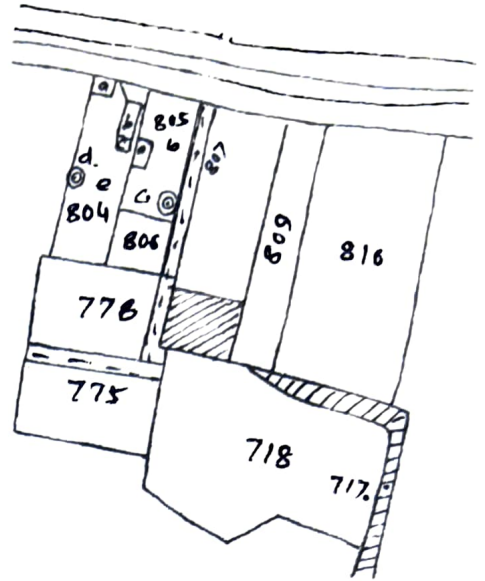
Certificate:

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. Muly.*

Avinash Mandal
AVINASH MANDAL a/g
Enrollment No.-14/2010
(Advocate Jer. 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 J.S.R.)
Regd. No D-15/2011

Ayaz Begum

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

District : East Singhbhum


Sub Division : Dhalbhum

Circle/Ancchal : 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 नं0-8	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" style="margin-left: auto; margin-right: auto;"> <tr> <td>खाता</td> <td>प्लॉट</td> <td>रकबा</td> </tr> <tr> <td>1055</td> <td>808</td> <td>0.05.0 कड्डा</td> </tr> </table>	खाता	प्लॉट	रकबा	1055	808	0.05.0 कड्डा		
खाता	प्लॉट	रकबा													
1055	808	0.05.0 कड्डा													
							वार्षिक लगान 83.00 (तिरप्सी) रूपये अलावे सेस के साथ AYAZ BEGUM, Wife of Sardar Ahmed, सा10-मानगो, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।								

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 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	हलका का नाम	हल्का-1	मौजा का नाम	वार्ड नं.-8	खाता अ.क्षे.मानगो का प्रकार
खेवट नम्बर	खाता नम्बर	1055	थाना का नाम	घाटशिला	थाना नम्बर	16421	

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)				रौ (10)	आ (11)	पै (12)	
1055	808	? अज्ञात ? अज्ञात	Xपरती पुरानी सहचार दीवारी 0	0 हेक्टर	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
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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											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धातभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	होलिंग संख्या	1055/अन्दर	तौजी संख्या	0	धाना नम्बर	16421	खाता का प्रकार	रेयती					
रयाज वेगम, पति-सरदार अहमद														
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							लगान	सेस			
1055	808	0 हे 3 आर34 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 आर34 सेमी												
तारीख	प्राप्ति पत्र संख्या	सात से सात तक	लागत बकाया	लागत चावू सात	रोड सेस बकाया	रोड सेस चावू सात	शिक्षा सेस बकाया	शिक्षा सेस चावू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चावू सात	कृषि सेस बकाया	कृषि सेस चावू सात		

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

Mutation Cases Not Found !!

List Of Case Status Details

नवशह टैब्ले



BACK

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



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/- 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	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:-

- 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 कंडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संप्रदित इस सम्पत्ति कर इन इमारतों/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 होस्टिंग 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

11/11/2001

2001

5000RS



460
 62
 19/11/2001

28.556000
 AS 120000
 676000

19/11/2001
 Nazimuddin

SALE DEED

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

19/11/2001 GHULAM NAZIMUDDIN, 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 :

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

12/11/2001
 1230.44
 28.556000
 120000
 676000



- : 2 : -

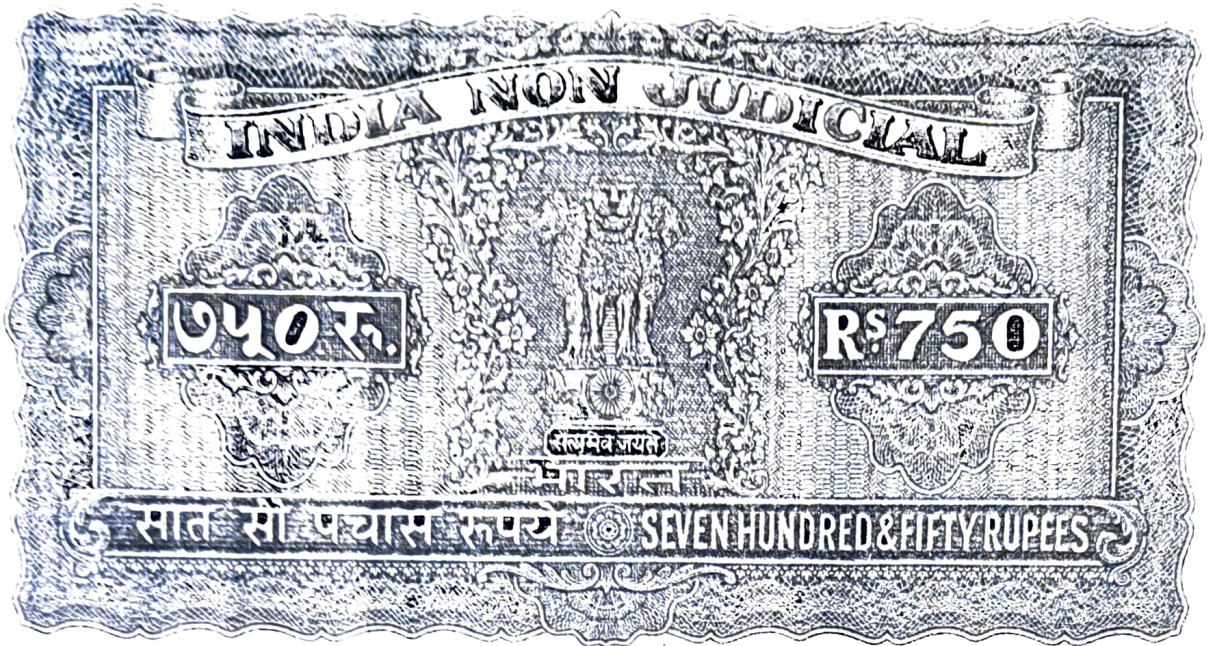
*Ghulam
Nizamuddin
19/11/2016*

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 : -

Ghulam
AMR KHUDDIN
 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 : -

Ghosh
19/11/2021

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 Pardi, 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 raiyati agricultural land, bounded as follows :-

Gulam
Nasiruddin
19/11/2001

- : 5 : -

North : Portion of Plot No. 808,

South : Plot No. 718;

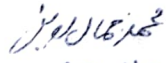
East : Plot No. 809,


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



P/...6.

*Ghulam
Husainuddin
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.

*MC
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.

*MC
Advocate
19.11.2001*

Typed by :

Aman

Jsr.Court.





भारत सरकार
GOVERNMENT OF INDIA



अयान बेगम
Ayaz Begum

जन्म तिथि: 15/08/1947
पिता का नाम: अयान बेगम



~~1000~~ ~~2000~~ 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

1800 190 1907



help@uidai.gov.in

www.

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru - 560 007

Ayaz Begum



भारत सरकार
GOVERNMENT OF INDIA

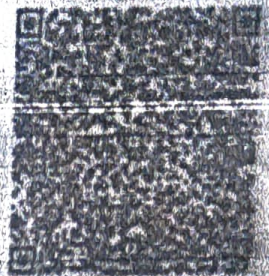


महताब आलम

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:

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

Address:

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

7363

Aadhaar-Aam Admi ka Adhikar



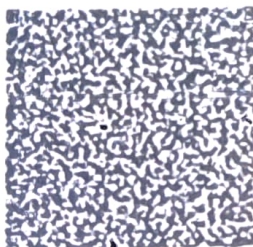
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

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

Download Date: 20/06/2019

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

Signature has Verified
 Digitally signed by
 Sharique Nazir
 DN: cn=Sharique Nazir, o=Unique
 Identification Authority of India, email=



QR Code with Photograph

Generation Date: 12/06/2019

आपका आधार क्रमांक / Your Aadhaar No. :

~~9965 9493~~ 8349

VID : 9149 6086 4919 0745

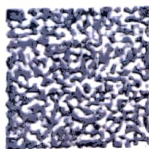
मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



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



~~9965 9493~~ 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.

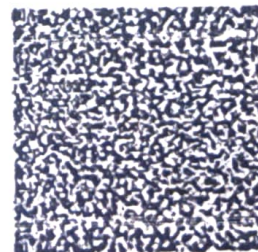
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

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

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



~~9965 9493~~ 8349

VID : 9149 6086 4919 0745

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 Success!

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.	होलडिंग 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 /-

On Date 17-11-2022 Presented at District SRO -
Jamshedpur
Signature of Presenter

Aya Z Begam

District SRO - Jamshedpur

Receipt : 736471

Receipt Date : 17-11-2022

Presenter Name: -

E(III)

₹10000

SP

₹930

Stamp Duty

₹100

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


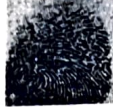


today dated :- 17-Nov-2022 Day :- Thursday Time :- 14:08:18 PM



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
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

<p>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.-</p>	<p>Yes</p>	<p>Ayaz Begum Address:- House No- 25, Near Eidgah Maidan, Road No-1-0 B Azadnagar, PO- Azadnagar, Jamshedpur, , Purbi Singhbhum, 832110, , Jharkhand, India</p>	<p>PRINCIPAL Age:70</p>	 	<p style="text-align: right;"><i>Ayaz Begum</i></p>
<p>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.-</p>	<p>Yes</p>	<p>Mahtab Alam Address:- House No- 45, , Road No-01, Jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India</p>	<p>ATTORNEY Age:35</p>	 	<p style="text-align: right;"><i>Mahtab Alam</i></p>

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			

Signature of Operator



Seal and 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



Seal and Signature of Registering Officer

Date:- 17-Nov-2022



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
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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

Ajaz 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
----------------------	---

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
--------------------	---

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

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

Token No.: 20220000135322

CERTIFICATE

Office of the District SRO - Jamsheppur

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 JAMSHEPPUR ,.

This deed was registered as Document No:- **2022/JSR/5680/BK4/380** in Book No :- **BK4**, Volume No :- **52** from Page No :- **301** to **362** at, office of **District SRO - Jamsheppur**

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


Registering Officer



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : dfc16d63522b18a86307

Receipt Date : 17-Nov-2022 10:36:53 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 20220000135327

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : SHINE TRADERS PROPRIETORSHIP FIRM
REP BY MAHTAB ALAM (Vendeer)

GRN Number : 2214329815

Amount Received



-: For Office Use :-

Defaced
@am



2022/JSR/5674/BK1/5274

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 पूर्ण रूप से

किसी प्रकार का सेवा नहीं दी जायेगी।

17/11/22

Mahtab Alam

Development Agreement
54,38,500/-



Ayaz Begum

17/11/22



भाग 21 के अधीन शाखा: भारतीय स्टाफ-अभिनियम
इंडियन स्टाफ सेवा 1896 की अनुसूची
या 1क, से. 5 के अधीन
थायर्स स्टाफ-सर्विस (अवकाश-रुत्न
विमुख या स्टाफ द्वारा अर्जित नहीं)।

[Signature]
निर्वाहक-पदाधिकारी

खाता नम्बर...1055,
प्लोट नम्बर...808,
देय प्रतिबंधित सूची में दर्ज नहीं है।

[Signature]
17/11/22

Mantab Ali

DEVELOPMENT AGREEMENT

This Development Agreement is made on this 17th day of Nov, 2022, at
Jamshedpur.

BY AND BETWEEN

Mrs. AYAZ BEGUM, 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. Hereinafter called the Owner / First Party (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, legal representatives, executors, administrators, nominees, and assigns) of the First Part. (UIDAI No XXXX XXXX 6595)

[Signature]

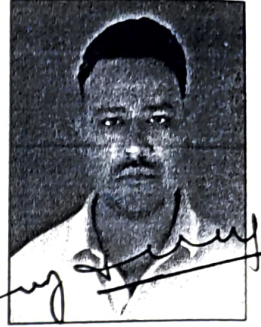
4-330=00
1-1,35,963=00
1-03=00
2R-01=00
E fees-2,000=00

[Signature]
दस्तावेज जाँचा

Ayaz Begum



Mahtab Alam



AND

“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, 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. Hereinafter called the Second Party / Developer / Promoter / Builder (which expression shall unless excluded by or repugnant to the context deemed to include its / his legal heirs, successors, legal representatives, executors, administrators, nominees, and assigns) of the Second Part. GSTIN No 20APNPA7255F2Z7

NATURE OF DEED

DEVELOPMENT AGREEMENT

WITNESSETH AS FOLLOWS:

WHEREAS, the First Party 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.

Ayaz Begum

Munir Ahmad

AND WHEREAS, the First Party i.e. Ayaz Begum, wants to develop the said land by constructing one multi storied building over the same, but, due to old age and no experience in the construction field, she has decided to offload the work to the Second Party being one reputed Developer, and hence, contacted the Second Party to perform the act as per specification decided between the parties and as approved by competent authority for construction of multi storied building over the said land more clearly mentioned in the schedule below on conversion ratio basis of 43:57 (i.e. 43% to Land Owner & 57% to Builder), hence, to avoid any or all future misunderstandings, disputes and legal complications, the parties voluntarily agreed to execute this Development Agreement, on the following terms and conditions.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That, this Development Agreement shall commence with effect from the date of signing of this Development Agreement, and the Builder / Second Party will make payment for sum of Rs. 11,000/- (Rupees Eleven Thousand) only, by Cheque / Cash, to the First Party on the date of signing of this indenture as "TOKEN AMOUNT", the receipt of which is hereby acknowledged and admitted by the First Party to the Second Party, and is mutually decided between the parties that the obligation to update all legal documentation will be on the First Party, which may be completed by the Second Party at the cost of the First Party.
2. That, the First Party will apply for sanctioning of plan / drawing, and after getting all required approvals from the concerned government departments, the Builder / Second Party will start the construction work and complete the same within 3 (Three) years time from the date of plan sanction with 6 (six) months grace period, however, if required in future the plan so approved can be modified, revised or altered accordingly or as required for the feasibility of the project.

Ayaz Begum

Mohd Ali

3. That, the Second Party will finish the entire project within stipulated time period as mentioned above, however, time period could be extended in "Force Majeure" circumstances i.e. act of god like earthquake, flood, and famine etc., or shortage of essential raw materials etc., like conditions which are beyond human reach like government policies and rules which some time stops acquiring sand from rivers etc., closure of brick kiln etc., and any other rules of the state or central government, failing to complete within the said time period further course of action will be decided by the parties mutually.

4. That, it is decided and agreed by and between the parties as under:

- a) The Owner / First Party will get 43% share of the Entire Project, which will be deemed as Owner/s Allocation.
- b) That, Builder / Second Party will get the remaining 57% share of the entire project, which will be deemed as Builder/s Allocation.
- c) That, the Builder / Second Party is entitled to sell and convey its share of in the project to various buyer/s by recognized mode of sell, conveyance, mortgage, and lease or by any other means of any indenture.
- d) The allocation of the share/s of the parties will be mutually decided between the parties only after approval of plan / drawing with separate colour/s and attach with this indenture which will also forms part of this Development Agreement.
- e) It is mutually decided between the parties that it is the sole obligation and duty of the 1st Party to make execution of the legal documentation and also get all the legal paper work updated, if there is any defect in the legal documentation for which delay in project happens or the process cannot enhance further then that time period needs to be considered from the total time duration to complete the project.

Ayaz Begum

Mantab Ali

5. That, the Second Party will use standard construction material and standard fittings and fixtures of any particular make in whole project, and all the flat owner/s need to pay maintenance of common electricity, water, and other charges equally as per the decision made by the society or owner's association which will be governed by the society formed with all the flat buyer/s.

6. That, the Second Party can apply for water connection, electricity connection, sewerage system, water treatment, etc., to the Competent Authority of the State Government / Local Body, for the said project and to execute and sign Bond, Undertaking, Affidavit, Agreement etc. and/or any other document for the same, and to look after and supervise the day to day affairs of the said project which will be constructed over the schedule below property.

7. That, the Second Party entitled to receive any amount either in cash / demand draft or cheque or by any other negotiable instrument in full or in installment towards the consideration amount from the prospective buyer/s and also from any bank, financial institutions and other housing finance companies etc., for its share of 57%, if any such loss occur due to the act of the land owner, it needs be compensated by the land owner or her legal heirs and successors.

8. That, the parties must pay their share towards the maintenance charges and other common charges such as watchman's payment, sweeper's payment, and other charges like municipality charge, sewerage, cleaning, water charges, common electricity charges, lighting charges, generator fuel, proportionate ground rent, etc., to the appropriate / competent authority as per their proportionate share or ratio.

Ayaz Begum

Mahmood Ali

9. That, the parties declare that they will remain fair in their dealings and will not deceive the other party and both of them will co – operate with each other for the smooth operation of the project and the Owner / First Party also undertake to indemnify the Builder / Second Party from any unforeseen consequences which may arise in future.

10. THE OWNER / FIRST PARTY HEREBY DECLARE & COVENANTS:

- i. The Owner / First Party is the sole and exclusive owner/s of the land with no other Co – Sharer/s, or Co – Owner/s, except her.
- ii. Prior to execution of this development agreement, the Owner / First Party has not sold, conveyed, transferred, delivered or otherwise alienated the same or any part thereof nor has she entered in any kind of similar agreement with any other third party and the same is free from all encumbrances, charges, liens, & legal proceedings etc.
- iii. All expenses during construction shall be borne by the Second Party, the Owner / First Party will sign building plan, and other required papers and documents for the interest of the proposed project, including revised and amended plan, papers, as may be required for the proposed project.
- iv. The Owner / First Party, is executing this Development Agreement in favour of the Builder / Second Party and will also empower him to sell its share of the project to the intending buyer/s on the strength of this Development Agreement.
- v. The Owner/s / First Party hereby assures the Builder / Second Party to extend full co – operation towards the development of the said property and if required she will also execute and register any other indenture in the proper court of law in favour of the Second Party or for its buyer/s.

Ayaz Begam

Mahesh Ar

- vi. The legal heirs and successors of the First Party will also be bounded by the terms and conditions of this Development Agreement and it cannot be cancelled until and unless there is any breach to the terms and conditions of this Development Agreement.

11. THE SECOND PARTY HEREBY DECLARES AND COVENANTS:

- i. The 2nd Party prepare building plan or plans by an architect, but, 1st Party will get it approved by M.N.A.C. or by any other Competent Authority for the construction of multistoried building consisting of flats, parking, and other units and must arrange for electricity, water, sewerage and other basic amenities and services to be installed in the proposed project.
- ii. The Builder / Second Party must use all standard materials, fixture, fittings and installations regarding electric and water connections along with pipelines, and the Builder / Second Party also declare that he will not sell, mortgage, transfer or lease out any vacant land from the schedule below property.
- iii. The Builder / Second Party must supervise the construction at site and appoint skilled or un – skilled labour, workmen and other experts as and when necessary, however, any accidents happen during the construction period it will be the sole liability of the Second Party / Developer.
- iv. The expenses incurred to purchase materials, fixtures, fittings, other installations of electricity, pipelines for water, sewerage and all other services, amenities, shall be borne by the Builder / Second Party only.
- v. The Builder / Second Party shall complete the proposed construction within 36 (Thirty Six) months with 6 (Six) months grace from date of plan passing in normal situation the period of construction may get delayed due to act of god, or natural calamity, riot, acute shortage of building material and/or such reason beyond control or reach of the human being.

Ayaz BEGUM

Mantab Ali

12. BOTH PARTIES HEREBY DECLARE AS FOLLOWS:

- i. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- ii. The Builder / Second Party shall construct the Building as per plan and for any extra work of construction, alteration or modification, other than specified as stated or replacement of fittings etc., for which the buyer/s shall pay the extra charges or costs as applied by the Second Party to the concerned buyer/s.
- iii. If the Owner / First Party interrupts the construction work without valid reasons, and the Builder / Second Party suffers any loss due to that, in such case the Owner / First Party shall be liable for the accountable loss and shall be liable to compensate the same, if any sustained by the Builder / Second Party.
- iv. This Development Agreement is binding on both parties concerned including their legal heirs and successors.

ARBITRATION

All disputes and differences arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained or determination of any liability or touching these presents shall be referred to two arbitrators one to be appointed by the Owner / First Party and other to be appointed by the Developer / Builder / Second Party and shall be guided by the Indian Arbitration and Conciliation Act, 1996.

JURISDICTION

The Court of Jamshedpur alone has jurisdiction in any or all the matters arising out of this Development Agreement.

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)

<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 WITNESS WHEREOF both the parties has hereunto set their respective hands today at Jamshedpur, on this the 11th day, of Nov, 2022, above written.

Read over and explained the contents of this indenture to the parties by me, who found it to be true and correct: A. Nishy.

WITNESSES:

Ayaz BEGUM

1. SHARIOUENALIK SIGNATURE OF THE FIRST PARTY

Road NO 2/K H NO 4 PAD NABER NEW ISBAL GARDEN
Mango SS 12 832110

2. JAMSHED KHAN SIGNATURE OF THE SECOND PARTY


Drafted & Printed by S/O. MANGO J.S.R
A. Nishy

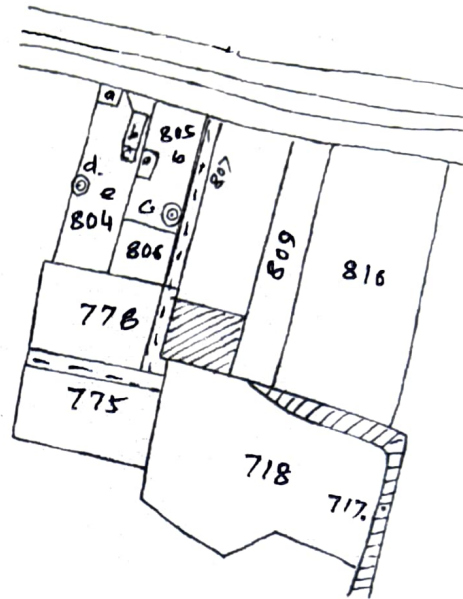
Certificate:

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. Nishy

AVANT MANDAI
Enrollment No.-14/2010
(Advocate Jsr. 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 or- 



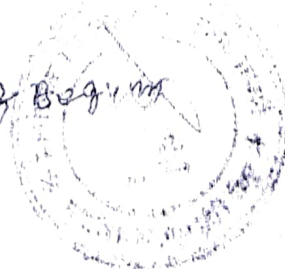
Khata No	Plot No	Area	Side of:-	Bounded by:-
1055	808	5 Katha = 8.25 Dec.	N-74'-0" S-73'-6" E-48'-6" W-49'-3"	N- Portion of plot No- 808 S- Plot No- 718 E- Plot No- 809 W- Road.

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.)

Ayaz Begum




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

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT
 District : East Singhbhum Circle/Anchal : Jamshedpur Halka : IX
 Name of State : Jharkhand Sub Division : Dhalbhum 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" style="margin-left: auto; margin-right: auto;"> <tr> <td>खाता</td> <td>प्लॉट</td> <td>रकबा</td> </tr> <tr> <td>1055</td> <td>808</td> <td>0.05.0 कड्डा</td> </tr> </table> वार्षिक लगान 83.00 (तिरासी) रुपये अलावे सेस के साथ AYAZ BEGUM, Wife of Sardar Ahmed, सा०-मानगो, जमशेदपुर के नाम पर नामान्तरण स्वीकृत किया गया ।	खाता	प्लॉट	रकबा	1055	808	0.05.0 कड्डा		
खाता	प्लॉट	रकबा													
1055	808	0.05.0 कड्डा													

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	हलका का नाम	हल्का-1	मौजा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	खाता नं. 16421	रैयती का प्रकार
खेवट नम्बर	खाता नम्बर	1055	थाना का नाम	घाटशिला	थाना नम्बर	16421		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	खास शर्त		
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
1055	808	? अज्ञात ? अज्ञात	Xपरती पुरानी सहचार दीवारी 0	0 हेक्टर	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	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	इस्टेट का नाम	झारखण्ड			
जिला का नाम	पूर्वी सिंहभूम	अनुसूचित नाम	धातभूम	तौजी संख्या	0	थाना नम्बर	16421	खाता का प्रकार	रेयती			
मौज्जा का नाम	वार्ड नं.-8 अ.क्षे.मानगो	होस्टिंग संख्या	1055/अन्दर									
रफाज वेगम . पति-सरदार अहमद												
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस		
1055	808	0 हे 3 आर34 सेमी	B.F.Vol-0.12 (13) Page-45 से घटाकर नार्मातरण मुकदमा संख्या 1260/2003-04 को अंचल अधिकारी के आदेशानुसार नाम दर्ज किया गया।						82.5	119.63		
	कुल परिमाण	0 हे 3 आर34 सेमी										
तारीख	प्राप्ति पत्र संख्या	सात साल से तक	लागत बकाया	लागत चाट्ट सात	रोड सेस बकाया	रोड सेस चाट्ट सात	शिक्षा सेस बकाया	शिक्षा सेस चाट्ट सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चाट्ट सात	कृषि सेस बकाया	कृषि सेस चाट्ट सात

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

Mutation Cases Not Found !!

List Of Case Status Details

नयास देखें



BACK

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 करें

प्लॉट का नक्शा देखने के लिए प्लॉट 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

To be signed by the Applicant

Ayaz Begum

नोट:-

- कर निर्धारण की सूची, MANGO NAGAR NIGAM Website, suda.jharkhand.gov.in पर प्रदर्शित है।
- नियमावली कडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करने तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पति 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 कडिका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्टिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशेष संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

Print

Moo 438 Sale Rs. 60,000/-

2609 / 5000Rs.



Value of the property is Rs. 60,000/-
19/11/2001
460
62

28,556.00
Rs. 1200.00
6760.00

Ghulam Nazimuddin
19/11/2001

SALE DEED

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

19/11/2001 GHULAM NAZIMUDDIN, 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 :

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

Final
AD 1200.00
NA 279
S. Salim
P. J. J. J.
1230.44
19/11/2001



- : 2 : -

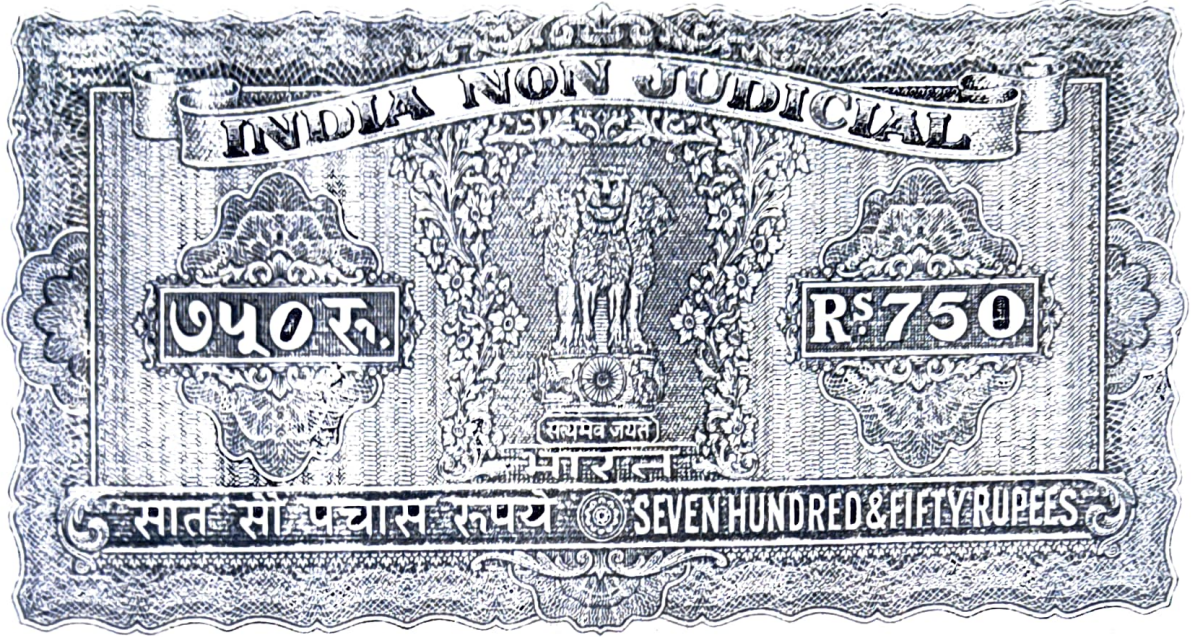
G. Gulam
N.A. Muddala
19/11/2007

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 : -

Shulaim
 NAZIMUDDIN
 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 : -

Chakravarti
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 Pardi, 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 raiyati agricultural land, bounded as follows :-

Gulam
Najimuddin
19/11/2001

- : 5 : -

North : Portion of Plot No. 808,

South : Plot No. 718;



East : Plot No. 809,

West : Road,

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
Hagimuddin
19/11/2001

- : 6 : -

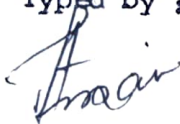
Read over and explained the contents of
this Deed of Sale to the seller who admitted to
be true and correct.


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.


Advocate
19.11.2001

Typed by :



Jsr.Court.



भारत सरकार
GOVERNMENT OF INDIA



अयाज बेगम
Ayaz Begum

जन्म तिथि: 1947-08-08
पता: 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 08 08 6595

Ayaz Begum

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
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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



महताब आलम

Mahtab Alam

जन्म तिथि/ DOB: 08/01/1987

पुरुष / MALE



7363

-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

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

Address:

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

Mahtab Alam

7363

Aadhaar-Aam Admi ka Adhikar



Government of India

AADHAAR

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

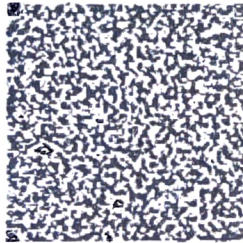
नामांकन क्रम/ Enrolment No.: 0648/00019/19412

To
 शरिफ नज़ीर
 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: 2006/2018

Generation Date: 12/06/2018

Signature Not Verified
 Digitally signed by
 Sharique Nazir
 DN: cn=Sharique Nazir, o=Unique Identification Authority of India, email=Sharique.Nazir@uidai.gov.in, c=IN



QR Code with Photo/Aadhaar

आपका आधार क्रमांक / Your Aadhaar No. :

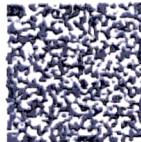
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 VID : 9149 6086 4919 0745

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

शरिफ नज़ीर
 Sharique Nazir
 जन्म तिथि/DOB: 28/12/1984
 पुरुष/ MALE



~~8965 849~~ 8349
 VID : 9149 6086 4919 0745

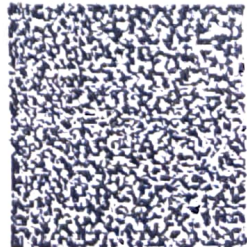
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 C/O नज़ीर अहमद, हाउस नं 4, रोड नं 1/सी, आज़ाद नगर, मंगो, जमशेदपुर, आज़ादनगर, पूर्वी सिंहभूम, झारखण्ड - 832110

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



~~8965 849~~ 8349
 VID : 9149 6086 4919 0745



Unique Identification Authority of India



Handwritten signature

Transaction Success! Transaction ID: 9980e6b939ecac5626ba

Name	ShineTradersProprietorshipFirmRepByMahtabAlam
Token No / Depositor ID	20220000135327
Amount	137377
Transaction ID	9980e6b939ecac5626ba
GRN	2214329895
CIN	1951816888
Time	2022-11-17 10:40:01

Aya B 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 पदाधिकारी का हस्ताक्षर
 तिथि सहित



Document Registration Summary 1

Date :-17-Nov-2022

- Government/Market Value: ₹5438500/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 736468

Receipt Date : 17-11-2022

Presenter Name: -

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

Signature of Presenter


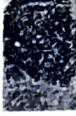


HYAZI BEGUM

District SRO - Jamshedpur




E	₹2000
PR	₹1
SP	₹1080
LL	₹3
A1	₹136293
Stamp Duty	₹500

Total ₹139877

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	444	500	-56	GRAS	ShineTradersProprietorshipFirmRepByMahtabAlam	• GRN Number : 2214329815 • DEPT Transaction Id : dfc16d63522b18a86307 • Transaction Type :	500
E	2000	2000	0	GRAS	ShineTradersProprietorshipFirmRepByMahtabAlam	• GRN Number : 2214329895 • DEPT Transaction Id : 9980e6b939ecac5626ba • Transaction Type :	2000
PR	1	1	0	GRAS	ShineTradersProprietorshipFirmRepByMahtabAlam	• GRN Number : 2214329895 • DEPT Transaction Id : 9980e6b939ecac5626ba • Transaction Type :	1
SP	1080	1080	0	GRAS	ShineTradersProprietorshipFirmRepByMahtabAlam	• GRN Number : 2214329895 • DEPT Transaction Id : 9980e6b939ecac5626ba • Transaction Type :	1080
A1	136293	136293	0	GRAS	ShineTradersProprietorshipFirmRepByMahtabAlam	• GRN Number : 2214329895 • DEPT Transaction Id : 9980e6b939ecac5626ba • Transaction Type :	136293
				GRAS	ShineTradersProprietorshipFirmRepByMahtabAlam	• GRN Number : 2214335800 • DEPT Transaction Id : 33773963e62cdf6ca09e • Transaction Type :	1997

1	AYAZ BEGUM Address1 - HOUSE NO.25 ROAD NO.10B, NEAR EIDGAH AZADNAGAR P.OA ND P.SAZADNAGAR MANGO TOWN 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	EXECUTANTS Age:70			Ayaz Begum
2	SHINE TRADERS PROPRIETORSHIP FIRM REP BY MAHTAB ALAM Address1 - OFFICE AT HOUSE NO.45 ROAD NO.01 AZAD NAGAR P.O AND P.S AZADNAGAR MANGO TOWN JAMSHEDPUR, Address2 - . . . , Jharkhand PAN No.: ,Permission Case No.-	Yes	Mahtab Alam Address:- House No- 45, , Road No-01, Jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India	CLAIMANT Age:35			Mahtab Alam

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHARIQUE NAZIR S/o-D/o NAZIR AHMAD Address1 - HOUSE NO.4 ROAD NO.1/C AZAD NAGAR MANGO JAMSHEDPUR, Address2 - . . . , Jharkhand PAN No.:			

Witness:

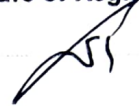
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;">JAMSHED ALAM KHAN</p> <p>Address1 - HOUSE NO.49/B ROAD NO.1 P.O AZAD NAGAR JAMSHEDPUR,</p> <p>Address2 -</p> <p style="text-align: center;">, , , Jharkhand</p>			

Signature of Operator




Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**AYAZ 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



Seal and Signature of Registering Officer



Date:- 17-Nov-2022

LL	3	3	0	GRAS	ShineTradersProprietorshipFirmRepByMahtabAlam	<ul style="list-style-type: none"> • GRN Number : 2214335800 • DEPT Transaction Id : 33773963e62cdf6ca09e • Transaction Type : 	3
Sub Total	139821	139877	-56				

Article : Development Agreement Number of Pages : 72

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



Transaction Success!

OK

Name	ShineTradersProprietorshipFirmRepByMahtabAlam
Token No / Depositor ID	20220000135327
Amount	2000
Transaction ID	33773963e62cdf6ca09e
GRN	2214335800
CIN	10002162022111706965
Time	2022-11-17 13:10:47

Ayaz Beghan



Pre Registration Docket

Date :- 17-11-2022 11:22 am

Office Name :- District SRO - Jamshedpur
Token No:- 20220000135327

Appoinment :- 17-Nov-2022 Time:- 12:10

Article	Development Agreement
Pre Registration Date	16-Nov-2022
No. Of Pages	36
Stamp Duty	444
Paid Stamp Duty	0
Total Fees	₹ 1,39,377.

Property Id: **848807**

Valuation No. : 1149486 / 2022	:- 2022-2023	Date : 16-November-2022 20:27:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 8	
Pardih Mango Word No-8 Halka No 1 Village Code 16421 - Other Road			
Khata Number - 1055			
Plot Number - 808			
Volume Number - 5			
Page Number - 77			
Holding Number - 0080001013000M0			
Property Rates			
Commercial Land (Y)			
₹659208/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.25 x 659208=5438466	₹54,38,466/-
A	Total		₹54,38,466/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹54,38,500/-
Total Amount in Words : Fifty Four Lakhs Thirty Eight Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO.809, West: ROAD, South: PLOT NO.718, North: PORTION OF PLOT NO.808
Area	Land area : 8.25 Decimal
Other Description of the Property	Pin Code - 831012, Flat Number/Commercial Space Number - MOUZA PARDIH P.S MANGO JAMSHEDPUR
Government/Market Value	5438466
Transaction Amount	-

CLAIMANT	-Ms. SHINE TRADERS PROPRIETORSHIP FIRM REP BY MAHTAB ALAM, Address - OFFICE AT HOUSE NO.45 ROAD NO.01 AZAD NAGAR P.O AND P.S AZADNAGAR MANGO TOWN JAMSHEDPUR- ,Father/Husband Name ABDUL MATIN , PAN No.- ,Permission Case No.- , Aadhaar No. *****7363
EXECUTANTS	-Mrs. AYAZ BEGUM, Address - HOUSE NO.25 ROAD NO.10B, NEAR EIDGAH AZADNAGAR P.OA ND P.SAZADNAGAR MANGO TOWN JAMSHEDPUR- ,Father/Husband Name SARDAR AHMAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****6595

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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Fee Rule:Development Agreement		
1	Stamp Duty	4
2	Stamp Duty	440

1	SP	1,080
Total		1,080

Fee Rule:Development Agreement		
1	A1	330
2	A1	1,35,963
3	E	2,000
4	LL	3
5	PR	1
Total		1,38,297

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

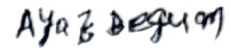
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Token No.: 20220000135327

CERTIFICATE

Office of the District SRO - Jamsheedpur

This Development Agreement was presented before the registering officer on date **17-Nov-2022** by **AYAZ BEGUM, S/O, D/O, W/O SARDAR AHMAD** resident of HOUSE NO.25 ROAD NO.10B, NEAR EIDGAH AZADNAGAR P.OA ND P.SAZADNAGAR MANGO TOWN JAMSHEDPUR ..

This deed was registered as Document No:- **2022/JSR/5674/BK1/5274** in Book No :- **BK1**, Volume No :- **947** from Page No :- **1 to 72** at, office of **District SRO - Jamsheedpur**

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


Registering Officer