



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2d7e97fb32b16dbd0b14

Receipt Date : 31-May-2022 04:08:44 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 20220000064250

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : SHINE TRADERS REP MAHTAB ALAM (Vendee)

GRN Number : 2211467225

N. Sultana



:- For Office Use :-

Defaced
Daur



2022/JSR/2717/BK/12537

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

59 में किसी प्रकार की सेवा नहीं दी जायेगी

Mahtab Alam

31/5/2022

Development Agreement
Rs. - 10000/-
6757000

PK
maye

Shs
500

N. Sultana



34
31/5

रपता जल 77L लीटर जल
2748 - बर्नाथपुर (2 घंटा) के
दर जल है
31/5/2022

विभाग 21 के अधीन प्रकृति: भारतीय स्टाम्प-अधिनियम
(स्टाम्प स्टाम्प ऐक्ट), 1899 की अनुसूची
1 या 1क, से 10000/- के अधिन
यथादत्त स्टाम्प-सहित (या स्टाम्प-शुल्क
से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

निबंधन-पदाधिकारी

जिला अवर निबंधक

व्यवस्थापित दस्तावेज में लेख्यकारी / प्रिंसिपल
जारी के... अंकित की गई है।
छोटानागपुर काराकोशी अधिनियम 1908
की धारा 46(B) से अस्तंगत नहीं है।

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 31st day of May, 2022, at
Jamshedpur.

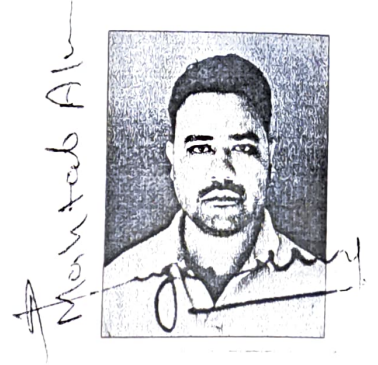
BY AND BETWEEN

Mrs. NAIYER SULTANA, wife of SALIM JAHANGIR, By Category General (As per CNT Act), By Religion Islam (Muslim). By Nationality Indian. By Occupation Housewife. Resident of House No 190, Road No 09, Jawahar Nagar, Mango, P.O. & Azadnagar, 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 6091 & Pan No CYLPS7044F)

Att. 301-
Att. 168, 925=

HR 3-0
PGL 1-0

31/5/2022
दस्तावेज जाँचा



AND

N. Sultana

"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, all that piece and parcel of raiyati land measuring an area 5 (Five) Kathas and 10 (Ten) Dhurs i.e. 9.075 Decimals, being in Old Plot No 5, recorded under Old Khata No 1, corresponding to New Plot No 2748, recorded under New Khata No 771, Situated in Mouza Mango, Thana No 1642, P.S. Mango, within Ward No 9 (M.N.A.C.), Road No 9, Holding No 18, Block & P.S. Mango (Earlier Jamshedpur), under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, has been purchased by Naiyer Sultana, w/o Salim Jahangir, R/o Road No 10, Jawahar Nagar, Mango, Jamshedpur, from its previous owner: Bawa Singh, s/o Late Gokul Singh, R/o Purulia Highway, Mango, Jamshedpur, by virtue of registered Sale Deed No 8748, Serial No 10266, Dt: 30.12.1983, registered at the Sub Registry Office, Jamshedpur, and after purchasing

N. Sultan

Mohitab Ali

the same, she, has also got her name mutated in the records of the Circle Officer. Jamshedpur (Now C.O. Mango), vide Mutation Case No 223 / 2003 – 2004 (Vol No 1A & Page No 115), and from then onwards she is in peaceful physical possession over the same, 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 First Party i.e. Naiyer Sultana, 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 35:65 (i.e. 35% to Land Owner & 65% 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. 10,001/- (Rupees Ten Thousand and One) 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.

N. Subbarao

Manjula A/c

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.
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 35% share of the Entire Project, which will be deemed as Owner/s Allocation.
 - b) That, Builder / Second Party will get the remaining 65% 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.

Subterma

Maintab Air

- 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.

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 50%, 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.

N. Sultan

Mahabub Ali

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.

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.

Nr. Sultanma

Mahatab Ali

- 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.
- 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.

II. 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.

W. Subbarao

Mantab Ali

- 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.

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 raiyati homestead land measuring an area 0 - 5 - 10 Kathas (Five and Half Kathas) i.e. 9.075 Decimals, being in Old Plot No 5, recorded under Old Khata No 1, corresponding to New Plot No 2748, recorded under New Khata No 771, Situated in Mouza Mango, Thana No 1642, P.S. Mango, within Ward No 9 (M.N.A.C.), Road No 9, Holding No 18, Block & P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum and State Jharkhand. (New Holding No 0090007265000M0)

The above land is bounded as:

North : Plot No 2747

South : Road

East : Ratan Singh

West : Niz

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 31st day, of May, 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. Mury

WITNESSES:

1. Shadab Parvez S/o
Md. Masuk ali Khan
HNO-7 c. RAMOGC Azad Nagar
2. Manjith Parveer S/o Late S. Parveer
Mansab Ali

N. Sultan

SIGNATURE OF THE FIRST PARTY

Drafted & Printed by: A. Mury

SIGNATURE OF THE SECOND PARTY

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. Mury
ANJIT MANDAL
Enrollment No.-14/2010
(Advocate Jr. Court)

MANGO NAGAR NIGAM.

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

Memo No. : 714847280522052818

Date : 28-05-2022

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री NAYER SULTANA W/O SALIM JAHANGIR,
मोहल्ला ROAD NO 9 JAWAHAR NAGAR MANGO JAMSHEDPUR JAMSHEDPUR
EAST SINGHBHUM , 832110
6201316780

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0090007265000M0 वार्ड सं० 9 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर
वार्षिक किराया मूल्य 0/- रू० निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
		276.00
1.	गृह कर	0.00
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)		276.00

N. Sultana

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।
द्विदायत 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 पूति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय पूति 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 जाच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्त्रि (Fine) एवं अंतर राशि देय होगा।
- MANGO NAGAR NIGAM द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

Print



भारत सरकार
GOVERNMENT OF INDIA



नेयर सुलताना
Nayer Sultana
जन्म तिथि/ DOB: 01/01/1965
महिला / FEMALE



~~6094 6094~~ 3583

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O: सलीम जहाँगीर,
हाउस नं०-190, रोड नं०-09
जवाहरनगर, जमशेदपुर,
आज़ादनगर, पूर्वी सिंहभूम,
झारखण्ड - 832110

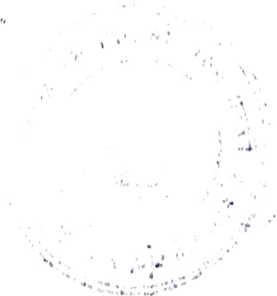
Address:

W/O: Salim Jahangir, House No-190,
Road No-09 Jawahar Nagar,
Jamshedpur, Azadnagar, East
Singbhum,
Jharkhand - 832110

~~6094 6094~~ 3583

Aadhaar-Aam Admi ka Adhika

N. Sultana



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT OF INDIA

NAIYER SULTANA
SHAHADAT HUSSAIN KHAN

01/01/1965
Permanent Account Number
CYLPS7044F

N. Sultan
Signature

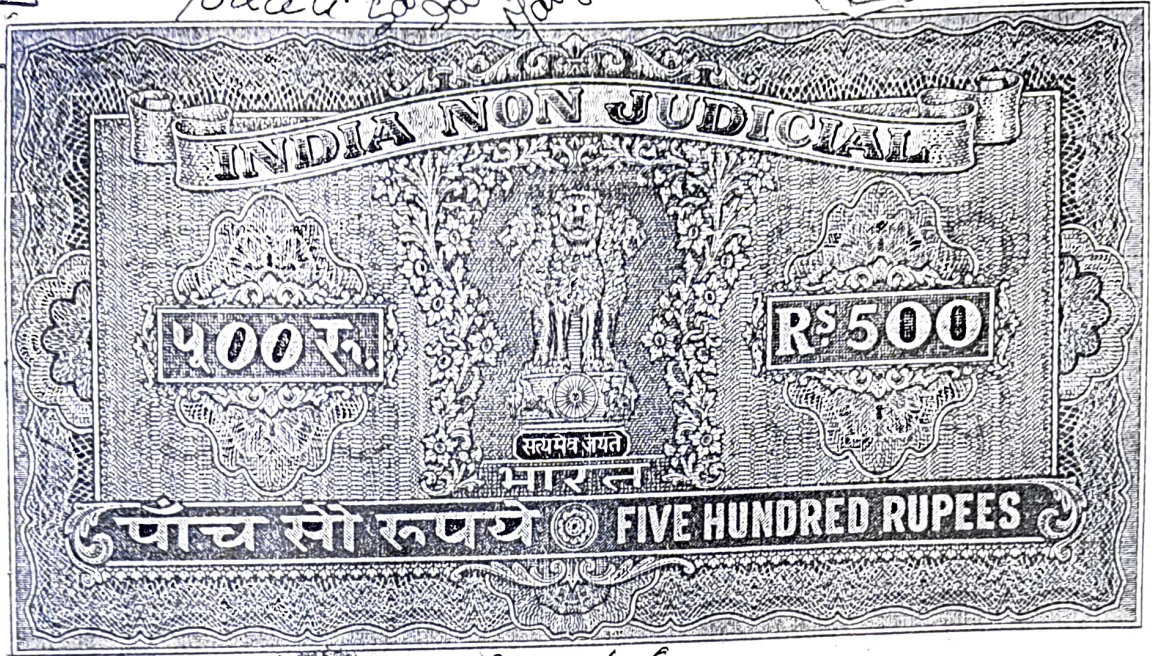
14082010



N. Sultan

90228. Call good Mangro

500Rs.



[Faded handwritten text in Hindi]

J.S. 426=00
A.S. 180=00
606=00

[Handwritten signature]

30/11/20

SALE DEED.

दी गई कीमत
₹ 9,000-22-
₹ 22-00
₹ 292-00

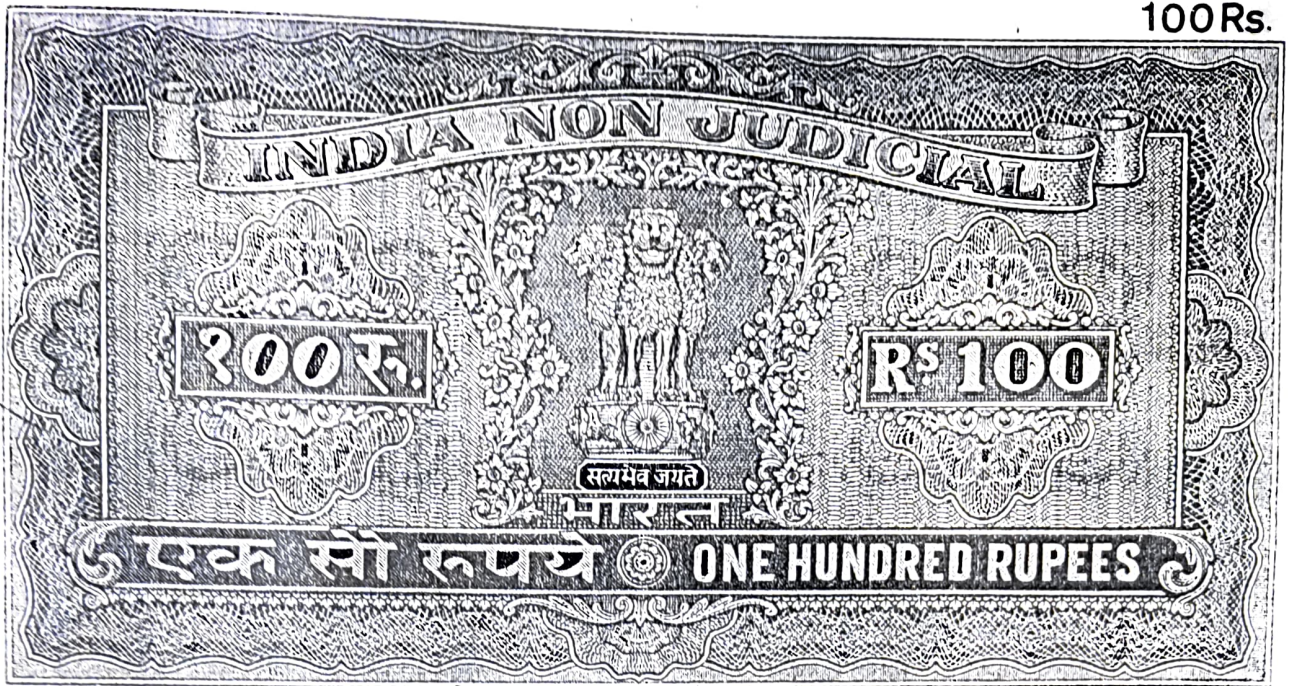
Seller : Bawa Singh S/O Late Gokul Singh, by faith Sikh, by Nationality Indian, by occupation Service, resident of Purulia High Way Jawahar Nagar, Mangro, P.S. Mangro, Janshedpur, District Singhum.

Purchaser : Mrs. Nalver Sultana wife of Selim Jahangir, by faith Muslim, by Nationality Indian, resident of Road No. 10, Jawahar Nagar, Mangro, P.S. Mangro, Janshedpur, District Singhum.

Nature of Deed : S A L E.

Value of the property : Rs.9,000/- (Rupees nine thousand) only;

Schedule : ALL THAT piece or parcel of Homestead land measuring 0-5-10 (five Kathas ten) Dhurs, together with house, Latrine and fitted electricity, covered with all sides boundary and what-so-ever standing therein premises, in portion of Old Plot No. 5, Under Khewat No. 3, Under



Bond No. 2
 Pass No. 2.

Old Khata No. 1, Corresponding New present Survey Settlement Plot No. 2748 (new), in M.N.A.C. Holding No. 18, at Road No. 9, recorded under Ward No. 9, M. N.A.C. of mouza Mango, P.S. Mango, Thana No. 1642, Sub-Registry Jamshedpur, District - Singhbhum:

Bounded and butted as follows; that is to say:

On the North By : Plot No. 2747;

On the South By : Road;

On the East By : Ratan Singh;

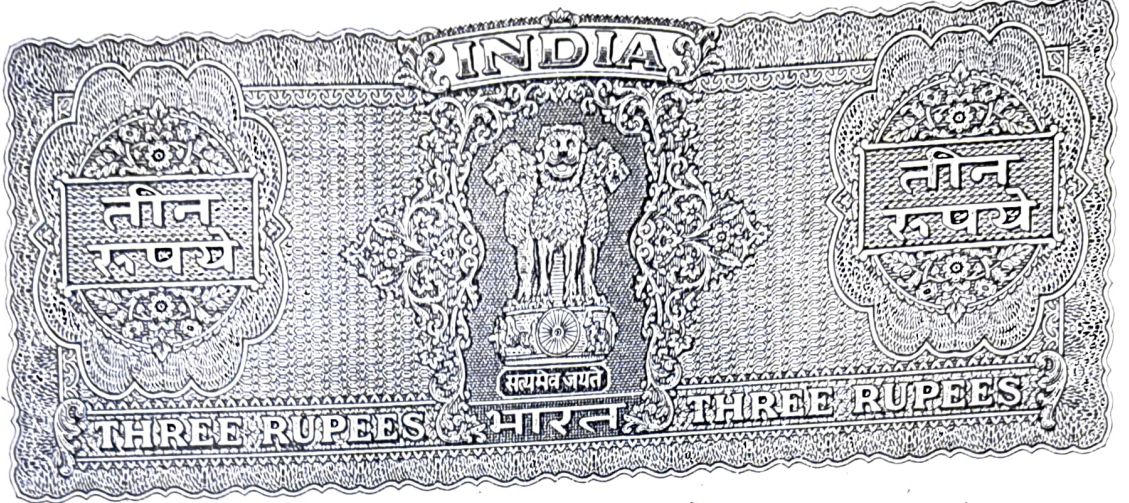
On the West By : Niz;

Annual rent Rs. 1.50 Paise only; Payable to The Landlord : The State of Bihar, Block at Jamshedpur.

KNOW ALL MEN BY THESE PRESENTS:

Whereas the Seller is the sole, exclusive and bonafide owner of the property more particularly mentioned in the Schedule above; And

Whereas the Seller purchased the said lands along with other landed properties from its former owner Sri Chire



Page No. 3.

25/1/52
B. N. Singh

Ranjan Rout vide Regd. Sale Deed No. 2839 on 1.8.52 and whereas the entire said properties along with present property entered in the name of Seller Under Ward No. 9 in last Survey Settlement Khanapuri took place in the year 1970-71 and whereas the same was confirmed in Case No. 191/76-77 U/S 89 of the C. M. T. Act in the Court of the Settlement Officer at Jamshedpur dated 17.1.77 and finally the entire said properties have been entered and recorded in his name in separate column in the Khatian; And

Whereas the present property has also been recorded in the office of the M.N.A.C. Jamshedpur stands in the name of Bawa Singh and the said Holding has been shown as No. 18 in M. N. A. C. and the Bihar State Electricity Board has also recognised him (the Seller) as bonafide owner of the said premises and has been pleased to permit the necessary electric connection in the said Holding/premises; And

Whereas the Seller out of his own savings and funds constructed house thereon to the knowledge of all and living in the same without any interruption, hindrance or disturbance from any corner; And

Whereas the Seller has agreed with the Purchaser for ABSOLUTE SALE of the said property to her for a total



Page No. 4.

consideration of Rs.9,000/- (Rupees nine thousand) only;
NOW THIS DEED OF SALE WITNESSETH :

That in pursuance of the above agreement the Purchaser paid to day to the Seller a sum of Rs.9,000/- (Rupees nine thousand) only; which sum the Seller does hereby accept and acknowledge as full, final and highest consideration money of the said property and does hereby convey his above property to the Purchaser by this deed of sale.

That all the rights, title and interest of the said property of the Seller are now vested in the Purchaser and the Purchaser with her heirs will enjoy and possess the same for ever without any interruption from the side of the Seller and his heirs and successors.

That the Seller or his heirs and successors will have no claim over the property hereby conveyed by this deed of Sale.

That the rent of the above land now will be paid by the Purchaser in place of the Seller and the Seller also gave delivery of possession of the said property in favour of the Purchaser and the Purchaser will be at liberty to get

30/12/83
M. M. Sarkar

Page No. 5.

mutated her name in the office of the Superland the State of Bihar and also in Bihar State Electricity Board Office and M.N.A.C. Office and also pay rent and other taxes in her own name.

That the property hereby conveyed is free from all encumbrances and if it transpires that the property hereby conveyed is not free from all encumbrances or there be any defect of title of the Seller in respect of the said property or if the Purchaser suffers any loss due to any defect of title of the Seller in respect of the said property, then the Seller and his heirs will be Civilly and Criminally liable to the Purchaser and her heirs and will be bound to make good any loss sustained by her or them.

IN WITNESS WHEREOF the Seller doth hereunto set his hand to-day at Jamshedpur on the date 30th December 1983.

Read over and explained the contents of this deed to the executant who admitted to be correct. *M. M. Sarkar*
30/12/83

Witnesses :-

1. *M. M. Sarkar* (Bhupinder Singh Thangal)
30/12/83
2. *Rajee Shankar* *30/12/83*

Typed by : M.M.Sarkar, Jamshedpur. *M. M. Sarkar*
30/12/83

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVT.

District : East Singhbhum Sub-Division : Dhalbhum Circle / Anchal : Golmuri-cum-Jugsalai Haika No. 1876
 Name of State : Jharkhand Taazi No. : 1876

Mutation case number in Register 27	Village	Thana and Thana Number	Khata No.	Authority Sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchange affected by mutation	Date of Correction of the Haika Register by the Karmachari	Remarks
2	Bheraiyan Bhan Jharkhand	915-10-9	771	Bheraiyan Bhan Jharkhand Date 18.6.03	Succession No-8743 30.12.85	1. 2705-10-771 2. 2705-10-2748 3. 2705-10-05-1099 4. 2705-03-6720 5. 2705-10-9031 6. 2705-10-9032 7. 2705-10-9033 8. 2705-10-9034 9. 2705-10-9035 10. 2705-10-9036	9	10

* to the Karmachari, Haika No. 1876 For information and necessary action
 Anchal Adhikari
 Jamshedpur:
 1876

Sch. XIV-F.No. 180V

जिला का नाम रूपी सिंदूर

अनुमण्डल का नाम सायल

अंचल का नाम जामशेदपुर

नाम सर्कल। नाम मौजा मय रूपी भांगो

थाना वो थाना नम्बर 771/9

V

रसीद मालगुजारी

फरद मालकी/फरद रैयती

नाम रैयत मय वल्लियत जमाबन्दी

वो सकुनत नम्बर।

JB
41 3705800

खाता संख्या	खेसरा संख्या
<u>771/9</u>	<u>2748/9</u>

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
<u>0.05.10</u>	<u>रूपी भांगो</u>	<u>पतः रूपी भांगो</u>

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबद	2010-11 सालाना	बकाया 2005-06				2010-11 हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी } (नकदी)	91.00	/	/	/	/	/
गुजारी } (भावली)	22.75					
सेस	45.50					
*सूद	45.50					
मुतफरकात	18.20					
मोजान	222.95				114.75	222.95

तफसील अदायकारी

अदायकारी बाबद	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	बकाया 2005-06		मोतालबा हाल	फाजिल
				1ला वर्ष	हाल		
माल गुजारी } (नकदी)	/	/	/	455.00	91.00	/	/
गुजारी } (भावली)				113.75	22.75		
सेस				227.50	45.50		
*सूद				227.50	45.50		
मुतफरकात				91.00	18.20		
मोजान अदायकारी				114.75	222.95		

- (1) मोजान कुल (लफ्जों में) एक हजार तीस सौ सेतीस रुपये चौर सौ 1337.70
- (2) नाम देहिन्दा - Koundal Rs. 1338.00 दस्तखत वी तारीख अमला तहसिल कुनिन्दा
- (3) कुल बकाया-

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

Sc...

रसीद मालगुजारी

नाम सर्कल। नाम मौजाम्पय

धाना वो धाना नम्बर

V

नाम रियत मय वल्लियत जमावन्दी

39

वो सङ्कृत। नम्बर।

AA 9847491

जोत नम्बर (मालगुजारी) तहसील नम्बर (मालगुजारी) तहसील नम्बर

राजी नकदी

2157.9

अराजी भावली

तफसील हिसाब मगान भवली

085-1044/1/2748/अं

पति: रामकृष्ण

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल-गुजारी } (नकदी) सेस } (भावली)	/	/	/	/	/	84-25
*सुद						
मुतफरकात						
मीजान	22270					22270

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालवा हाल	फाजिल
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष		
माल-गुजारी } (नकदी) सेस } (भावली)	/	/	/	/	90-25 22-25 45-50 45-50 18-20	/
*सुद						
मुतफरकात						
मीजान अदायकारी					22270	

(१) मीजान कुल (लपजों में)

22270

(२) नाम देहिन्दा-

(३) कुल बकाया-

दस्तखत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिया जाता है।


16/9/14

भारत सरकार
GOVERNMENT OF INDIA

महताब आलम
Mahtab Alam

जन्म तिथि/DOB: 08/01/1987

पुरुष / MALE



9588 8007 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 Matin, House No-45,
Road No-01, Jamshedpur,
Azadnagar, East Singhbhum,
Jharkhand - 832110

9588 8007 7363

Aadhaar-Aam Admi ka Adhikar

Mahtab Alam

वित्त विभाग

FINANCE DEPARTMENT



भारत सरकार

GOVT OF INDIA

MAHTAB ALAM

ABDUL MATIN

08/01/1987

Permanent Account Number

APNPA7255F

Mahtab Alam

Signature

Mahtab Alam



National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development

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INDIA NON JUDICIAL
Duty & Regi

Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	ShineTradersRepMahtabAlam
Token No / Depositor ID	20220000064250
Amount	172130
Transaction ID	e99b565fc855beabd46c
GRN	2211467441
CIN	1808953995
Time	2022-05-31 16:22:18

Print

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)
Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of
Jharkhand

31 May 2022, 16:23:15

42 : 13

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0

N. Subraman

Top



National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development

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Duty & Regi

Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

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31 May 2022, 16:23:15

42 : 13

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0

M. Saktam

Top



Document Registration Summary 1

Date :-31-May-2022

- Government/Market Value: ₹6757000/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 655173

Receipt Date : 31-05-2022

Presenter Name: -

E	₹2000
PR	₹1
SP	₹900
LL	₹3
A1	₹169226
Stamp Duty	₹500

On Date 31-05-2022 Presented at District SRO -
Jamshedpur

Signature of Presenter

N. Subarna

District SRO - Jamshedpur

Total

₹172630

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	405	500	-95	GRAS	ShineTradersRepMahtabAlam	• GRN Number : 2211467225 • DEPT Transaction Id : 2d7e97fb32b16dbd0b14 • Transaction Type :	500
E	2000	2000	0	GRAS	ShineTradersRepMahtabAlam	• GRN Number : 2211467441 • DEPT Transaction Id : e99b565fc855beabd46c • Transaction Type :	2000
PR	1	1	0	GRAS	ShineTradersRepMahtabAlam	• GRN Number : 2211467441 • DEPT Transaction Id : e99b565fc855beabd46c • Transaction Type :	1
SP	900	900	0	GRAS	ShineTradersRepMahtabAlam	• GRN Number : 2211467441 • DEPT Transaction Id : e99b565fc855beabd46c • Transaction Type :	900
A1	169226	169226	0	GRAS	ShineTradersRepMahtabAlam	• GRN Number : 2211467441 • DEPT Transaction Id : e99b565fc855beabd46c • Transaction Type :	169226

LL	3	3	0	GRAS	ShineTradersRepMahtabAlam	<ul style="list-style-type: none"> • GRN Number : 2211467441 • DEPT Transaction Id : e99b565fc855beabd46c • Transaction Type : 	3
Sub Total	172535	172630	-95				

Article : Development Agreement Number of Pages : 60

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



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

Deed Endorsement

Token No :- 20220000064250

Deed Type	Development Agreement
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 405, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 169226, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6756905/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Mango Location :- Other Road, Mango Property Boundaries :- East: RATAN SINGH, West: NIZ, South: ROAD, North: PLOT NO 2747 Khata Number - 771Plot Number - 2748Holding Number - 0090007265000M0Volume Number - 1APage Number - 115 Area Of Land :- 9.07 Decimal

Sh./Smt.NAIYER SULTANA s/o/d/o/w/o SALIM JAHANGIR has presented the document for registration in this office

today dated :- 31-May-2022 Day :- Tuesday Time :- 16:39:58 PM



NAIYER SULTANA(Individual)

Party Name	Document Type	Document Number
NAIYER SULTANA	PAN/UID	454360913583

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

NAIYER SULTANA
Address1 -
 HOUSE NO 190
 RD NO 9
 JAWAHARNAGAR
 MANGO
 JAMSHEDPUR,
Address2 -
 , , , Jharkhand
PAN No.:
 ,Permission
 Case No.-

Yes
 Nayer Sultana
Address:-
 House No-
 190, , Road
 No-09
 Jawaharnagar,
 Jamshedpur,
 Azadnagar, ,
 East
 Singhbhum,
 832110, ,
 Jharkhand,
 India

EXECUTANTS
Age:57



N. Sultana

2
SHINE TRADERS
REP MAHTAB
ALAM
Address1 -
 OFFICE AT
 HOUSE NO 45
 RD NO 01
 AZADNAGAR
 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



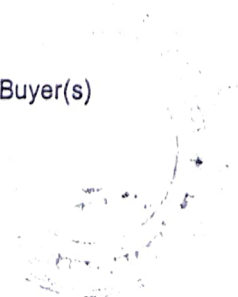
Mahtab Alam

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHADAB PARVEZ S/o-D/o MOHD MASUK ALI KHAN Address1 - H NO 07 RD NO 06 AZADNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			

Witness:

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



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANMATH PRAMANIK Address1 - MANGO JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (NAIYER SULTANA), has/have admitted the execution before me. He/ She/ They has / have been identified by (SHADAB PARVEZ) Son/Daughter/Wife of (MOHD MASUK ALI KHAN) resident of (H NO 07 RD NO 06 AZADNAGAR MANGO JAMSHEDPUR) and by occupation (Business).



Signature of Registering Officer

Date:- 31-May-2022

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 31-05-2022 04:34 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20220000064250

Appoinment :- 31-May-2022 Time:- 12:10

Article	Development Agreement
Pre Registration Date	31-May-2022
No. Of Pages	30
Stamp Duty	405
Paid Stamp Duty	0
Total Fees	₹ 1,72,130.

Property Id: 745605

Valuation No. : 1004110 / 2022	:- 2022-2023	User Id : 94	Date : 31-May-2022 16:32:PM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Urban	Corporation : Mango Nagar Nigam		Village/City : Mango
Mango - Other Road	-		
Khata Number - 771			
Plot Number - 2748			
Holding Number - 0090007265000M0			
Volume Number - 1A			
Page Number - 115			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9.07 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.07 x 744973=6756905.11	₹67,56,905/-
A	Total		₹67,56,905/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹67,57,000/-
Total Amount in Words : Sixty Seven Lakhs Fifty Seven Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RATAN SINGH, West: NIZ. South: ROAD, North: PLOT NO 2747
Area	Land area : 9.07 Decimal
Other Description of the Property	Pin Code - 831010

Government/Market Value	6756905.11
Transaction Amount	-

CLAIMANT	-Mr. SHINE TRADERS REP MAHTAB ALAM, Address - OFFICE AT HOUSE NO 45 RD NO 01 AZADNAGAR JAMSHEDPUR- ,Father/Husband Name ABDUL MATIN , PAN No.- ,Permission Case No.- , Aadhaar No. *****7363
EXECUTANTS	-Mrs. NAIYER SULTANA, Address - HOUSE NO 190 RD NO 9 JAWAHARNAGAR MANGO JAMSHEDPUR- ,Father/Husband Name SALIM JAHANGIR , PAN No.- ,Permission Case No.- , Aadhaar No. *****3583

Witness Information	Mr. MANMATH PRAMANIK , Address - MANGO JAMSHEDPUR- ,Father/Husband Name-LATE S PRAMANIK
---------------------	---

Identifier Details	Mr. SHADAB PARVEZ , Address - H NO 07 RD NO 06 AZADNAGAR MANGO JAMSHEDPUR- , Father/Husband Name- MOHD MASUK ALI KHAN
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4
2	Stamp Duty	401

1	SP	900
Total		900

Fee Rule:Development Agreement		
1	A1	301
2	A1	1,68,925
3	E	2,000
4	LL	3
5	PR	1
Total		1,71,230

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.

A. Abdul

Deed Writer / Advocate

Mantab Ali

Vendee / Claimant

N. Sultana

Vendor / Executant

Token No.: 20220000064250

CERTIFICATE

Office of the District SRO - Jamsshedpur

This **Development Agreement** was presented before the registering officer on date **31-May-2022** by **NAIYER SULTANA, S/O, D/O, W/O SALIM JAHANGIR** resident of HOUSE NO 190 RD NO 9 JAWAHARNAGAR MANGO JAMSHEDPUR ,.

This deed was registered as Document No:- **2022/JSR/2717/BK1/2537** in Book No :- **BK1**, Volume No :- 449 from Page No :- 387 to 446 at, office of **District SRO - Jamsshedpur**

Date:- **31-May-2022**


Registering Officer



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3888b10279fca5527e34

Receipt Date : 31-May-2022 03:59:57 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000064247

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

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

GRN Number : 2211467070

C. N. Sultana



-- For Office Use --

Accepted
@am



2022/JSR/2720/BK4/172

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

उप में किसी प्रकार की सेवा नहीं की गई है

Mahtab Alam

31/5/2022

gajendra

PS
Mango

Stamp
100
31/5/2022



N. Sultana 31/5/2022



31/5

बहाल नका 771 जात काका
2748 बर्तक भूमि रिजि में
दस्तावेज है।
31/5/2022

नियम 21 के अन्तर्गत प्राणा: भारतीय स्टाम्प-अधिनियम
(इच्छित स्टाम्प ऐक्ट), 1899 की अनुसूची
1 वा 1क, त०.... 48 (d) के अधीन
बधावत् स्टाम-सहित (या स्टाम्प-शुल्क
से विमुक्त या स्टाम्प-शुल्क अपेक्षित नहीं)।

ज़िला अवर जिलन्धक

सपस्थायित दस्तावेज में लेख्यकारी / प्रिंसपल
जाति के.....स.मा.क.५ अंकित की गई है।
छोटानागपुर काश्तकारी अधिनियम 1908
की धारा 40(B) के अन्तर्गत नहीं है।

निबन्धन-प्रदाधिकारी

31/5/2022

Feedlyell

GENERAL POWER OF ATTORNEY

₹(100) 10,000/-

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT, I, NAIYER SULTANA, wife of SALIM JAHANGIR, By Category General (As per CNT Act), By Religion Islam (Muslim), By Nationality Indian, By Occupation Housewife, Resident of House No 190, Road No 09, Jawahar Nagar, Mango, P.O. & P.S. Azadnagar, Town Jamshedpur, Pin 832110, District East Singhbhum, and State Jharkhand, (UIDAI No XXXX XXXX 6091 & Pan No CYLPS7044F), 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, 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.

31/5/2022

दस्तावेज जाँचा

N. Sultana

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 5 (Five) Kathas and 10 (Ten) Dhurs i.e. 9.075 Decimals, being in Old Plot No 5, recorded under Old Khata No 1, corresponding to New Plot No 2748, recorded under New Khata No 771, Situated in Mouza Mango, Thana No 1642, P.S. Mango, within Ward No 9 (M.N.A.C.), Road No 9, Holding No 18, Block & P.S. Mango (Earlier Jamshedpur), under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum, has been purchased by the Principal i.e. Naiyer Sultana, w/o Salim Jahangir, R/o Road No 10, Jawahar Nagar, Mango, Jamshedpur, from its previous owner: Bawa Singh, s/o Late Gokul Singh, R/o Purulia Highway, Mango, Jamshedpur, by virtue of registered Sale Deed No 8748, Serial No 10266, Dt: 30.12.1983, registered at the Sub Registry Office, Jamshedpur, and after purchasing the same, she, has also got her name mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 223 / 2003 - 2004 (Vol No 1A & Page No 115), and from then onwards she is in peaceful physical possession over the same, 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.

Now, as the Principal entered into one registered Development Agreement with the Attorney today on certain terms and conditions more clearly mentioned in the Registered Development Agreement, she is empowering the attorney for the purpose of her representation and to do 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 my legal interest thereto till its transfer and disposal of to the intending buyer/s.

N. Subramaniam

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 my attorney thinks fits and proper, and the attorney can receive money from the buyer/s, but, attorney can keep its share of 65% and remit 35% of the said amount to the Principal's Bank Account, only if selling the entire project else the attorney will have right to keep 100% of its share of 65% and will handover physical possession of 35% 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.

N. Subbarao

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.
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 his 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 is executing this General Power of Attorney on the basis of the Development Agreement registered today.

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 0 - 5 - 10 Kathas (Five and Half Kathas) i.e. 9.075 Decimals, being in Old Plot No 5, recorded under Old Khata No 1, corresponding to New Plot No 2748, recorded under New Khata No 771, Situated in Mouza Mango, Thana No 1642, P.S. Mango, within Ward No 9 (M.N.A.C.), Road No 9, Holding No 18, Block & P.S. Mango, under the District Sub Registry Office and Town Jamshedpur, District East Singhbhum and State Jharkhand. (New Holding No 0090007265000M0)

N. Sultan

The above land is bounded as:

North : Plot No 2747

South : Road

East : Ratan Singh

West : Niz

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

In witnesses whereof the Executant / Principal has hereunto set and subscribed his hand 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. Kulkarni

WITNESSES:

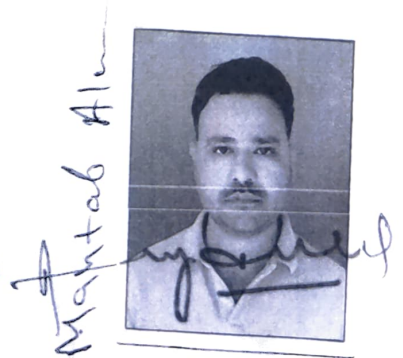
1. Shadab Pannik S/o Mr. Masura alikhan
HNO. 7, C. RA NO CC Azad Nagar Mango.

2. Mammath Pannik S/o S. Pannik
Mango Son.

Drafted & Printed by: A. Kulkarni

Old Court Campus, Jamshedpur.

ATTORNEY




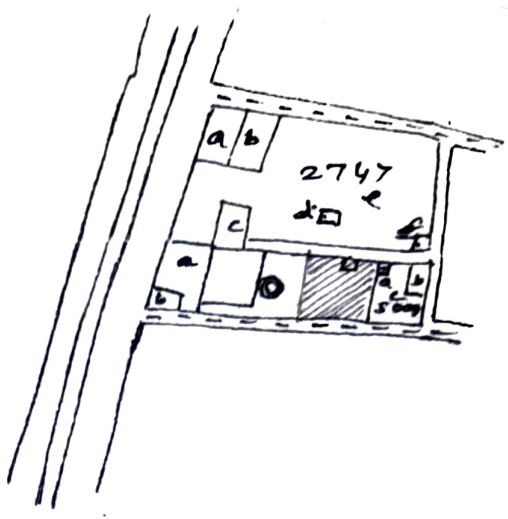
Certificate:

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. Kulkarni
AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)

N
S

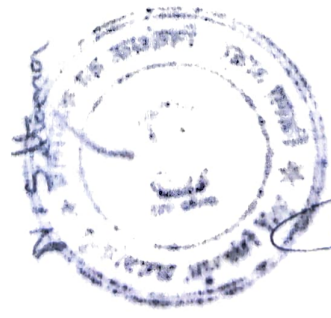
M.N.A.C. JAMSHEDPUR
 Ward No-9
 Sheet No-10
 Thana- Mango
 Thana No-1642
 Year of:- 1970-71
 Scale of:- 1cm = 20m.
 Land mark on - 



Khat No	Plot No	Area	Side	Bounded by:-
771	2748	5 Kathis 10 Dhur = 9.075 Dec.	N- 60'-0" S- 60'-0" E- 64'-6" W- 68'-0"	N- Alley then plot no- 2747 S- Road. E- Plot no- 5009. W- portion of plot no- 2748

Purchaser:- NAYER SULTANA
 W/o:- Salim Jahangir,

Add:- H. No- 190, Road No- 9. Jawahar Nagar
 Azad Nagar, Mango, (J.S.R.)



B. C. Mahato
 Surveyor
 B. C. Mahato
 (Mango, JSR)
 Regd. No. 01535/2011

MANGO NAGAR NIGAM

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

Memo No. : 714847280522052818

Date : 28-05-2022

प्रभाती : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री NAYER SULTANA W/O SALIM JAHANGIR,
मोहल्ला ROAD NO 9 JAWAHAR NAGAR MANGO JAMSHEDPUR JAMSHEDPUR
EAST SINGHBHUM , 832110
6201316780

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0090007265000M0 वार्ड सं. 9 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- ₹. निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	276.00
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)		276.00

N. Sultana

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 करें तथा अतिरिक्त गृह कर से राहत पायें।
- 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 समयवधि (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 दमरतों/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 होल्लिंग 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.

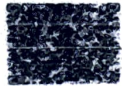
Print



भारत सरकार
GOVERNMENT OF INDIA



नेयर सुलताना
Nayer Sultana
जन्म तिथि/ DOB: 01/01/1965
महिला / FEMALE



13583

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O: मलीम जहाँगीर,
हाउस न0-190, रोड न0-09
जवाहरनगर, जमशेदपुर,
आज़ादनगर, पूर्वी सिंहभूम,
झारखण्ड - 832110

Address:

W/O: Salim Jhangir, House No-1
Road No-09 Jawaharnagar,
Jamshehpur, Azadnagar, East
Singhbhum,
Jarkhand - 832110

13583

Aadhaar-Aam Admi ka Adhik

N. Sultana

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नायर सुताना
SHAHADAT HUSSAIN KHAN

01/01/1965
Permanent Account Number
CYLPS7044F

N. Sultan
Signature

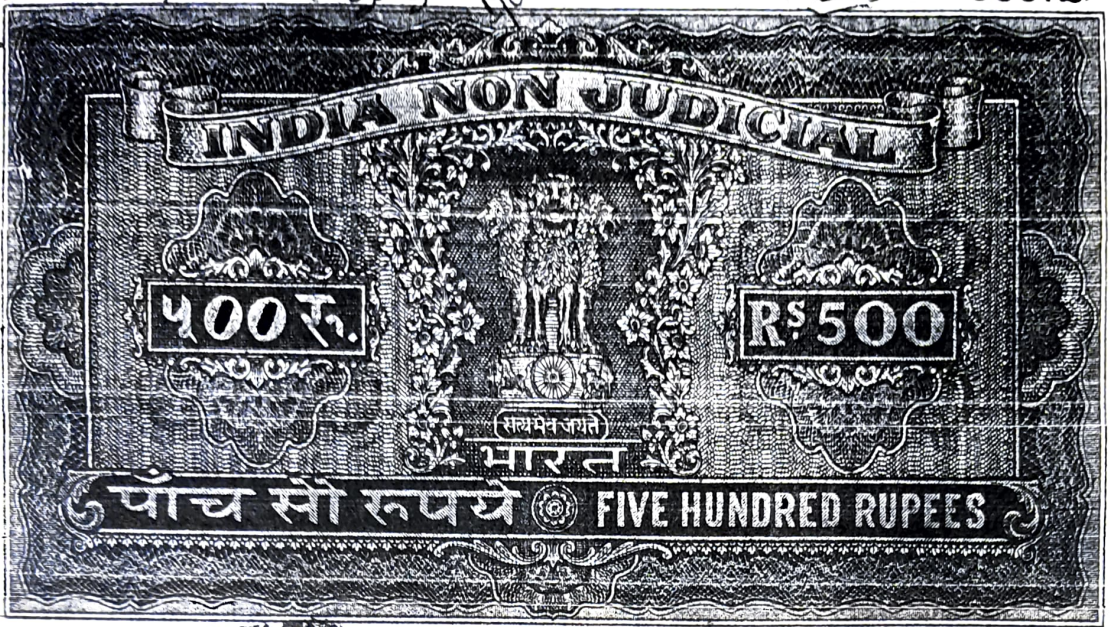


14082310

N. Sultan

90288. 200000. Mangro

500RS.



Handwritten notes and scribbles on the left side of the stamp, including some illegible text and a signature.

J.S. 426-00.
A.S. 180-00-
606-00-

Handwritten signature or name, possibly 'Mangro'.

30/11-20

S A L E D E E D .

दी गई कीमत
₹ 9,000/-
₹ 22,000/-
₹ 29,000/-
30-11-20

Seller : Dawa Singh S/O Late Gokul Singh, by faith Sikh, by Nationality Indian, by occupation Service, resident of Purulia High Way Jawahar Nagar, Mangoo, P.S. Mangoo, Janshedpur, District Singhbhum.

Purchaser : Mrs. Nayer Sultana wife of Melia Jahangir, by faith Muslim, by Nationality Indian, resident of Road No. 10, Jawahar Nagar, Mangoo, P.S. Mangoo, Janshedpur, District Singhbhum.

Nature of Deed : S A L E .

Value of the property : Rs. 9,000/- (Rupees nine thousand) only;

Schedule : ALL THAT piece or parcel of Homestead land measuring 0-5-10 (five Kathas ten) Dhura, together with house, Latrine and fitted electricity, covered with all sides boundary and what-so-ever standing therein premises, in portion of Old Plot No. 5, Under Khayat No. 3, Under



30/12/12
By [Signature]
Fees No. 2.

Old Khata No. 1, Corresponding New present Survey Settlement Plot No. 2748 (new), in M.N.A.C. Holding No. 12, at Road No. 9, recorded under Ward No. 9, M. N.A.C. of mouza Mango, P.S. Mango, Thane No. 1649, Sub-Registry Jamshedpur, District - Singhbhum:

Bounded and butted as follows; that is to say:

On the North By : Plot No. 2747;

On the South By : Road;

On the East By : Ratan Singh;

On the West By : 12;

Annual rent Rs.1.50-Paise only; Payable to

The Landlord : The State of Bihar, Block at Jamshedpur.

KNOW ALL MEN BY THESE PRESENTS:

Whereas the Seller is the sole, exclusive and bonafide owner of the property more particularly mentioned in the Schedule above; And

Whereas the Seller purchased the said lands along with other landed properties from its former owner Sri Chira-



Page No. 8.

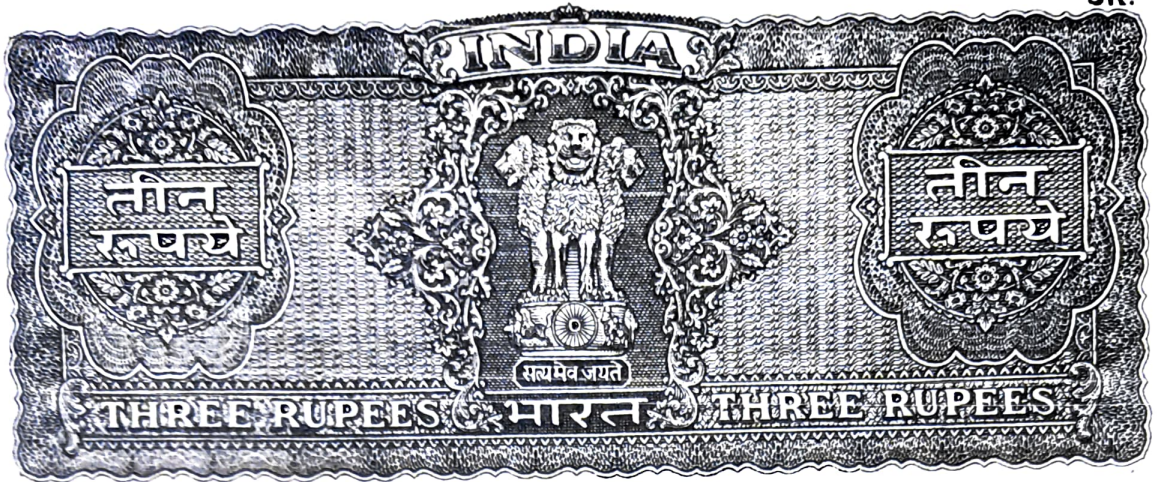
25/1/52
for M.A. 1952

Ranjan Rout vide Regd. Sale Deed No. 2222 on 1.2.52 and whereas the entire said properties along with present property entered in the name of Seller Under Ward No. 9 in last Survey Settlement Khanapuri took place in the year 1970-71 and whereas the same was confirmed in Case No. 191/76-77 U/S 89 of the C. F. T. Act in the Court of the Settlement Officer at Jamshedpur dated 17.1.77 and finally the entire said properties have been entered and recorded in his name in separate column in the Khatian; and

Whereas the present property has also been recorded in the office of the M.N.A.C. Jamshedpur stands in the name of Bawa Singh and the said Holding has been shown as No. 18 in M. N. A. C. and the Bihar State Electricity Board has also recognised him (the Seller) as bonafide owner of the said premises and has been pleased to permit the necessary electric connection in the said Holding/premises; and

Whereas the Seller out of his own savings and funds constructed house thereon to the knowledge of all and living in the same without any interruption, hindrance or disturbance from any corner; and

Whereas the Seller has agreed with the Purchaser for ABSOLUTE SALE of the said property to her for a total



Page No. 4.

consideration of Rs.9,000/- (Rupees nine thousand) only;
~~FOR THE DEED OF SALE WITNESSETH :~~

That in pursuance of the above agreement the Purchaser paid to day to the Seller a sum of Rs.9,000/- (Rupees nine thousand) only; which sum the Seller does hereby accept and acknowledge as full, final and highest consideration money of the said property and does hereby convey his above property to the Purchaser by this deed of sale.

That all the rights, title and interest of the said property of the Seller are now vested in the Purchaser and the Purchaser with her heirs will enjoy and possess the same for ever without any interruption from the side of the Seller and his heirs and successors.

That the Seller or his heirs and successors will have no claim over the property hereby conveyed by this deed of sale.

That the rent of the above land now will be paid by the Purchaser in place of the Seller and the Seller also gave delivery of possession of the said property in favour of the Purchaser and the Purchaser will be at liberty to get

30/12/83
M.M. Sarker

mutated her name in the office of the Superland the State of Bihar and also in Bihar State Electricity Board Office and M.N.A.C. Office and also pay rent and other taxes in her own name.

That the property hereby conveyed is free from all encumbrances and if it transpires that the property hereby conveyed is not free from all encumbrances or there be any defect of title of the Seller in respect of the said property or if the Purchaser suffers any loss due to any defect of title of the Seller in respect of the said property, then the Seller and his heirs will be Civilly and Criminally liable to the Purchaser and her heirs and will be bound to make good any loss sustained by her or them.

IN WITNESS WHEREOF the Seller doth hereunto set his hand to-day at Jamshedpur on the date 30th December 1983.

Read over and explained the contents of this deed to the executant who admitted to be correct. *M.M. Sarker*
30/12/83

Witnesses :-

1. *B.K. Chandra* (Bhupinder Singh Dhanjal)
30/12/83
2. *Rajee Shankar* Garia Ho 2 *30/12/83*

Typed by : M.M. Sarker, Jamshedpur. *M.M. Sarker*
30/12/83

N. S. Subana

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATED IN GOVT.

1. East Singhbhum

Sub-Division : Dhalbhum

Circle / Anchal : Golmuri-cum-Jugsalai

Halka No. 12

Name of State Tauzi No.....

2	3	4	5	6	7	8	9	10
Mutation case number in Register 27	Village	Thana and Thana Number	Khata No	Authority Sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or partition	Full details of exchange affected by mutation	Date of Correction of the Halka Register by the Karnachari	Remarks
	ଅମରସିଂହାପୁର ମାନ୍ଦଜା	ପର୍ଡନଂ-୨	771	ଅଧ୍ୟକ୍ଷ ଅଧିକାରୀ ଜମିନ୍ଦାର ଡି. 18.6.03	ଦାନ/ଦିବାସ ନଂ-8743 ଡି. 06.12.85	ଦା ମାମଲା- 24110 ଜି. 114 ଉତ୍ପତ୍ତି ନଂ-771 ଖିର ନଂ-2748 ଉତ୍ପତ୍ତି - 0.05.1404 ସା 0.03.6760 ଦାମିତ୍ତ ଲଗାତ ନଂ 90 25 (ନିକ୍ଷେପ କମ୍ପା ଫ୍ୟାକ୍ଟରୀ ପ୍ରତି) ଅଧିକାରି ହିସାବ ସାଧ୍ୟ ପ୍ରମାଣି କର ଖୁଲାନା ଫାମି- କଲିମ ଜାହାନଗିରି ନାମ - ଅଗିତା ନାମ ନାମକରଣ ନାମ ପର ନାମାନ୍ତରଣ ହେଉଅଛି।		

2823
1873-9034

P-1A
P-115

To the Karnachari, Halka No. 12 For information and necessary action.

186/3
Anchal Asst. Kar
of
Janshedpur
1876

Sch. XIV-F.No. 180V

जिला का नाम **रानी सिद्धपुर**
 अनुमण्डल का नाम **चण्डिकापुर**
 अ.स. का नाम **जमशेदपुर**
 नाम सर्कल। नाम मौजा मय **रानी सिद्धपुर**
 धाना वो धाना नम्बर **922/9**

Vरसीद मालगुजारी
 फरद मालकी/फरद रैयती
 नाम रैयत मय वल्लिदयत जमाबन्दी
 वो सकुनत नम्बर। **JB 41 3705800**

खाता संख्या	खेसरा संख्या
771/9	2748/9

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
0.05.10	पति - चण्डिकापुर	पति - चण्डिकापुर

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबद	2010-11 सालाना	बकाया 2005-06				2010-11 हाल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	09-10 1ला वर्ष	
माल गुजारी } (नकदी)	91.00	/	/	/	/	/
गुजारी } (भावली)	22.75					
सेस	45.50					
*सूद	45.50					
मुतफरकात	18.20					
मीजान	222.95				1114.75	222.95

अदायकारी बाबद	तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	बकाया 2005-06		2010-11 मोतालबा हाल	फाजिल
				09-10 1ला वर्ष	2010-11		
माल गुजारी } (नकदी)	/	/	/	455.00	91.00	/	/
गुजारी } (भावली)				113.75	22.75		
सेस				227.50	45.50		
*सूद				227.50	45.50		
मुतफरकात				91.00	18.20		
मीजान अदायकारी				1114.75	222.95		

- मीजान कुल (लफजों में) **एक हजार तीस से बनीस रुपये सत्रह के भाग**
- नाम देहिन्दा - **Dr. Koundal No. 1338.00** दस्तखत वो तारीख अमला तहसील कुनिन्दा
- कुल बकाया-

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

15.09.15

NCCF-2007

Sch.

रसीद मालगुजारी
नाम सरकल। नाम मीजाम्मय
थाना वी थाना नम्बर

V

नाम रीयत मय बलियत जमाबन्दी
वी सकुनत। नम्बर।

39

जमिन मालगुजारी (नकदी) (भावली) नम्बर 9847491
जमिन मालगुजारी (नकदी) (भावली) नम्बर 9847491

राजी नकदी 2157.9 अराजी भावली तफसील हिसाब मगान भावली
085-1044 कालि 1. 2748/अरं पति 6/मकजमिन

जोत का सालाना मांग मय तफसील (बकाया वी हाल) मौजुदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल-गुजारी } (नकदी)	84-85					84-85
सेस	/					/
*सूद	/					/
मुतफरकत	/					/
मीजान	922.00					922.00

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मौतालबा हाल	फाजिल
		३रा वर्ष	२रा वर्ष	१ला वर्ष			
माल-गुजारी } (नकदी)					84-85		
सेस	/				90.25	/	
*सूद	/				22.35	/	
मुतफरकत	/				45.50	/	
मीजान अदायकारी					18.20		
					222.00		

- (१) मीजान कुल (लपजों में)
- (२) नाम देहिन्दा-
- (३) कुल बकाया-

दस्तावेज वीजिल (मामला संतर(पति)

222.00

दस्ताखत वी तारीख अमला तहसील कुनिन्दा

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

16/9/14



भारत सरकार
GOVERNMENT OF INDIA

Download Date: 24/03/2020



नाम परवेज
Shadab Parvez
जन्म तिथि / DOB : 23-05-1984
पुंन / MALE
Mobile No. 9284124377
9313
VID : 9174 5895 9716 8337

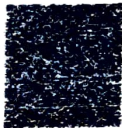
Issue Date: 10/03/2020

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
द्वारा: मोहद मसूक अली खान, एच न.07., रोड न.06.,
आजादनगर मन्गी जमशेदपुर, आजादनगर, पूर्वी सिंहभूम,
झारखण्ड - 832110



Address
C/O: Mohd Masuk Ali Khan H NO 07 ROAD NO 06,
AZADNAGAR MANGO JAMSHEDPUR Azadnaga
Azadnagar East Singhbhum Jharkhand - 832110

8050 8595 9313



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

R.O. Box No.1947,
Singhbhum-832 001

भारत सरकार
GOVERNMENT OF INDIA

महताब आलम
Mahtab Alam

जन्म तिथि/DOB: 08/01/1987

लिंग / MALE

9558 3617 7363

आधार-आम आदमी का अधिकार

आधार
AADHAAR

राष्ट्रीय-व्यक्ति-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 Matn, House No-45
Road No-01, Jamshedpur,
Azadnagar, East Singhbhum,
Jharkhand - 832110

9558 3617 7363

Aadhaar-Aam Admi ka Adhikar

Mahtab Alam

आयकर विभाग
INCOME TAX DEPARTMENT



सरकार
GOVT. OF INDIA

MAHTAB ALAM

ABDUL MATIN

08/01/1987
Permanent Account Number

APNPA7255F

Mahtab Alam
Signature

Mahtab Alam

National Generic Document Registration System
Department of Land Resources

Government of India - Ministry of Rural Development

STREET INDIA
INDIA NON JUDICIAL
Date & Regis

Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	ShineTradersRepByMahtabAlam
Token No / Depositor ID	20220000064247
Amount	10900
Transaction ID	bb66be46397ec3c91ea1
GRN	2211467122
CIN	1808934257
Time	2022-05-31 16:02:44

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Print

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31 May 2022, 16:04:05

43 : 9

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0

N. Sultana

Top

National Generic Document Registration System
Department of Land Resources

Government of India - Ministry of Rural Development

भारत
INDIA
NON JUDICIAL
Duty & Regi

Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	ShineTradersRepByMahtabAlam
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CIN	1808934257
Time	2022-05-31 16:02:44

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Print

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31 May 2022, 16:04:05

43:9

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N. Subramaniam

Top



Document Registration Summary 1

Date :-31-May-2022

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

On Date 31-05-2022 Presented at District SRO -
Jamshedpur
Signature of Presenter

N. Subbarao
District SRO - Jamshedpur

Receipt : 655168

Receipt Date : 31-05-2022

Presenter Name: -

E(III)

₹10000

SP

₹900

Stamp Duty

₹100

Total

₹11000

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 : 2211467070. • DEPT Transaction Id : 3888b10279fca5527e34 • Transaction Type :	100
E(III)	10000	10000	0	GRAS	ShineTradersRepByMahtabAlam	• GRN Number : 2211467122 • DEPT Transaction Id : bb66be46397ec3c91ea1 • Transaction Type :	10000
SP	900	900	0	GRAS	ShineTradersRepByMahtabAlam	• GRN Number : 2211467122 • DEPT Transaction Id : bb66be46397ec3c91ea1 • Transaction Type :	900
Sub Total	10916	11000	-84				

Article : Power of Attorney Number of Pages : 60

[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :-

State Name :- Jharkhand

Deed Endorsement

Token No :- 2022000064247

Deed Type	Power of Attorney
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 16, E(III) :- Rs. 10000, SP :- Rs. 900,

Sh./Smt. **NAIYER SULTANA** s/o/d/o/w/o **SALIM JAHANGIR** has presented the document for registration in this office





today dated :- **31-May-2022** Day :- **Tuesday** Time :- **16:38:09 PM**






NAIYER SULTANA(Individual)

Party Name	Document Type	Document Number
NAIYER SULTANA	PAN/UID	CYLPS7044F

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</p> <p>NAIYER SULTANA Address1 - HOUSE NO 190 RD NO 09 JAWAHARNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: CYLPS7044F, Permission Case No.-</p>	<p>Yes</p>	<p>Nayer Sultana Address:- House No- 190, , Road No-09 Jawaharnagar, Jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India</p>	<p>PRINCIPAL Age:57</p>	  <p style="text-align: right;"><i>N. Sultana</i></p>
<p>2</p> <p>SHINE TRADERS REP BY MAHTAB ALAM Address1 - OFFICE AT HOUSE NO 45 RD NO 01 AZADNAGAR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: APNPA7255F, 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
1	<p>SHADAB PARVEZ S/o-D/o MOHD MASUK ALI KHAN Address1 - H NO 07 RD NO 06 AZADNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>MANMATH PRAMANIK Address1 - MANGO JAMSHEDPUR, Address2 - , , , Jharkhand</p>			

Sl. NO

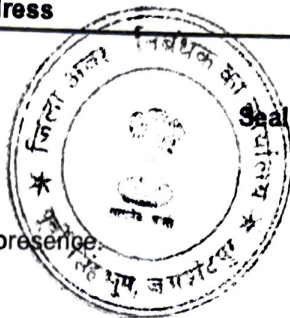
Party Name and Address

Photo

Thumb

Signature

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**NAIYER SULTANA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHADAB PARVEZ**) Son/Daughter/Wife of (**MOHD MASUK ALI KHAN**) resident of (**H NO 07 RD NO 06 AZADNAGAR MANGO JAMSHEDPUR**) and by occupation (**Advocate**).

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 31-May-2022



Pre Registration Docket

Date :- 31-05-2022 04:28 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20220000064247

Appoinment :- 31-May-2022 Time:- 12:5

Article	Power of Attorney
Pre Registration Date	31-May-2022
No. Of Pages	30
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 10,900.

Property Address	MOUZA MANGO
Property Description	KHATA NO 771 PLOT NO 2748 H NO 0090007265000M0 AREA 9.075 DEC BOUNDARY NORTH PLOT NO 2747 SOUTH ROAD EAST RATAN SINGH WEST NIZ

PRINCIPAL	-Mrs. NAIYER SULTANA, Address - HOUSE NO 190 RD NO 09 JAWAHARNAGAR MANGO JAMSHEDPUR-, Father/Husband Name SALIM JAHANGIR , PAN No.- *****044F, Permission Case No.- , Aadhaar No. *****3583
ATTORNEY	-Mr. SHINE TRADERS REP BY MAHTAB ALAM, Address - OFFICE AT HOUSE NO 45 RD NO 01 AZADNAGAR JAMSHEDPUR-, Father/Husband Name ABDUL MATIN , PAN No.- *****255F, Permission Case No.- , Aadhaar No. *****7363

Witness Information	Mr. MANMATH PRAMANIK , Address - MANGO JAMSHEDPUR-, Father/Husband Name-LATE S PRAMANIK
---------------------	--

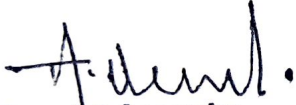
Identifier Details	Mr. SHADAB PARVEZ , Address - H NO 07 RD NO 06 AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-MOHD MASUK ALI KHAN
--------------------	--

1	Stamp Duty	16
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1	E(III)	10,000
Total		10,000
2	SP	900
Total		900

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

M. N. Sultana
Vendor / Executant

Token No.: 20220000064247

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Power of Attorney** was presented before the registering officer on date **31-May-2022** by **NAIYER SULTANA**, S/O, D/O, W/O **SALIM JAHANGIR** resident of HOUSE NO 190 RD NO 09 JAWAHARNAGAR MANGO JAMSHEDPUR ,.

This deed was registered as Document No:- **2022/JSR/2720/BK4/172** in Book No :- **BK4**, Volume No :- 26 from Page No :- 101 to 160 at, office of **District SRO - Jamshedpur**

Date:- 31-May-2022


Registering Officer