



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 50dffbe6532424f69b5d

Receipt Date : 08-Mar-2024 06:53:18 pm

Receipt Amount : 86000/-

Amount In Words : Eighty Six Thousands Rupees Only

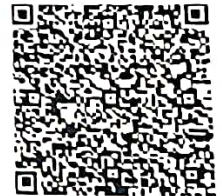
Token Number : 202400030338

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SAISTA PRAVIN ALIAS SHAISTA
PARWEEN (Vendee)

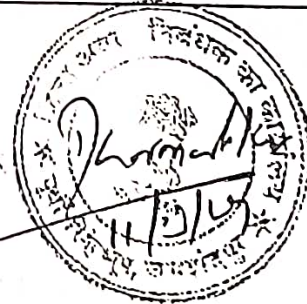
GRN Number : 2401063216



--: For Office Use :-

APP-07-03-24

11/3/24



2024/JSR/1176/BK1/1094

4/3/24

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 सादर प्रमाण के लिए मुद्रांक शुल्क का भुगतान किया गया है।
मोटा के लेखा नंबर 4/3/24

Cash value
21,50,000/-

P.S
Mango.

Stamp
86,000/-

2



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@ JAMIL

Advocate

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न्यूनतम मूल्यांकन सूची से
जाँचा एंव सही पाया।

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बिष्वा प्रिया माजुमदार

पञ्जाब प्रशासनिक सेवा में सेवान्विता / बिष्मल
जाति के 2141-4 का पता है।
छोटानागपुर शासकरी अड्डा नम्बर 1808
की धारा 48(B) के अन्तर्गत नहीं है।

खाता नम्बर 19
प्लोट नम्बर 955
देय प्रतिबन्धित सूची में दर्ज नहीं है।

2

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SALE DEED

THIS SALE DEED IS MADE ON THIS THE 11th DAY OF MARCH,
2024, AT JAMSHEDPUR;

BY:

BISWA PRIYA MAZUMDAR (PAN : AESPM9578F, UID No. XXXX
XXXX 6908), Son of Sukumar Mazumdar, by faith Hindu (General
Caste), by nationality Indian, by occupation Business, resident of

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जाँचा

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Syed Asghar

07/12/24
@JAMIL
Advocate

11/12/24
11/12/24



विश्व प्रिय अनुमता पिता- अनुमता अनुमता

कमा पाना कमा
07/3/40/14
जमा नि: कर्ता मे



07/3/14
11/12/14

in
the
name
of

3

H.No. 8, River View Colony, Bhatia Park, Kadma, P.O. & P.S. Kadma, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 831005, hereinafter referred to as the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and includes his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

IN FAVOUR OF

SAISTA PRAVIN alias **SHAISTA PARWEEN** (PAN : ALVPP3230F, UID No. **XXXX XXXX 2847**), Wife of Firoz Khan, daughter of Zahid Parwez, by faith Muslim (General Caste), by nationality Indian, by occupation Housewife, resident of H.No.17, Road No.1, Azadnagar, Mango, near Daiguttu T.O.P., Azadnagar, Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, hereinafter referred to as the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and includes her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 21,50,000/- (Rs. twenty one lakh, fifty thousand) only;

WHEREAS in the Survey Khatiyan of the last Survey Settlement operation, records of which was finally published on 10th August, 1979, the landed property under Khata No. 19, consisting of Plot No. 955 a,b,c & 956 of Mouza Pardih, Ward No. 9 MNAC, P.S. Mango, Thana No. 1641, Jamshedpur, District Singhbhum East, was recorded in the name of Amina khaton, Widow of Late Mehruddin Khan;

in/s/He
 J. D. M. R.

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AND WHEREAS the immovable property being an area of land measuring 0.05.50 Hectares or 13 Decimals, recorded under New Khata No. 19, New Plot No. 956, Ward No. 9 MNAC, situated in Mouza Pardih, P.S. Mango, Survey Thana No. 1641, town and District Sub-Registry Office Jamshedpur, District East Singhbhum, was jointly acquired by Smt. Sandhya Mazumdar (since deceased), Wife of Sri Sukumar Mazumdar (since deceased) and Smt. Shampa Mazumdar, Wife of Sri Bankim Mazumdar (since deceased) for valuable consideration amount of money, by means of a Registered Sale Deed No. 3281 (Sl.No. 3635) dated 26.04.1980 registered at District Sub-Registry Office at Jamshedpur, from its previous lawful owner Anima Khatoon, Widow of Late Maheruddin Khan of Mango, Jamshedpur and the right, title, interest and joint possession of the said Smt. Sandhya Mazumdar (since deceased) Wife of Sri Sukumar Mazumdar (since deceased) and Smt. Shampa Mazumdar wife of Sri Bankim Mazumdar (since deceased), over and in respect of immovable property being an area of land measuring 0.16.40 M. Acres or 41 Decimals, recorded under New Khata No. 19, New Plot No. 955 a,b,c, situated in Mouza Pardih, Survey Thana No. 1641, Ward No. 9 MNAC, Jamshedpur, upon confirmation of receipt of valuable consideration amount, was declared and confirmed by said Amina Khatoon, by means of and by the execution of a Registered Deed of Release No. 3280 (Sl. No. 3634) dated 26.04.1980 registered at District Sub-Registry Office, Jamshedpur, and both the said landed properties are adjacent to each other and attached;

AND WHEREAS subsequently by the issue of a Correction Slip showing mutation, the said entire acquired landed property was recorded and mutated in the records of the landlord, the State, represented by the Circle Officer at Jamshedpur, in the joint names of

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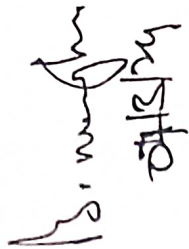
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the said Smt. Sandhya Mazumdar (since deceased), Wife of Sukumar Mazumdar and Smt. Shampa Mazumdar, Wife of Bankim Mazumdar by the issue of a Correction Slip showing mutation vide Mutation Case No. 9/1/99/1988-89 order dated 12.09.1988 and the land revenue for the said entire landed property is being paid to the landlord, the State and the said parties had been in joint, peaceful, physical possession over their said entire landed property without any let, hindrance or disturbances from any corner and by the exercise of all acts of ownership thereto;

AND WHEREAS while being in such lawful joint peaceful physical possession over the said jointly held landed property, the said Smt. Sandhya Mazumdar (since deceased), wife of Late Sukumar Mazumdar and Smt. Shamka Mazumdar Wife of Late Bankim Mazumdar, amicably and orally partitioned their said jointly held landed property between themselves, by metes and bounds, demarcating the shares of each, pursuant to the terms of which the Schedule below property fell to the exclusive share of said Smt. Sandhya Mazumdar (since deceased) Wife of Late Sukumar Mazumdar and accordingly the said property was allotted in her favour and since the date of such amicable partition, the said Smt. Sandhya Mazumdar (since deceased) wife of Late Sukumar Mazumdar had been possessing and occupying her said exclusive property without any kind of let, hindrance or disturbances from any corner and as such has been the absolute, exclusive, lawful, bonafide owner thereof by exercise of all acts of ownership thereto;

AND WHEREAS in the meantime the said owner of the Schedule below landed property Smt. Sandhya Mazumdar Wife of Late Sukumar Mazumdar died intestate, leaving behind four sons namely Sri Supriya

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Mazumdar, Sri Satya Priya Mazumdar, Sri Chitta Priya Mazumdar & Sri Biswa Priya Mazumdar (i.e. the Seller hereof) and one married daughter namely Smt. Sarmista Ghosh Hazra, Wife of Sri Abhijit Ghosh Hazra, as the surviving legal heirs and successors, all of whom jointly inherited the said immovable property and had been in joint peaceful physical possession over the same without any kind of let, hindrance or disturbances from any corner;

AND WHEREAS in the meantime, the said Supriya Mazumdar son of Late Sukumar Mazumdar also died leaving behind Mrs. Karobi Mazumdar wife of Late Supriya Mazumdar, as the legal heir and successor;

AND WHEREAS while being in such lawful joint physical possession over the said jointly held landed property, the said legal heirs and successors of Late Sandhya Mazumdar, amicably and orally Partitioned their said jointly inherited & held landed property between themselves, by metes and bounds, demarcating the shares, pursuant to the terms of which, the schedule below property fell to the exclusive share of the Seller abovenamed and accordingly the said property, morefully described in the Schedule below, was allotted in favour of the Seller and since the date of such amicable partition, the Seller has been possessing and occupying the said property without any kind of let, hindrance or disturbances from any corner and as such are the exclusive lawful owners thereof by exercising all acts of ownership thereto;

AND WHEREAS the SELLER, being in urgent need of money, voluntarily expressed his intent of selling the landed property described in the Schedule below and having come to know the intention of the SELLER, the PURCHASER hereof has approached to

 m/s/SHB

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him and after inspected the land at site, all title documents and relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same;

NOW THIS SALE DEED WITNESSETH:

1. That in pursuance of the above agreement and in consideration amount of Rs. 21,50,000/- (Rs. twenty one lakh, fifty thousand) only paid by the PURCHASER to the SELLER in the manner described in the MEMO OF CONSIDERATION hereunder written, the receipt whereof the said sum hereby acknowledge, accept and admit, as full and final consideration amount, having been received, against ABSOLUTE AND OUTRIGHT sale, transfer and dispose of the said landed property more specifically described in the Schedule hereunder written to the PURCHASER, the SELLER by these presents do hereby sale, convey, transfer and assign unto the PURCHASER all that said landed property together with all right, title, interest, claim, privileges, advantages TO HAVE AND TO HOLD by the PURCHASER without any interference or objection or disturbance by and from the SELLER and/or person/s claiming through and/or under and/or intrust of him.
2. That the PURCHASER will hold, enjoy and possess the said Schedule below land, as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said landed property hereby sold to the PURCHASER by these presents.
3. That the SELLER, on receipt of full consideration amount from the PURCHASER herein, hereby delivers free and peaceful possession

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of the said landed property and copy of the Sale Deed, Mutation, Rent Receipts and all relevant documents, papers, etc. in respect of the said immovable landed property, to the PURCHASER.

4. That the PURCHASER out of her own funds and/or through the financial source of others and/or any financial institution including bank etc. shall construct house and other structures, install boring, other water source, electricity etc. over the said plot of land and will hold, enjoy and possess the same as its LAWFUL OWNER in the eye of law without any disturbance or concern by and from the SELLER or others. Hence onwards the SELLER is completely divested of all his interest, right, claim and/or shall cease to have any right or title in the said landed property hereby sold to the PURCHASER by these presents.


5. That the SELLER hereby represents and declares that:

i) he is the true, absolute and lawful owner of the said landed property and there is no other co-claimant or co-owner or co-sharer in this landed property except him.

ii) prior to execution of this deed of sale, the SELLER has not sold or transferred or delivered or assigned or mortgaged the said land to any party, person or concern and the same is free from all encumbrances, charges, liens, mortgages, suits, proceedings etc.

iii) the above premises or part thereof is not subject matter of any dispute, litigation and/or under acquisition or requisition or dues or arrears of any services including electricity etc.

iv). hence onwards the PURCHASER will hold, enjoy the said land as its sole and absolute owner with full power to sell, convey, transfer,



 21/5/20

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mortgage or assign the same in any manner she likes.

- v). the PURCHASER shall be at liberty to get the landed property described in the Schedule below, mutated in her own name in the records of the Superior landlord the State of Jharkhand, through C.O., Mango, obtain Holding Number from the Authority concern and pay ground rent and/or Holding Tax in her own name, and the SELLER hereby assure the PURCHASER to sign and execute any further papers, no-objection, documents etc. at the cost of the PURCHASER, that may be necessary and/or deemed to be required for mutating the said landed property in her name in the records of the Superior landlord and for her peaceful possession forever.
- vi). in case the PURCHASER suffers any loss or damage and/or disposes from the premises due to defect in title of the SELLER, the SELLER in such circumstances shall be liable to compensate the PURCHASER for such loss.
- vii). all the previous Sale Deed and other documents relating to the landed property described in the Schedule below, has/have been handed over by the SELLER to the PURCHASER and the documents/sketch map annexed herewith and/or enclosed with this Sale Deed are inspected, examined, verified and checked by both the parties hereto by themselves personally as well as through expert, and in the event of any wrongful activities and/or other disputes they will be held liable for the same, and they will not question with the Advocate and/or District Sub-Registry Office, for any irregularity.
6. That the SELLER further agree and covenant with the PURCHASER, to do execute any further or other documents and/or other deeds and things as may be necessary to complete and make

perfect the title of the PURCHASER, in respect of the schedule below landed property, at the cost of the PURCHASER.

SCHEDULE

(Description of the landed property hereby sold)

ALL THAT piece and parcel of raiyati homestead land measuring in the Northern side - 125'ft., in the Southern side - 124'ft., in the Eastern side - 20'ft.7" inches, and in the Western side - 20'ft.7" inches = 3 Katha 12Dhur, 5.88 Decimals (more or less) being in portion of New Plot No. 955, under New Khata No. 19, of Mouza Pardih, Ward No. 9 MNAC, Holding No. 0090016451000M0 issued by Mango Nagar Nigam, P.S. Mango, Thana No. 1641, town and District Sub-Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, together with all its advantages, privileges, services and amenities thereon;

Which is butted and bounded as follows:

NORTH : Portion of Plot No. 955;

SOUTH : Saista Pravin alias Shaista Parween (Purchaser's Nij);

EAST : Road;

WEST : Plot No. 958;

(Details of Register-II: Vol. 5, Page No. 236)

The land aforementioned is situated on the OTHER ROAD and is shown in RED COLOUR in the Sketch map enclosed herewith, which will be treated as a part of this Sale Deed.

Ground rent is payable to the landlord, the State of Jharkhand, through the C.O., Mango.

MEMO OF CONSIDERATION

The Purchaser paid a sum of Rs. 21,50,000/- (Rs. twenty one lakh, fifty thousand) only to the Seller by cash/cheque/RTGS/NEFT

12/5/20
Jamshedpur

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/ACCOUNT TRANSFER and other mode of payments on different dates.

IN WITNESS WHEREOF, the SELLER has set his hands/signatures on this Deed of Sale at Jamshedpur, on the date, month and year first above mentioned.

Read over and found the contents of this deed to be true and correct and after being satisfied about all the contents herein, signed this Sale Deed in presence of each other.

WITNESSES :

1. Asst. Secy.:- Abbad Khan
R/O:- B. P. Singh, Meerpo, R

A. Khan

2. Asst. Secy.:- Anwar Khan
R/O:- B. P. Singh, Meerpo, R

Drafted, read over and explained the contents of this deed to the executants who admit the same to be true and correct.

12/5/24

Advocate.

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07/5/24



ATTEST

07/5/24

Advocate

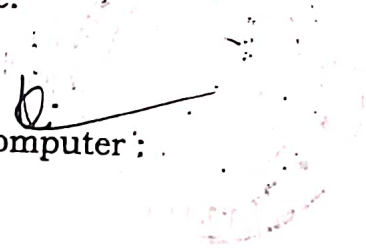
JAMIL



PHOTOGRAPH, SIGNATURE & FINGER PRINTS OF THE PURCHASER

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

Printed through Computer :



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Advocate

मानगो | वार्ड नं.-9 अ.क्षे.मानगो | 16412 | संध्या मजूमदार, शम्पा मजूमदार

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
19	955	0 एकड़ 54 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	5.00			5.00	5.00	5.00
गुजारी (भावली)	1.25			1.25	1.25	1.25
सैस	2.50			2.50	2.50	2.50
सूद	2.50			2.50	2.50	2.50
मुतफरकात	1.00			1.00	1.00	1.00
मीजान	12.25			12.25	12.25	12.25

तफसील अदायकारी

अदायकारी बावत		बकाया				मोतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)				5.00	5.00	5.00	
गुजारी (भावली)				1.25	1.25	1.25	
सैस				2.50	2.50	2.50	
सूद				2.50	2.50	2.50	
मुतफरकात				1.00	1.00	1.00	
मीजान अदायकारी				12.25	12.25	12.25	

(१) मीजान कुल (लफ्जों में) : Thirty Six Rupees and Seventy Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 36.75

तारीख अमला तहसील कुनिन्दा : 13-07-20:

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



यह एक कम्प्युटर जनित प्रति है।

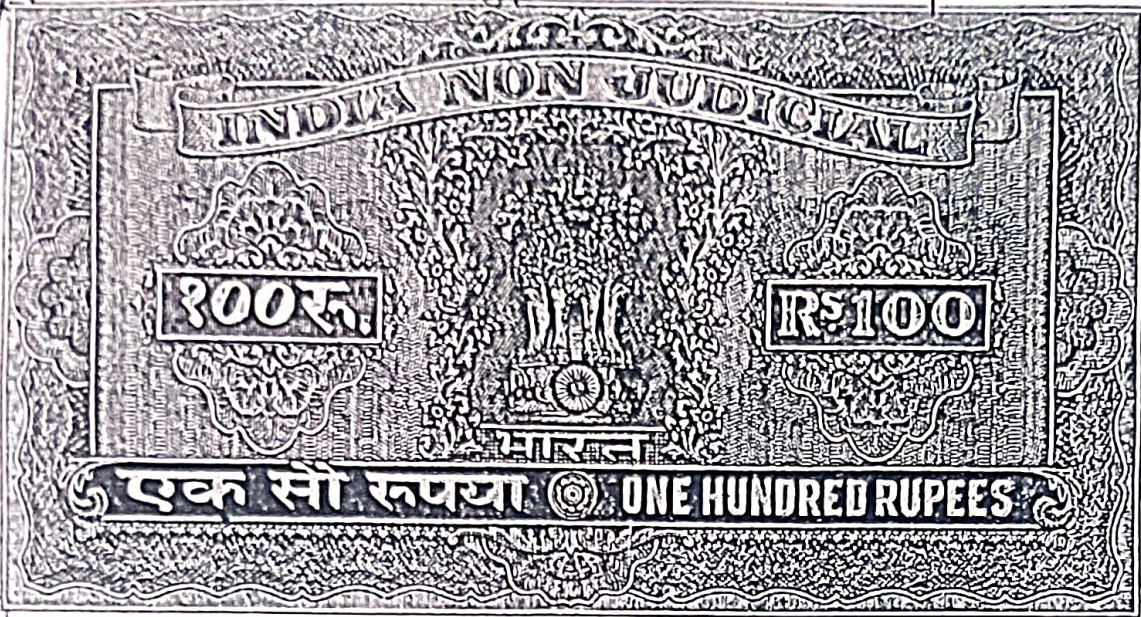
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

3232 Sale 2500 mango

3270 100Rs.



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26 79
A 50
129

26/4/80

S A L E D E E D .

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THIS DEED OF SALE is made on this the 26th day of April, 1980, BETWEEN:

AMINA KHATOON Widow of Late Maheruddin Khan, by faith Muslim, residing at Jwaharnagar, Mango, P.S. Mango, Pergana Dhalbhum, District Singhbhum, hereinafter called the 'VENDOR' (which expression shall unless repugnant to the context includes her heirs, successors, administrators and assigns) of the one part;

IN FAVOUR OF

1. Srimati. SANDHYA MAZUMDER wife of Sri. Sukumar Mazumder, 2. Srimati. SHAMPA MAZUMDER wife of Sri. Bankim Mazumder, both by faith Hindu, resident of Village Pardihi, P.S. Mango, at present residing at 2536/D, Kashidih East, P.S. Sakohi, Town. Jamshedpur, District Singhbhum, hereinafter called the 'PURCHASERS' (which expression shall unless repugnant to the context include their heirs, successors, administrators and assigns) of the other part;

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17 7RS

(3)

26/4/80

KNOW ALL MEN BY THESE PRESENTS:

Whereas the Vendor is the absolute owner of the agricultural recorded Gora I/1, land described in the Schedule above; And

Whereas the land in question has been recorded in the name of the Vendor in present Survey Settlement Operation; And

Whereas the Vendor being in need of money proposed to sell the said land for Rs. 2500/- (Rupees Two thousand five hundred) only to the Purchasers and whereas the Purchaser agrees to purchase the same;

NOW THIS DEED OF SALE WITNESSETH:

That in pursuance of the said agreement and in consideration of the said sum of Rs. 2500/- (Rupees Two thousand five hundred) only the Purchasers already paid, a sum of Rs. 2500/- (Rupees Two thousand five hundred) only, to the Vendor, the receipt of payment is hereby acknowledged, the Vendor does hereby conveyed her above land fully described in the Schedule above to the Purchasers by this deed of Sale.

That all the rights, title and interest of the above land of the Vendor hereby sold are now vested in the Purchaser and the Purchasers with their heirs will enjoy and possess the same for ever without any interruption from the side of the Vendor and her;

S. Roy



(4)

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26/4/80

her heirs and successors.

That the Vendor or her heirs and successors will have no claim over the land hereby conveyed by this deed of Sale.

That the rent of the above land now will be paid by the purchasers in place of the Vendor and the Vendor also gave delivery of possession of her above land in favour of the purchasers.

That the land hereby conveyed is free from all encumbrances and if it transpires that the land hereby conveyed is not free from all encumbrances or there be any defect of her title to the land or if the Purchasers suffers any loss due to any defect of title of the vendor in respect of the aforesaid land, then the vendor and his heirs and successors will be civilly and criminally liable to the purchasers and their heirs and successors and will be bound to make good any loss sustained by her or them.

IN WITNESS WHEREOF the Vendor does hereunto set his hand to-day at Jamshedpur, the date, month and year first above written.

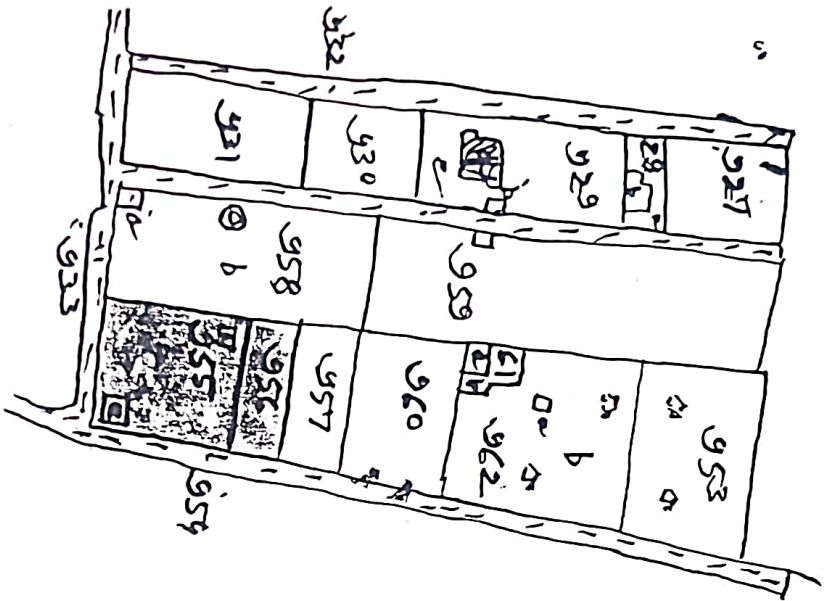
Read over and explained the contents of this deed to the executant who admitted to be correct.

Witnesses:- 1. *S. Basu A. Med* 26/4/80
Sudhakar Kumar Bandyopadhyay 26.4.80

Witness by :-
S.S. Sarker, Jamshedpur.
S.S. Sarker. gm. 26.4.80

2. S.K. Surua - gm. 26/4/80
Sudhakar Kumar Bandyopadhyay 26.4.80

Handwritten signature: S. Sarker



N. - 16024 - PARDIY.
 SHEET NO- 4.
 WARD - NO- 9. JINSHEDDAR.
 THANA - MARWA.
 TALUKA - NO- 1641.
 DI - SINGHBIHAM.
 SCALE - 32" = 1 MILE.
 YEAR - 07-1970-71.
 LAND - MARK - 1

Prepared By
 Sr. Surveyor D. S. D. S.
 29.5.70.

३६३४

Release mango 161

32-0

10Rs.



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DEED OF RELEASE.

THIS DEED OF RELEASE is made on the 16th day of April, 1980, BETWEEN :

AMINA KHATOON W/O Late Maheruddin Khan, by faith Muslim, by occupation household affairs, resident of Jwaharnagar Mango, P.O. & P.S. Mango, Pergana Dhalbhum, District Singbhum, hereinafter called the FIRST PARTY/RELEASOR, (which expression shall unless repugnant to the context includes her heirs, successors and administrators) of the one part;

IN FAVOUR OF

1. Srimati BANHIYA MAZUMDAR W/O Sri Sukumar Mazumdar,
2. Srimati SHAMPA MAZUMDAR W/O Sri Bankim Mazumdar, both by faith Hindu, resident of Pardih, P.S. Mango, ay present residing at 2536/D, Kashidh East, P.S. Sakchi, Town Jamshedpur, District Singbhum, hereinafter called the SECOND PARTY/OWNERS, (which expression shall unless repugnant to the context include their heirs, successors and administrators) of the other part;

Nature of Deed :- Deed of Release.

Present Approximate value of the property :- Rs. 7,500/- only.

Handwritten signature at the bottom right corner.

Vertical handwritten notes on the left margin, including the number '20/50' and other illegible characters.



Page No. 21

SCHEDULE

ALL THAT LAND together with Pucca and Kutcha house, Sohan, Well and what-so-ever within measuring 41 Decimals more or less raiyati land of Mouza Pardih, P. S. Mango, Thana No. 1641, Under Khata No. 19, in portion of Plot No. 213/214, Corresponding to present Survey Ward No. 9; Under

P. S. Khata No.	P. S. Plot No.	Area.
19	955 (a) Mokaan Pucca/Khaprapose,	0.00.50 M. Acre,
	(b) Sohan etc.,	0.15.20 M. Acre,
	(c) Mokaan Kutcha/Khaprapose,	0.00.70 M. Acre,
Total :-		0.16.40 M. Acre,

i.e. more or less 41 Decimals of Raiyati land; in Sub-Registry Jamshedpur, Pergana Chalbhum, District Singhbhum; which is bounded as follows that is to say :-

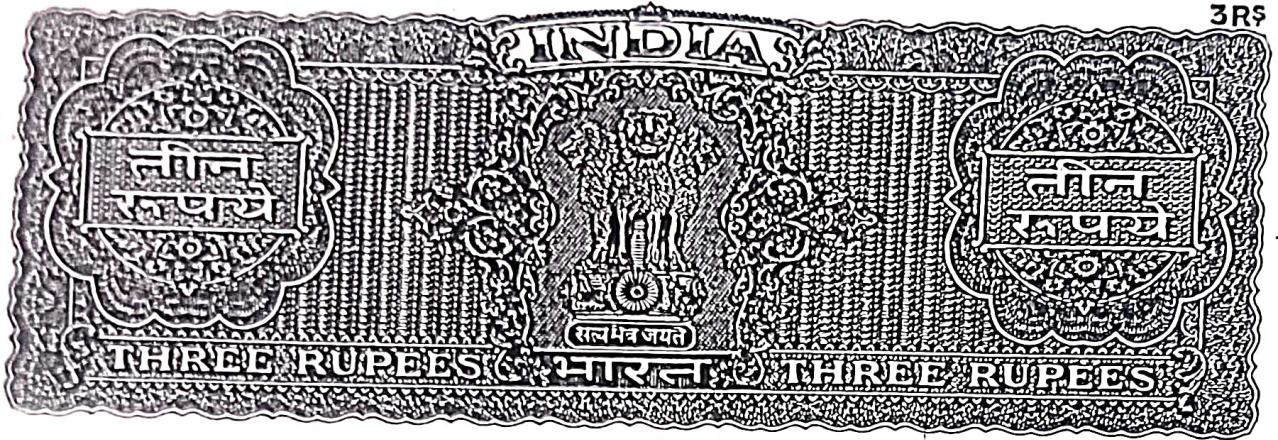
- On the North by : Plot No. 956;
- On the South by : Plot No. 933 (Rasta);
- On the East by : Plot No. 954 (Road);
- On the West by : Plot No. 958;

Annual rent Rs. 1.50 Paise only;

Landlord : The State of Bihar, Block at Jamshedpur.

S Mo

22



Page No.3.

Handwritten notes: 26/4/80 and some illegible scribbles.

KNOW ALL MEN BY THESE PRESENTS:

Whereas the members of the Second party are the real, absolute and bonafide owners of the property morefully mentioned in the Schedule above; And

Whereas the the First party and her husband Maheruddin Khan, now deceased, sold the aforesaid land to the members of the Second party for a reasonable consideration in the year 1966 and also gave delivery of possession of the same to the members of the Second party in presence of the local people; And

Whereas since after the aforesaid purchase the members of the Second party have been in peaceful possession over the said land by erecting Pucca and Kutchha house, Well and shat-so-ever standing thereon, to the knowledge of the First party and all others of the said locality, adversely and openly for more than 12 years, without any interruption from any corner and are lawful owners of the aforesaid land and property, morefully described in the Schedule above and thereby acquired an indefeasible raiyat right over the same;

Handwritten signature 'S.M.' at the bottom right corner.

And whereas dispute and differences arose between the parties in respect of the aforesaid property; And

Whereas the members of the Second party for the purpose of safeguarding their interest in the said property filed a Title Suit which was registered as Title Suit No. 44 of 1980 of the Court of the Sub-Judge, Jamshedpur; And

Whereas after filing the above mentioned Title Suit, both the parties to this deed have amicably settled their disputes and differences in respect of the said property mentioned in the schedule above and also decided not to contest the said Title Suit No. 44 of 1980; And

Whereas the First party also agreed to execute and register a Deed of Release in favour of the members of the Second party in respect of the aforesaid property, described in the Schedule above;

NOW THEREFORE in order to settle the matter for good and in order to avoid further disputes, litigation or misunderstanding between the parties in respect of the said property, the Releasor/First party by this Deed of Release does hereby declare, disclaim and relinquish all her rights, title and interest if any, over the said property morefully mentioned in the Schedule above in favour of the members of the Second party, who have been possessing the said property and land as the absolute owners. The members of the Second party will enjoy and possess the same as usual as the absolute owners of the said property and the First party undertakes not to disturb the peaceful possession of the members of the Second party over the said property.

That the Releasor has no colour of title, interest or possession over the said property described in the Schedule above and she further declares that she has absolutely no concern over the said property and she does not claim any right, title, interest or possession over the said land and property.

2-18
26/4/80
That the First party Releasor does not claim any title or interest in the said property and admits and declares that she had all ready sold the said land to the members of the Second party owner who came in physical possession over the said land in the year 1966 and since then have not been dispossessed from the aforesaid property at any time and are still in possession over the same. That the current entry in the record of rights in respect of the aforesaid property is wrong and erroneous.

That the members of the Second party/Owners will pay rent of the above land in the Office of the Superior Landlord, in their own names.

That this deed of release is executed by the First party as a record so that no person or persons may hereafter be able to dispute the facts as stated above.

IN WITNESS WHEREOF the First party do hereunto set her hand to-day at Jamshedpur on the date mentioned above.

Read over and explained the contents of this deed to the executant who admitted to be correct. M.H. Sarkar

Witnesses 1. A. Baskar J. Prasad
26/4/80

2. S.K. Sarma
26/4/80

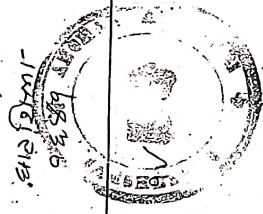
Sudhir Kumar Bandyopadhyay
26.4.80.

Typed by : M.M. Sarkar, Jamshedour, M.H. Sarkar

Correction Slip Showing Mutation in Respect Of Tenancies in Estates vested in Government

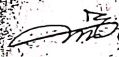
District - SINGHBHUM, Sub-Division - DHALBHUM, Circle - JUGSALAT, Halka - GOLMURI

Name of Estate - Bihar. Touzi No Halka IX.....

Sl. No.	Mutation Case No. in Register	Village	Thana & Thana No.	No. of Tenancy of which the mutation relates	Authority sanctioning Mutation with date of order.	Whether mutation is due to sale, gift, exchange, succession or partition.	Full details of changes effected by mutation	Date of correction of Halka Register by the Karamchhari	REMARKS
9	15113/2-22/V116V	-352111			31-11-22 22/11/22 21/11/22	दिया जायगी 32-20 32-29 दिया जायगी पुनः 32-29 दिया जायगी पुनः 32-29 दिया जायगी पुनः 32-29 दिया जायगी पुनः 32-29	22/11/22	संशोधन - काम	

Memo No. Dated

Forwarded to the Karamchhari/Panchayat Sevak Halka,
No. IX.....
for information and necessary action.


Circle Officer
Circle - Jamshedpur

Transaction Success! Please Note Your Transaction Id.

Name	SaistaPravinAliasShaistaParween
Token No / Depositor ID	202400030338
Amount	66154
Transaction ID	1c895eef89090e682396
GRN	2401042972
CIN	10002162024030706027
Time	2024-03-07 12:00:51

कोरोना को हराना है सफाई को अपनाना है



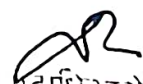
दो गज की दूरी मास्क है जरूरी

Handwritten signature
07/03/24

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 रिथति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-11 अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की रिथति 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-11 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.	हॉलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	


 जाँच लिपिक का हस्ताक्षर
ROBIN KIJUR


 निबंधन प्रदायिकाओं का हस्ताक्षर
 11/09/14



Document Registration Summary 1

Date :-11-Mar-2024

- Government/Market Value: ₹2131900/-
- Transaction Amount: ₹2150000 /-
- Paid Stamp Duty: ₹86000 /-

Receipt : 988899

Receipt Date : 11-03-2024

Presenter Name: -

On Date 11-03-2024 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO -Jamshedpur


PR ₹1
SP ₹1650
LL ₹3
A1 ₹64500
Stamp Duty ₹86000


Total ₹152154

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	86000	86000	0	GRAS	SaistaPravinAliasShaistaParween	• GRN Number : 2401063216 • DEPT Transaction Id : 50dffbe6532424f69b5d • Transaction Type :	86000
PR	1	1	0	GRAS	SaistaPravinAliasShaistaParween	• GRN Number : 2401042972 • DEPT Transaction Id : 1c895eef89090e682396 • Transaction Type :	1
SP	1650	1650	0	GRAS	SaistaPravinAliasShaistaParween	• GRN Number : 2401042972 • DEPT Transaction Id : 1c895eef89090e682396 • Transaction Type :	1650
A1	64500	64500	0	GRAS	SaistaPravinAliasShaistaParween	• GRN Number : 2401042972 • DEPT Transaction Id : 1c895eef89090e682396 • Transaction Type :	64500
LL	3	3	0	GRAS	SaistaPravinAliasShaistaParween	• GRN Number : 2401042972 • DEPT Transaction Id : 1c895eef89090e682396 • Transaction Type :	3
Sub Total	152154	152154	0				

Article : Sale Deed Number of Pages : 110


Signature of Operator


Signature of Head Clerk
ROBIN KUJUR


Signature of Registering Officer
DHARMENDRA KUMAR
11/02/24



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

Deed Endorsement

Token No :- 202400030338

Deed Type	Sale Deed
Number of Pages	110
Fee Details	Stamp Duty :- Rs. 86000, PR :- Rs. 1, SP :- Rs. 1650, A1 :- Rs. 64500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2131876/- , Transaction Amount :- Rs.2150000/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 9 Location :- Other Road, Pardih Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: ROAD, West: PLOT NO 958, South: SAISTA PRAVIN ALIAS SHAISTA PARWEEN PURCHASERS NIJ, North: PORTION OF PLOT NO 955 Khata Number - 19Plot Number - 955Volume Number - 5Page Number - 236Holding Number - 0090016451000M0 Area Of Land :- 5.88 Decimal

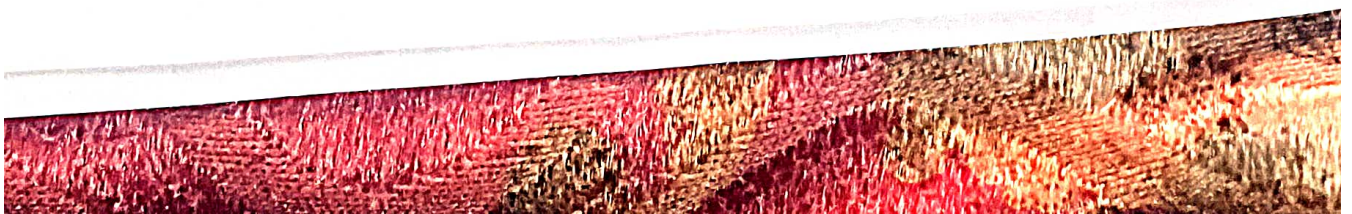
Sh./Smt.BISWA PRIYA MAZUMDAR s/o/d/o/w/o SUKUMAR MAZUMDAR has presented the document for registration in this office today dated :- 11-Mar-2024 Day :- Monday Time :- 16:50:10 PM









BISWA PRIYA
MAZUMDAR(Individual)




Party Name	Document Type	Document Number
BISWA PRIYA MAZUMDAR	PAN/UID	AESPM9578F

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



1	BISWA PRIYA MAZUMDAR Address1 - H NO 8 RIVER VIEW COLONY BHATIA PARK KADMA JAMSHEDPUR, Address2 - KADMA , , , Jharkhand PAN No.: AESPM9578F, Permlsston Case No.-	Yes	Biswa Priya Mazumdar Address:- H. NO. 8, , RIVER VIEW COLONY , BHATIYA PARK, PO. KADMA, JAMSHEDPUR, , Purbl Singhbhum, 831005, , Jharkhand, India	SELLER Age:48	 	
2	SAISTA PRAVIN ALIAS SHAISTA PARWEEN Address1 - H NO 17 RD NO 1 AZADNAGAR MANGO NEAR DAIGUTTU T O P AZADNAGAR MANGO JAMSHEDPUR, Address2 - MANGO , , , Jharkhand PAN No.: ALVPP3230F, Permission Case No.-	Yes	Salsta Pravin Address:- House No -17, Near Daiguttu T.O.P, Road No -1, Azadnagar, Mango, Jamshedpur, Azadnagar, Jamshedpur, East Singhbhum, 832110, Azadnagar, Jharkhand, India	PURCHASER Age:44	 	

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	FIROZ KHAN S/o-D/o ABAD KHAN Address1 - H NO 17 AZADNAGAR RD NO 1 NEAR T O P DAIGUTTU PO AZADNAGAR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			

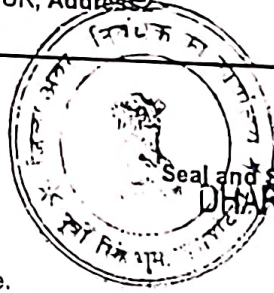
Witness:

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;">ANWAR KHAN Address1 - RD NO 17 HUSSAINI MOHALLAH ZAKIRNAGAR EAST NEAR EKTA COMMITTEE AZADNAGAR JAMSHEDPUR, Address2 ... Jharkhand</p>			A. Khan
---	--	--	--	---------

Signature of Operator

Seal and Signature of Registering Office
DHARMENDRA KUMAR

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BISWA PRIYA MAZUMDAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**FIROZ KHAN**) Son/Daughter/Wife of (**ABAD KHAN**) resident of (H NO 17 AZADNAGAR RD NO 1 NEAR T O P DAIGUTTU PO AZADNAGAR JAMSHEDPUR) and by occupation (**Advocate**).



Signature of Registering Office
DHARMENDRA KUMAR

Date:- 11-Mar-2024

Seal and Signature of Registering Office
DHARMENDRA KUMAR



Pre Registration Docket

Date :- 09-03-2024 11:30 am

Office Name :- District SRO - Jamshedpur
Token No:- 202400030338

Appoinment :- 07-Mar-2024 Time:- 10:15

Article	Sale Deed
Pre Registration Date	06-Mar-2024
No. Of Pages	55
Stamp Duty	86000
Paid Stamp Duty	0
Total Fees	₹ 66,154.

Property Id: **1177908**

Valuation No. : 1603239 / 2024	:- 2023-2024	Date : 09-March-2024 11:38:AM
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 9
Pardih Mango Word No-9 Halka No 2 Village Code 16412 - Other Road		
Khata Number - 19		
Plot Number - 955		
Volume Number - 5		
Page Number - 236		
Holding Number - 0090016451000M0		

Property Rates

Residential Land (Y)

₹362564/- Decimal

Valuation Rule : Residential Land

Property Details

1	Land area	5.88 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.88 x 362564=2131876.32	
A	Total		₹21,31,876/-
			₹21,31,876/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)

₹21,31,900/-

Total Amount in Words : Twenty One Lakhs Thirty One Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PLOT NO 958, South: SAISTA PRAVIN ALIAS SHAISTA PARWEEN PURCHASERS NIJ, North: PORTION OF PLOT NO 955
Area	Land area : 5.88 Declmal
Other Description of the Property	Pin Code - 831012
Government/Market Value	2131876.32
Transaction Amount	2150000

SELLER	-Mr. BISWA PRIYA MAZUMDAR , ,Father/Husband Name SUKUMAR MAZUMDAR , PAN No.- *****578F Date Of Birth-26-Jun-1975,Permlssion Case No.- , Aadhaar No. *****6908, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-KADMA,Address - H NO 8 RIVER VIEW COLONY BHATIA PARK KADMA JAMSHEDPUR, Pin Code-831005
PURCHASER	-Mrs. SAISTA PRAVIN ALIAS SHAISTA PARWEEN , ,Father/Husband Name FIROZ KHAN , PAN No.- *****230F Date Of Birth-04-Feb-1980,Permission Case No.- , Aadhaar No. *****2847, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-MANGO,Address - H NO 17 RD NO 1 AZADNAGAR MANGO NEAR DAIGUTTU T O P AZADNAGAR MANGO JAMSHEDPUR, Pin Code-831012

Witness Information	Mr. ANWAR KHAN , Address - RD NO 17 HUSSAINI MOHALLAH ZAKIRNAGAR EAST NEAR EKTA COMMITTEE AZADNAGAR JAMSHEDPUR-, Father/Husband Name-AKHTAR KHAN
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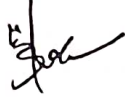
Identifier Details	Mr. FIROZ KHAN , Address - H NO 17 AZADNAGAR RD NO 1 NEAR T O P DAIGUTTU PO AZADNAGAR JAMSHEDPUR-, Father/Husband Name-ABAD KHAN
--------------------	---

Fee Rule:Sale Deed	
1	Stamp Duty
	86,000

1	SP	
Total		1,650
Fee Rule:Sale Deed		1,650
1	A1	
2	LL	64,500
3	PR	3
Total		1
		64,504

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

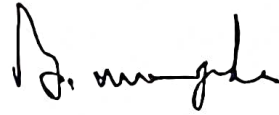
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 6, 2024

पंजी II प्रति

भाग वर्तमान	5	- पृष्ठ संख्या	236										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धलभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-2	इस्टेट का नाम	झारखण्ड				
झोला का नाम	वाई नं -9 अ धे मानगो	होलिग संख्या	19/अंच	तौजी संख्या	0	थाना नम्बर	16412	खाता का प्रकार					
संख्या मजूमदार, पति-सुकुमार मजूमदार एवं शम्पा मजूमदार पति-बंकिम मजूमदार													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							तगान	सेस		
19	255	0 रे 32.88 डि 0	नामांतरण मुकद्दमा संख्या 122/1988-89 के आदेश अनुसार खाता खोला गया है नामांतरण मुकद्दमा संख्या 09/01/199/1988-89 दिनांक 12/09/1988							5	7.25		
	कुल परिमाण	0 रे 32.88 डि 0											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत वकाया	लागत चालू सात	रोड रोस वकाया	रोड रोस चालू सात	शिक्षा सेस वकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू सात	कृषि सेस वकाया	कृषि सेस चालू सात
05/01/2010	3708129	2010	2011	7374	541	1843.5	135.25	3687	270.5	3687	270.5	1474.8	108.2
03-21-2019	0238477406	1988-1989	2018-2019	150	5	37.5	1.25	75	2.5	75	2.5	30	1
11-22-2019	0824177519	2019-2020	2019-2020	0	5	0	1.25	0	2.5	0	2.5	0	1
07-13-2022	0247545734	2020-2021	2022-2023	10	5	2.5	1.25	5	2.5	5	2.5	2	1

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

Mutation Cases Not Found !!

List Of Case Status Details

नवराट देखें

← BACK

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
झारखण्ड सरकार				अ, पिता - अ, एक अंश, जाति- अज्ञात, निवासी- अज्ञात						
जिला का नाम		पूर्वी सिंहभूम अंचल का नाम		मानगो नाम	हलका का नाम	हल्का-2	मौजा का नाम	वार्ड नं.-9	खाता नं. अ.क्षे.मानगो	रैयती का प्रकार
खेवट नम्बर		खाता नम्बर 19		थाना का नाम	घाटशिला	थाना नम्बर	16412			
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)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
19	956	सलीमन वीवी निज	गोड़ा-01	0 (हेक्टर) 5 (आर) 0		1 - काबिल लगान	0	0	0	1 - कायमी
खाता में कुल प्लोट संख्या		1		खाता का कुल मिजान	0 (एकड़) 21 (आर) 0		खाता का कुल		0 0 0	

यह एक कंप्यूटर जनित प्रति है

3/6/2024

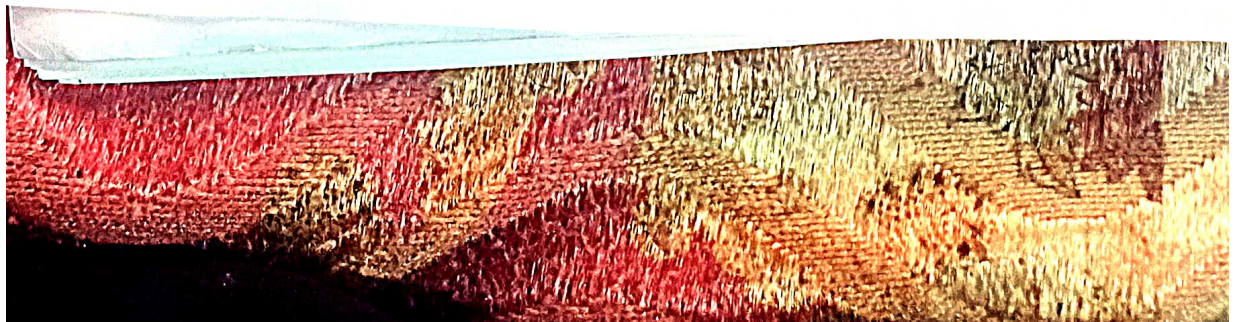
3:08:59

PM

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।



Token No.: 202400030338


CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **11-Mar-2024** by **BISWA PRIYA MAZUMDAR, S/O, D/O, W/O SUKUMAR MAZUMDAR** resident of H NO 8 RIVER VIEW COLONY BHATIA PARK KADMA JAMSHEDPUR, KADMA.

This deed was registered as Document No:- **2024/JSR/1176/BK1/1094** in Book No :- **BK1**, Volume No :- **210** from Page No :- **413** to **522** at, office of **District SRO - Jamshedpur**

Date:- **11-Mar-2024**

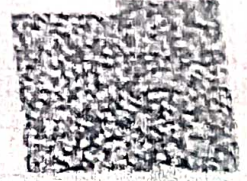

Registering Officer
DHARMENDRA KUMAR



भारत सरकार
GOVERNMENT OF INDIA



साईस्ता परवीन
Saista Pravin
जन्म तिथि/ DOB: 04/02/1980
महिला / FEMALE



~~XXXXXXXXXXXX~~ 2847

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O: फ़िरोज़ खान, हाउस न
-17, रोड न -1, अज़ादनगर,
मानगो, दाईगुट्टु टी.ओ.पी के
पास, जमशेदपुर,
आज़ादनगर, पूर्वी सिंहभूम,
झारखण्ड - 832110

Address:

W/O: Firoz Khan, House No -17,
Road No -1, Azadnagar, Mango,
Near Daiguttu T.O.P. Jamshedpur,
Azadnagar, East Singhbhum,
Jharkhand - 832110

~~XXXXXXXXXXXX~~ 2847

Aadhaar-Aam Admi ka Adhika

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAISTA PARWEEN

ZAHID PARWEZ

04/02/1980

Permanent Account Number

ALVPP3230F

Shaista Parween

Signature



04022005

Shaista



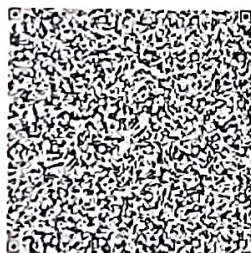
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0013/09037/07603

To
कामिल हुसैन
Kamil Hussain
S/O: Khawaja Israr Hussain
bans kothi
Near ITI
digha
Dinapur-Cum-Khagaul
Patna Bihar - 800011
7004175022

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

~~9111 7721 5988 6020~~ 3834
VID : 9111 7721 5988 6020

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



कामिल हुसैन
Kamil Hussain
जन्म तिथि/DOB: 01/10/1992
पुरुष/ MALE

~~9111 7721 5988 6020~~ 3834
VID : 9111 7721 5988 6020

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

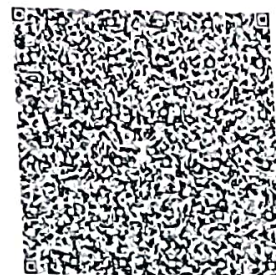


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
आत्मज: खवजा इसरार हुसैन, बंस कोठी, आईटीआई के पास, दीघा, दीनापुर कम खगौल, पटना, बिहार - 800011

Address:
S/O: Khawaja Israr Hussain, bans kothi, Near ITI, digha, Dinapur-Cum-Khagaul, Patna, Bihar - 800011



Download Date: 16/11/2024

~~9111 7721 5988 6020~~ 3834
VID : 9111 7721 5988 6020



1947



help@uidai.gov.in



www.uidai.gov.in

Kamil Hussain

Kamil Hussain

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIEPH1060M



नाम / Name

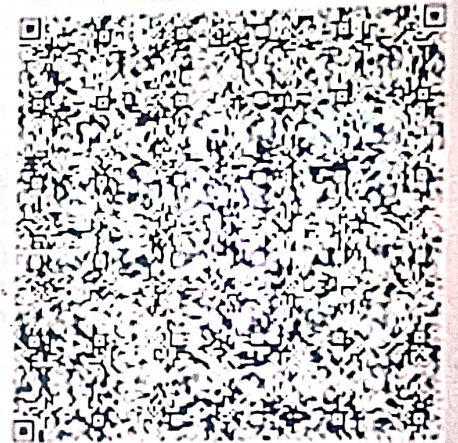
KAMIL HUSSAIN

पिता का नाम / Father's Name

KHAWAJA ISRAR HUSSAIN

जन्म की तारीख /
Date of Birth

01/10/1992



PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

Fold

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFFO6293A

नाम / Name

ORCHID HOMES AND DEVELOPERS

निगमन / बटन की तारीख
Date of Incorporation / Formation

29/08/2017

24102017

Orchid Homes & Developers
Kamthuse
Partners

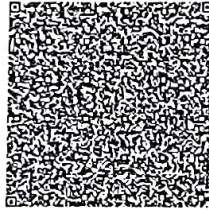


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2719/83101/17987

To
बलराम दास
Balram Das
C/O Goltho Das,
JOJOSAI,
SANGRAM,
VTC: Potka,
PO: Tatanagar,
Sub District: Potka,
District: East Singhbhum,
State: Jharkhand,
PIN Code: 831002,
Mobile: 9608934614



आपका आधार क्रमांक / Your Aadhaar No. :

~~752304~~ 4362
VID : 9147 1057 0751 4273

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Aadhaar No. Issued: 18/04/2012



बलराम दास
Balram Das
जन्म तिथि/DOB: 30/06/1995
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

~~752304~~ 4362

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्षों में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट करें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहायता लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

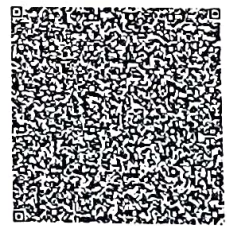


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Details as on: 11/03/2024

पता:
द्वारा: गोल्थो दास, जोजोसाई, संग्राम, पोटका, टटानगर, पूर्वी
सिंहभूम,
झारखण्ड - 831002
Address:
C/O: Goltho Das, JOJOSAI, SANGRAM,
Potka, PO: Tatanagar, DIST: East
Singhbhum,
Jharkhand - 831002



~~752304~~ 4362

VID : 9147 1057 0751 4273



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Balram Das



भारत सरकार
Government of India



चंचल कुमार
Chanchal Kumar
जन्म तिथि/ DOB: 24/05/1996
पुरुष / MALE



~~4357~~ 4357

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: चन्द्र किशोर, ग्राम और
पोस्ट- परौना, पी.एस.-तरईया,
परौना, सारन,
बिहार - 841424

Address:
S/O: Chandra Kishor, Village
and Post- Parauna, P.S.-
Taraiya, Parrana, Saran,
Bihar - 841424

~~4357~~ 4357



help@uidai.gov.in

WWW

www.uidai.gov.in

Chanchal Kumar

Transaction Success! Please Note Your Transaction Id

Name	KamilHussainPartnerOfOrchidHomesAndDevelopers
Token No / Depositor ID	202400047926
Amount	109000
Transaction ID	897be1a1758778a986f5
GRN	2401709663
CIN	10002162024041906777
Time	2024-04-19 13:39:48

Orchid Homes & Developers
Kamil Hussain
19/4/24 Partners

[Handwritten Signature]
19/4/24

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

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

जाँच लिपिक का हस्ताक्षर

तिथि सहित
ROBIN KISHOR

निबंधन प्रदाधिकारी का हस्ताक्षर

तिथि सहित



Document Registration Summary 1

Date :-19-Apr-2024

- Government/Market Value: ₹4263800/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1007243

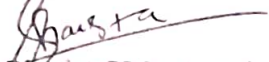
Receipt Date : 19-04-2024

Presenter Name: -

PR ₹1
SP ₹2370
LL ₹34
A1 ₹106595
Stamp Duty ₹100

On Date 19-04-2024 Presented at District SRO -
Jamshedpur

Signature of Presenter


District SRO - Jamshedpur

Total

₹109100

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2401701190 • DEPT Transaction Id : 596178740837ab4c3150 • Transaction Type :	100
PR	1	1	0	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2401709663 • DEPT Transaction Id : 897be1a1758778a986f5 • Transaction Type :	1
SP	2370	2370	0	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2401709663 • DEPT Transaction Id : 897be1a1758778a986f5 • Transaction Type :	2370
A1	106595	106595	0	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2401709663 • DEPT Transaction Id : 897be1a1758778a986f5 • Transaction Type :	106595
LL	3	34	-31	GRAS	KamilHussainPartnerOfOrchidHomesAndDevelopers	• GRN Number : 2401709663 • DEPT Transaction Id : 897be1a1758778a986f5 • Transaction Type :	34
Sub Total	108973	109100	-127				

Article : Development Agreement Number of Pages : 158


Signature of Operator


Signature of Head Clerk
ROBIN KUJUR


Signature of Registering Officer
DHARMAJIT KUMAR



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

Deed Endorsement

Token No :- 202400047926

Deed Type	Development Agreement
Number of Pages	158
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 2370, A1 :- Rs. 106595, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4263759/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Mango , Village Name :- Pardih Mango Word No- 9 Location :- Other Road, Pardih Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: ROAD, West: PLOT NO. 958, South: NIJ, North: PORTION OF PLOT NO. 955 Khata Number - 19Plot Number - 955Page Number - 10Holding Number - 0090016451000M0Volume Number - 116 Area Of Land :- 5.88 Decimal







Sh./Smt.SAISTA PRAVIN ALIAS SHAISTA PARWEEN s/o/d/o/w/o FIROZ KHAN has presented the document for registration in this office today dated :- 19-Apr-2024 Day :- Friday Time :- 17:38:35 PM



SAISTA PRAVIN ALIAS SHAISTA PARWEEN(Individual)

Party Name	Document Type	Document Number
SAISTA PRAVIN ALIAS SHAISTA PARWEEN	PAN/UID	*****2847

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signat
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<p>1</p> <p>SAISTA PRAVIN ALIAS SHAISTA PARWEEN Address1 - H. NO. 17, ROAD NO. 1, AZADNAGAR, MANGO, NEAR T.O.P. DAIGUTTU, Address2 - MANGO ... Jharkhand PAN No.: Permission Case No.-</p>	<p>Yes</p>	<p>Saista Pravin Address:- House No -17, Near Daigultu T.O.P, Road No -1, Azadnagar, Mango, Jamshedpur, Azadnagar, Jamshedpur, East Singhbhum, 832110, Azadnagar, Jharkhand, India</p>	<p>EXECUTANTS Age:44</p>			
<p>2</p> <p>KAMIL HUSSAIN PARTNER OF ORCHID HOMES AND DEVELOPERS Address1 - BANS KOTHI, NEAR ITI DIGHA, DANAPUR-CUM-KHAGAUL, Address2 - PATNA ... Jharkhand PAN No.: Permission Case No.-</p>	<p>Yes</p>	<p>Kamil Hussain Address:- , Near ITI, bans kothi, digha, Dinapur-Cum-Khagaul, Danapur, Patna, 800011, Dighaghat, Bihar, India</p>	<p>CLAIMANT Age:31</p>			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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1

BALRAM DAS
 S/o-D/o **GOLTHO DAS**
 Address1 - JOJOSAI, SANGRAM POTKA, TATANAGAR, EAST
 SINGHBHUM, JHARKHAND-831002, Address2 -
 ... Jharkhand
 PAN No.:



S. Manoj

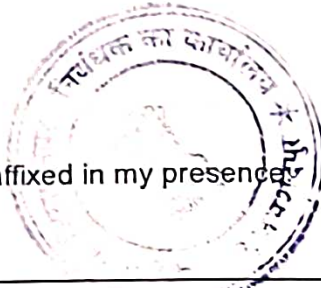
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHANCHAL KUMAR Address1 - VILLAGE AND POST-PARAUNA, PS - TARAIYA, SARAN, BIHAR-841424, Address2 - ... Jharkhand			<i>Chanchal Kumar</i>

[Handwritten Signature]

Signature of Operator



Above signature & thumb Impression are affixed in my presence

Seal and Signature of Registering Officer
DHARMENDRA KUMAR

Above mentioned, (SAISTA PRAVIN ALIAS SHAISTA-PARWEEN), has/have admitted the execution before me. He/ She/ They has / have been identified by (BALRAM DAS) Son/Daughter/Wife of (GOLTHO DAS) resident of (JOJOSAI, SANGRAM POTKA, TATANAGAR, EAST SINGHBHUM, JHARKHAND-831002) and by occupation (Business).

Signature of Registering Officer

DHARMENDRA KUMAR

Date:- 19-Apr-2024



Seal and Signature of Registering Officer

DHARMENDRA KUMAR



Pre Registration Docket

Date :- 18-04-2024 11:55 am

Office Name :- District SRO - Jamshedpur
Token No:- 202400047926

Appoinment :- 18-Apr-2024 Time:- 12:15

Article	Development Agreement
Pre Registration Date	18-Apr-2024
No. Of Pages	79
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,08,969.

Property Id: 1204128

Valuation No. : 1637781 / 2024	:- 2024-2025	Date : 18-April-2024 10:33:AM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Pardih Mango Word No- 9	
Pardih Mango Word No-9 Halka No 2 Village Code 16412 - Other Road			
Khata Number - 19			
Plot Number - 955			
Page Number - 10			
Holding Number - 0090016451000M0			
Volume Number - 116			
Property Rates			
Commercial Land (Y)			
₹725129/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	5.88 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.88 x 725129=4263758.52	₹42,63,759/-
A	Total		₹42,63,759/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹42,63,800/-
Total Amount In Words : Forty Two Lakhs Sixty Three Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PLOT NO. 958, South: Nil, North: PORTION OF PLOT NO 955
Area	Land area : 5.88 Decimal
Other Description of the Property	Pin Code - 832110
Government/Market Value	4263758.52
Transaction Amount	

CLAIMANT	-Mr. KAMIL HUSSAIN PARTNER OF ORCHID HOMES AND DEVELOPERS, Father/Husband Name KHAWAJA ISRAR HUSSAIN, PAN No.- Date Of Birth-01-Oct-1992, Permission Case No.-, Aadhaar No. *****3834, Country-INDIA, State Name-Bihar, District Name-PATNA, City/Village/Town Name-JAMSHEDPUR, Locality-PATNA, Address - BANS KOTHI, NEAR ITI DIGHA, DANAPUR-CUM-KHAGAUL, Pin Code-800011
EXECUTANTS	-Mrs. SAISTA PRAVIN ALIAS SHAISTA PARWEEN, Father/Husband Name FIROZ KHAN, PAN No.- Date Of Birth-04-Feb-1980, Permission Case No.-, Aadhaar No. *****2847, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-MANGO, Address - H. NO. 17, ROAD NO. 1, AZADNAGAR, MANGO, NEAR T.O.P. DAIGUTTU, Pin Code-831012

Witness Information	Mr. CHANCHAL KUMAR, Address - VILLAGE AND POST-PARAUNA, PS - TARAIIYA, SARAN, BIHAR-841424-, Father/Husband Name-CHANDRA KISHOR
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Identifier Details	Mr. BALRAM DAS, Address - JOJOSAI, SANGRAM POTKA, TATANAGAR, EAST SINGHBHUM, JHARKHAND-831002-, Father/Husband Name-GOLTHO DAS
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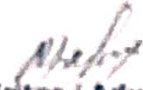
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,370
Total		2,370

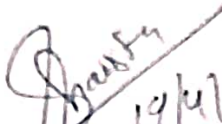
Fee Rule:Development Agreement		
1	A1	1,06,595
2	LL	3
3	PR	1
Total		1,06,599

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
19/4/24

Orchid Homes & Developers
Ramesh Kumar
Vendor / Claimant
Partners
19/4/24


Vendor / Executant
19/4/24

कमरेना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Token No.: 202400047926


CERTIFICATE

Office of the District SRO - Jamshedpur

This **Development Agreement** was presented before the registering officer on date **19-Apr-2024** by **SAISTA PRAVIN ALIAS SHAISTA PARWEEN, S/O, D/O, W/O FIROZ KHAN** resident of H. NO. 17, ROAD NO. 1, AZADNAGAR, MANGO, NEAR T.O.P. DAIGUTTU, MANGO.

This deed was registered as Document No:- **2024/JSR/1804/BK1/1682** in Book No :- **BK1**, Volume No :- 323 from Page No :- 345 to 502 at, office of **District SRO - Jamshedpur**

Date:- **19-Apr-2024**


Registering Officer
DHARMENDRA KUMAR