



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b3a8c720e9e0360cf30f

Receipt Date : 25-Jan-2024 08:28:39 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

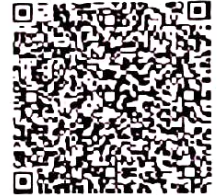
Token Number : 202400008768

Office Name : District SRO - Jamshedpur

Document Type : Power of Attorney

Payee Name : SAISTA PRAVIN ALIAS SHAISTA
PARWEEN (Vendor)

GRN Number : 2400359780



--: For Office Use :-

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Copy
APP-09.02.24



2024/ISR/599/BK4/43

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।

Signature
12/2/24

Orchid Harp & Developers
Kame
12/2/24

G.P.A.

P.S.
Mango.

C-1-B
1001-

Attested



Signature of attesting officer

12/2/24

S. M. ABUTAR

CIVIL COURT, JSR
12/02/24

Handwritten text in Hindi, possibly a court order or stamp.



खाता नम्बर... 19,
फोटो नम्बर... 955,
देय प्रतिबन्धित सूची में दर्ज नहीं है।

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SAISTA PRAVIN alias SHAISTA PARWEEN (PAN : ALVPP3230F, UID No. XXXX XXXX 2847), Wife of Mr. Firoz Khan, by faith Muslim, by Caste General (Non-CNT), by nationality Indian, by occupation Business,

₹10,000 = 00

Handwritten signature
दस्तावेज जांचा

12/2/24
Kamil Hussain

3

resident of House No. 17, Road No. 1, near Daiguttu T.O.P., Azadnagar, Mango, P.S. Mango, town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin Code - 832110, (referred to as the "Executant") do hereby nominate, constitute and appoint MR. KAMIL HUSSAIN (UID No. : XXXX XXXX 3834, PAN NO. AIEPH1060M), Son of Khawaja Israr Hussain, by faith Muslim, by Caste General (Non CNT), by nationality Indian, by Occupation Business, resident of Bans Kothi, near ITI, Digha Danapur - cum - Khagaul, Patna, Digha ghat, Bihar, Pin Code - 800011, who is the one of the partner in partnership firm M/S. ORCHID HOMES AND DEVELOPERS (PAN : AAFFO6293A), a registered partnership firm under Indian Partnership Act, 1932, having registered and correspondence office situated at Bans Kothi, near ITI, Digha Danapur - cum - Khagaul, Patna, Digha ghat, Bihar, Pin Code - 800011, (referred to as the said "Attorney") to be my lawful attorney in my name and on my behalf to do jointly or severally all or any of the following acts, deeds and things hereinafter mentioned.

WHEREAS, the Executant is the absolute and lawful owner of ALL THAT piece and parcel of raiyati homestead land measuring 12 Kathas 16 Dhuls or 21.12 Decimals (more or less) being in portion of New Plot No. 955, recorded under New Khata No. 19, situated in Mouza Pardih, Survey Ward No. 9 MNAC, P.S. Mango, Thana No. 1641, town and District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon, fully described in the Schedule hereunder written, which she purchased against valuable consideration from its former owners (1) Mrs. Karobi Mazumdar, Wife

12/12/24
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of Late Supriya Mazumdar, (2) Mr. Satya Priya Mazumdar, (3) Mr. Chitta Priya Mazumdar, both sons of Late Sukumar Mazumdar, and (4) Mrs. Sarmishta Ghosh Hazra alias Sarmistha, Wife of Sri Abhijit Ghosh Hazara, and daughter of Late Sukumar Mazumdar & Late Sandhya Mazumdar, by virtue of registered Sale Deed No. 2023/JSR/3487/BK1/3246 dated 06.07.2023 registered at District Sub-Registry Office, Jamshedpur, in its Book No. I, Vol. 580, Pages from 115 to 212, Year - 2023, completed on the same date, and came in peaceful possession of the same;

AND WHEREAS while in possession the Executant got the said property mutated in her own name by virtue of order passed in Mutation Case No. 779/R27/2023-2024 on 31.07.2023 by C.O. Mango (entered in Vol. No. 114 Page No. 31 of Register-II) and has been in peaceful possession of the same exercising all acts of ownership thereto, without any interruption or impediment from any corner and by paying ground rent to the Superior landlord the State of Jharkhand, through C.O., Mango, in her own name;

Now, I the Executant, have allowed the said M/S. ORCHID HOMES AND DEVELOPERS to develop the said land more fully described in the Schedule below, by constructing multistoried building, thereon consisting of several residential flats, Commercial units & parking space etc. and have entered into a Development Agreement Vide Document No. _____ dated _____ registered at District Sub-Registry Office, Jamshedpur, in its BK1, Volume No. _____ from Page No. _____ on such terms and conditions described therein, with an understanding that my legal heirs and successors will also abide by the terms and conditions of

12/2/14

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the said Development Agreement and upon my death they will execute a registered General Power of Attorney in favour of the Attorney hereto;

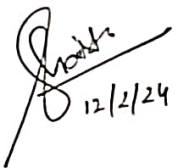
Based on the terms and conditions described in the said Development Agreement, I do hereby authorize and empower my said attorney/s to do the following things and acts in my name and on my behalf as my constituted attorney/s with respect to the Schedule below property.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. To look after, manage and conduct the affairs with respect to my landed property, fully described in the Schedule below, for the benefit, gain & profit and to do all acts to protect my legal interest thereto.
2. To commit and / or to prosecute or defend or to take action in respect of my said land and in respect of construction to be constructed thereon and to appear, represent, and to act on my behalf in connection with all Civil, Criminal, Revenue, Settlement Court, Mango Notified Area Committee, Mango Nagar Nigam or other Official both original and Appellate and in all Registration Offices or any of the Offices having competent including Offices of the Government both State and Central, Circle Office, Development Office, or to sign and verify the plaint, Written Statements, Applications, Affidavits, Compromise Petitions, to file Vakalatnama, by the pen of my said attorney in his own and also to present and submit all such documents as and when necessary on my behalf.

Shaike
12/2/24

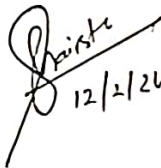
3. To appoint and instruct on my behalf any Advocate or other person, to represent me before any authority whenever our said Attorney/s thinks/think proper in respect of my said land together with multistoried building to be constructed thereon.
4. To receive all papers, documents, registrations or otherwise on my behalf from any Government concern including office of the District Sub-Registrar, Deputy Commissioner, Block Development Officer, Circle Officer, Semi Govt. Offices, Municipality, Bank, Mango Notified Area Committee (M.N.A.C.), Mango Nagar Nigam, JBVNL, Income Tax, and other offices or courts, or Postal authority, or from any competent authority, or persons relating to the said land or any portion thereof and also relating to the Structure to be constructed thereon.
5. To withdraw or to submit any documents, deposit ground rent, holding taxes, fees, taxes or other charges from or to any Govt. concerned including the Office of the Block Development Officer, Circle Officer, Semi Govt. concerned, all persons relating the said land or the building to be constructed on my behalf and to do all acts that may be necessary from time of time in connection with any such acts.
6. To represent me before JBVNL, Mango Nagar Nigam, Mango Notified Area Committee, Municipal Authority, Govt. concerned, including Block Development Office, Circle Office, Semi Govt. Office and obtain No-Objection Certificate and for any type of permission, regarding building construction to be made thereon and to execute and sign Board, Agreement, Undertaking, Affidavit etc. as my said Attorney may deem fit and proper in his


12/2/24

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name and on my behalf.

7. To construct multistoried building, on the land morefully described in the Schedule below, consisting of several residential flats, commercial units, parking spaces and other structures, etc. to be given on ownership basis to different prospective buyers, my Attorney is hereby authorized to complete the project and sale, or lease out, or mortgage such constructed premises, as well as parking space and undivided proportionate share of land but only its/their allocation, as per Development Agreement Vide Document No. 2024/TSR/597/8K/553 dated 12-02-2024 registered at District Sub-Registry Office, Jamshedpur, of the Schedule below land to any intending purchaser/s, party/person.
8. To appoint labour, workmen, architect, other expert or experienced persons in Civil Consultant and to make payment of wages, remuneration to such labour or workmen or consultant etc. and to discharge them as and when necessary.
9. To apply and obtain Holding No. with respect to proposed residential flats, commercial units and to deposit Holding tax to the Authority concern from time to time.
10. To enter into any kind of agreement and issue N.E.C. to the residential flat/s or commercial unit/s purchaser/s who will take loan from Bank or other financial institution or other undertakings and to receive payments in cash or Cheque/s or other mode of payments in the name of the firm issued by any Financial institutions or any Bank and perform all obligations

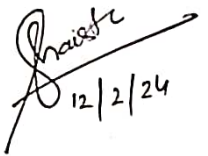

12/1/24

and accept all benefits on my behalf.

11. To sign and execute Sale Deed, Deed of Conveyance, Agreement for Sale, Mortgage Deed, Lease Deed and/ or any other document or documents on such terms as my said Attorney/s shall think fit and proper and present the same for registration before any Registrar, District Sub-Registrar or officer empowered to register the document or documents under the Indian Registration Act and admit execution for the same on my behalf and to do all other acts and formalities incidental thereto necessary for completion the registration thereof in respect of the immovable properties admit execution and endorse the registration receipt after registration to the said person or party of his own allocation according to the said Development agreement, that is also forms part of this deed.

12. That my said attorney/s is/are entitled to deposit the Sale Deed/s of prospective purchaser/s to any Bank/financial institutions and to receive and/or collect any amount either in cash/DD or by any other mode/negotiable instrument in full or in installment towards the booking/advance/part consideration amount from the Bank/financial institution and/or prospective purchaser/s of his share.

And generally to do all acts, deeds and things for the purpose aforesaid, I hereby agree to allow, ratify and confirm all and whatsoever my said Attorney/s shall lawfully do or cause to be done in the premises by virtue of this Power hereby given.


12/2/24

SCHEDULE

(Above referred to)

ALL THAT piece and parcel of raiyati homestead land measuring 12 Kathas 16 Dhuls or 21.12 Decimals (more or less) being in portion of New Plot No. 955, recorded under New Khata No. 19, (entered in Vol. No. 114 Page No. 31 of Register-II), situated in Mouza Pardlh, Survey Ward No. 9 MNAC, Holding No. 0090016451000M0, issued by Mango Nagar Nigam, P.S. Mango, Thana No. 16412, town and District Sub Registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, and all its advantages, privileges, services and amenities thereon;

Which is bounded and butted as follows:

NORTH BY : Portion of Plot No. 955;

SOUTH BY : Road;

EAST BY : Road;

WEST BY : Plot No. 958;

NOTE : 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 Deed;

IN WITNESS WHEREOF, I the above named executant have hereunto set my hand/s on this General Power of Attorney today at Jamshedpur on this the 12th day of January, 2024.

Read over and found the contents of this Deed to be true and correct.

Prakash
12/2/24

WITNESSES:

1. *Prakash* Chanchal Kumar S/o - Chandee Kishor
R/o - Vill + Po - Barauni - P.S. - Torajal Dist - Saran
Bihar
2. Gokulwarun Mishra
Shakun Kuan S/o Shomez between K/o 13 Rd no 1
Azad Nagar Marg, Saran - 831012 Jharkhand

Signature of the Executant

Printed through Computer:

Drafted by:
S. M. Akhtar
Advocate, Jharkhandpur.

**PHOTOGRAPH, SIGNATURE AND FINGER PRINTS
OF THE ATTORNEY**



Attested

S. M. Akhtar
S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.
12/2/24

Prakash
Orchid *Prakash*
Partners
2/2/24



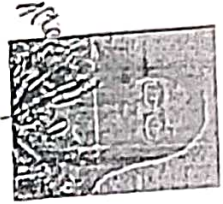
Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

S. M. Akhtar
S. M. AKHTAR
ADVOCATE
CIVIL COURT, JSR.
12/2/24

99,61,300/-

10000/-

27,85,000/-



X. Mazumdar

PRADIP R. SARKAR
Advocate
District Civil Court
Jamsheppur



PRADIP R. SARKAR
Advocate
District Civil Court
Jamsheppur



वर्तमान मूल्य... 95
इस प्रतिबंधित करी ने करी है 1

1. Late Kalya Mazumdar
2. Late Srujan Chakrabarti

यह प्रतीक है कि...
प्राद्विप र. सारकार
जामशेदपुर

यह प्रतीक है कि...
प्राद्विप र. सारकार
जामशेदपुर

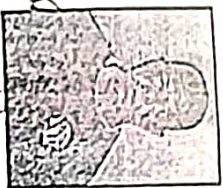
यह प्रतीक है कि...
प्राद्विप र. सारकार
जामशेदपुर

THIS DEED OF SALE IS MADE ON THIS THE 15TH DAY OF
JULY 2023, AT JAMSHEDPUR, BY AND BETWEEN:

- 1) Mrs Karobi Mazumdar Wife of Late Supriya Mazumdar (PAN No. CBTPM02831M, UID No. XXXX XXXX 4930),
- 2) Mr Satya Priya Mazumdar Son of Late Sukumar Mazumdar (PAN No. AESPM9576M, UID No. XXXX XXXX 8411),
- 3) Mr Chhita Priya Mazumdar Son of Late Sukumar Mazumdar (PAN No. AJHPPM2422N, UID No. XXXX XXXX 3334),
- 4) Mrs Sarmishta Ghosh Hazra Wife of Sri Abhijit Ghosh Hazra (PAN No. AEOPH8466D and UID No. XXXX XXXX 3462), Daughter of Late Sukumari Mazumdar and Late Sandhya Mazumdar,

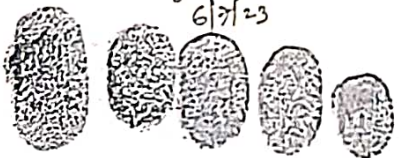
99,61,300/-
10000/-
27,85,000/-

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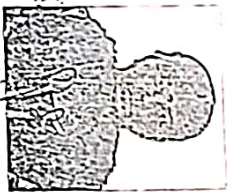


PRADIP R. SARKAR
Advocate
District Civil Court
Jamshedpur

Shri Pradya Mazumdar
6/7/23

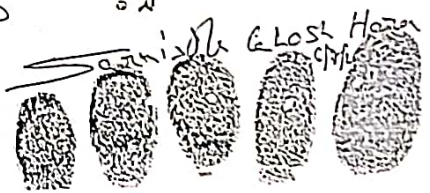


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PRADIP R. SARKAR
Advocate
District Civil Court
Jamshedpur

K. Mazumdar
Shri Pradya Mazumdar
6/7/23



all, by faith Hindu, by Caste General (Non CNT), by occupation No. 1 & 2 Household affairs, No. 2 ~~Business~~, No. 3 & 4 Business, all by Nationality Indian, No. 1 residing at House No. 8, River View Colony, Bhatia Park, Kadma, within P.S. Kadma, town Jamshedpur, District Singhbhum East, in the State of Jharkhand, No. 2 residing at Flat No. 5 AB, H. No. 108, Prema Sarala Apartment, New Baradwari, within P.S. Sitaramera, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, No. 3 residing at Shantiniketan Road, Bhuban Danga, Bolpur, District Birbhum, West Bengal and No. 4 residing at Flat No. 2B, H. No. 9, New Baradwari, within P.S. Sitaramera, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, hereinafter referred to as the 'Sellers' (Which expression shall, unless excluded or repugnant to the context, mean and include the respective legal heirs, successors, executors, administrators, nominees and assigns etc.) of the One Part;

Shri Pradya Mazumdar
6/7/23

K. Mazumdar

Satyajit Mazumdar
Shikha Priya Mazumdar
Sarmista Chakrabarti
02/07/23

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IN FAVOUR OF

Mrs Saista Pravin @ Shalita Parveen Wife of Mr Firoz Khan, by faith Muslim, by Caste General (Non CNT), by occupation Business, by Nationality Indian, resident of House No. 17, Road No. 1, Near Daiguttu T.O.P., Azadnagar, Mango, P.S. Mango, town Jamshedpur, District East Singhbhum, in the State of Jharkhand (PAN No. ALVPP3230F, UID No. XXXX XXXX 2847), hereinafter referred to as the Purchaser (Which expression shall unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees, assigns etc.) of the Other Part.

Nature of Deed: Sale Deed

Consideration Amount: Rs. 69,00,000/- (Rupees Sixty Nine Lakhs) only

SCHEDULE

(Description of the property hereby Sold)

All that piece and parcel of homestead land measuring area 12 Kathas 16 Dhuls or 21.12 Decimals, more or less, being recorded under New Khata No. 19, in portion of New Plot No. 955, which have been entered in Volume No. 5, Page No. 236, situated within Mouza Pardi, P.S. Mango, Survey Thana No.1641, Survey Ward No. 9 MNAC, in town Jamshedpur, District Singhbhum East, Dist. Sub-Registry office at Jamshedpur, in the State of Jharkhand, which is bounded by:
On the North: Portion of Plot No. 955, On the South: Road,
On the East: Road, On the West: Plot No.958
Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O.

WHEREAS, the Sellers above named are the absolute, lawful, bonafide joint owners of the Schedule above property and have been in joint peaceful physical possession and occupation over the said property

without any kind of let, hindrance or disturbances from any corner and are the lawful, bonafide owners thereof by exercising all acts of ownership thereto;

K. Mazumdar

Smt. Priya Mazumdar

Shri. K. K. K. K.

Smt. K. K. K. K.
26/04/1980

Whereas, in the Survey Khatyan 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, P.S. Mango, Survey Thana No. 1641, Ward No. 9 M.N.A.C., Jamshedpur, District Singhbhum East, was recorded in the name of Anima Khatoon Widow of Late Maheruddin Khan;

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, situated in Mouza Pardih, Survey Thana No. 1641, Ward No. 9 MNAC, Jamshedpur, 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 bearing Serial No. 3635, Deed No. 3281, 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 the said Anima Khatoon Widow of Late Maheruddin Khan, of Mango, Jamshedpur, by means of and by the

K. Mazumdar
Sutya Prinja Mazumdar
White Prinja Mazumdar
Smt. Sandhya Mazumdar
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execution of a Registered Deed of Release bearing Serial No. 3634, Deed No. 3280, dated 26.04.1980, Registered at District Sub-Registry office at 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 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 land lord, 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 Shampa 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 above property fall to the exclusive share of the 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 exercising all acts of ownership thereto;

K. Mazumdar

Satya Priya Mazumdar

Chitta Priya Mazumdar

Sarmista Ghosh Hazra
02/07/2023

AND WHEREAS, in the meantime the said owner of the Schedule above landed property Smt Sandhya Mazumdar wife of Late Sukumar Mazumdar died intestate, leaving behind four Sons namely Sri Supriya Mazumdar, Sri Satya Priya Mazumdar, Sri Chitta Priya Mazumdar & Sri Biswa Priya Mazumdar 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 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 Karabi 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 above property fell to the exclusive share of the Sellers above named and accordingly the said property, morefully described in the Schedule above, was allotted in favour the Sellers and since the date of such amicable partition, the Sellers have been possessing and occupying their said exclusive 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, now being in urgent need of money, the Sellers above named proposed to sale the property more fully described in the Schedule

K. Mazumdar
Satyapriya Mazumdar
Kittu Priya Mazumdar
Soniya Mazumdar
21/2/2023

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above for a total consideration amount of Rs. 69,00,000/- (Rupees Sixty Nine Lakhs) only and the Purchaser have agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. That in pursuance of the above agreement and in consideration of the said sum of Rs. 69,00,000/- (Rupees Sixty Nine Lakhs) only paid by the Purchaser, the receipt of which sum the Sellers do hereby admit and acknowledge as the full, final and highest consideration amount for the Schedule above property, the Sellers by these presents, do hereby ABSOLUTELY AND FOREVER SALE, CONVEY the all that property more fully described in the Schedule above in favour of the Purchaser by this Deed of Sale TO HAVE AND TO HOLD the same unto the Purchaser, her heirs, successors together with all right, title, Interest and possession without any interruption from the side of the Sellers or any person claiming through the Sellers.

2. That after receipt of the total consideration amount aforesaid from the Purchaser for the Schedule above property, the Sellers have handed over / delivered the peaceful physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour of the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute lawful owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner she likes and the Purchaser shall be at liberty to get her name recorded and mutated in the office of the landlord, State and pay rent for the same in her own name. The Sellers hereby declare that apart from them, there are no other legal claimants of the Schedule above property and she is legally entitled to sell the same in favour of the Purchaser.

3. That from this day all the right, title, interest and possession of the Sellers in the Schedule above property will cease to exist and shall vest unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lispensens, attachments etc. whatsoever and prior to this Deed of Sale, the Sellers have not charged or encumbered the Schedule above property in any way to any one else and if for any defect of right, title, interest or possession of the Sellers in the Schedule above property, the Purchaser suffers any loss in future, then the Sellers shall be liable to compensate such loss of the Purchaser.

K. Mazumdar
K. Mazumdar
K. Mazumdar
K. Mazumdar

9

4. That the Schedule above landed property do not belong to Schedule Caste / Schedule Tribe / Mandir / Majid / Church etc. and is not a Forest Land, Railway land or Govt. vest land and is free from Anabad Jharkhand Sarkar, Sarbasadharan and the Sellers do not belong to any of the restrictive classes as per the provisions of Section 46 (1) (a), b) of Chhota Nagpur Tenancy Act 1908 and there is no violation of Sec 22 (a) of Indian Registration Act 1908.

5. That the terms Sellers and Purchaser used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the Seller have hereunto set and subscribed her hands on this Deed of Sale, on the day, month and year first above written.

Witness:

1. Adhigat-Ghusk Hazran, S/O-Lake G.C. Ghosh Hazran
Sth New Barambarani Road, Room - 213, Sakaldi, J.S.R.
 2. F.M.2 Kh. 5/2. Lake Rd. Sakaldi, J.S.R.
- Recd No. 1/11/2013
1/12/13

Read over and explained the contents of this deed to the executants who admits the same it to be true and correct.

K. Mazumdar
Satya Priya Mazumdar
Shilpa Priya Mazumdar
Sankish Choudhary
Sankish

10

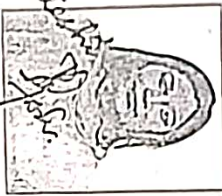
Typed by:

Shiva
Shiva

Drafted by:

Advocate
Advocate

Signature, photograph and five finger prints of the left hand of the
Purchaser



PRADIP R. SARKAR
Advocate
District Civil Court
Jamshedpur



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

Advocate
Advocate

K. Mazumdar
 Satya Sai Baba Mazumdar
 with Priya Mazumdar
 Varisim Chas-Her
 02/07/2023

//

Cheque No.	Amount (Rs.)	Drawn on Bank
047998	5,00,000/-	Drawn on Union Bank
047997	5,00,000/-	Drawn on Union Bank
047996	5,00,000/-	Drawn on Union Bank
047995	5,00,000/-	Drawn on Union Bank
000001	5,00,000/-	Drawn on HDFC Bank
000002	5,00,000/-	Drawn on HDFC Bank
000003	5,00,000/-	Drawn on HDFC Bank
On-Line Bank Transfer	10,00,000/-	Paid at State Bank of India
-do-	10,00,000/-	Paid at State Bank of India
-do-	5,00,000/-	Paid at Indian Bank
-do-	5,00,000/-	Paid at United Bank of India
-do-	4,00,000/-	Paid at United Bank of India
Total	Rs 69,00,000/-	

15



INCOME TAX DEPARTMENT
Challan Receipt



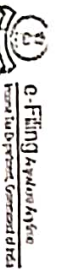
12

12

PAN	:	ALVPP3230F
Name	:	SHAISTA PARWEEN
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (000)
Amount (in Rs.)	:	₹ 69,613
Amount (in words)	:	Rupees Sixty Nine Thousand Six Hundred And Thirteen Only
CIN	:	23070500245991SDBIN
Acknowledgement Number	:	AK04734343
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	IK0CIIHW74
Date of Deposit	:	05-JUL-2023
BSR code	:	0002271
Challan No	:	44490
Tender Date	:	05/07/2023

K. Mazumdar

challan-cum-statement of deduction of tax under section 194-1A (Form 26QB)



RECEIVED AT THE OFFICE OF THE ASSISTANT COMMISSIONER OF INCOME TAX (C) AT JAMSHEDPUR
 ON 20/05/2024
 PAN: ALVPP3230F

Payment Details		Tax Applicable (Major Head)		Type of Payment (Minor Head)	
Assessment Year	Financial Year	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)		
2024-25	2023-24				
Residential Status of the Seller	Resident	Payment Mode	Net Banking	Bank Name	State Bank of India

Buyer Details		Category of PAN		Address Details	
Name	PAN	Individual		H NO-17 ROAD NO-1	
SHAISTA PARWEEN	ALVPP3230F			AZADNAGAR MANGO	
				NEAR T O P DAIGUTTU	
				PO AND PS MANGO	
				JAMSHEDPUR,	
				Azadnagar, Azadnagar	
				S.O, EAST SINGHBHUM,	
				Jharkhand, INDIA, 8321110	
Mobile Number	Email ID	Whether more than one Buyer	No	Aadhaar Number	XXXX XXXX 2847
+91 9334800017	firozkhanyam@gmail.com				

Seller Details		Category of PAN		Address Details	
Name	PAN	Individual		H NO-5-AB, H NO-10S,	
SATYA PRIYA MAZUMDAR	AESPM9576M			PRERNA SARLA	
				APARTMENT NEW	
				BARADWARI, BACK SIDE	
				OF TELEPHON	
				EXCHANGE OFFICE	
				SAKCHI JSR, Jamshedpur,	
				Jamshedpur H.O, EAST	
				SINGHBHUM, Jharkhand,	
				INDIA, 831001	
Mobile Number	Email ID	Whether more than one Seller	Yes	Aadhaar Number	XXXX XXXX 8411
+91 8862922288	pradeepbagul7789@gmail.com				

P. Mazumdar

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
BUILDING	05-Jul-2023	₹ 69,61,300	MOUZA PARODI, NEW KHATA NO-19 PLOT NO-955 AREA 21.12 DECIMAL, MARGO TOWN JAMSHEDPUR DISTRICT- EAST SINGBHUJA JHARKHAND, Azadnagar, Azadnagar S.O, EAST SINGBHUJA, Jharkhand, INDIA, 8322110
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMP SUM	05-Jul-2023	05-Jul-2023	₹ 69,61,300
Whether stamp duty value is higher than sale consideration ?		Total stamp duty value of the property	
Yes		₹ 69,61,300	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 69,61,300
TDS Amount	₹ 69,613
(a) Basic Tax	₹ 69,613
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 69,613
In words	Rupees sixty nine thousand six hundred and thirteen Only

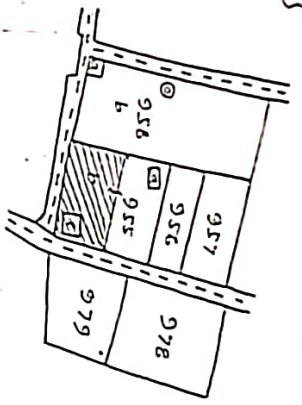
(This is a computer generated Acknowledgement Receipt and needs no signature)

K. Mazumdar

14

13

M.N.A.C. JAMSHEDPUR
 Ward No-9
 Sheet No-4
 Thana - Naujo
 Thana No-1641
 Year of:- 1970-71
 Scale of:- 1CM = 20M.
 Land Mark on -



Khat No	Plot No	Area	Side of	Boundry by
19	955	12 Katho 16 Dhals = 21.12 Dec.	N-123'11" E-123'6" E-69'0" W-80'0"	N- Partion of Plot No- 955 S- Road. E- Road. W- Plot No- 958

K. Nazumdar
 Sita Priya Nazumdar
 Sita Priya Nazumdar
 Sita Priya Nazumdar

[Signature]
 Nazumdar



Government of India



Issue Date: 07/04/2011

કચ્છી મજુમદર
Kachhi Mazumdar
જન્મ તારીખ / DOB : 17/01/1971
પુલિસ / Female

૬૬૭૭ ૦૯૭૭ 4930

મેરા આધાર, મેરી પરચાન

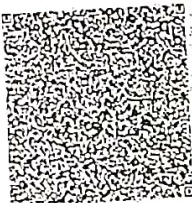
K. Mazumdar



Unique Identification Authority of India



વતી W/O કુલિય મજુમદર, મતી તલકા, <
વતી વુ સુકાનિ મીરુ વતી, ઓ. વડાન,
વતી વુ, વતી તીરુ, મીરુ, 831005
Address: W/O Supriya Mazumdar, House
No. 6, River View Colony, Bhatisa Park, PO-
Kadma, Jamshedpur, Purbi Singhbhum,
Jharkhand, 831005



૬૬૭૭ ૦૯૭૭ 4930

1947

help@uidai.gov.in

www.uidai.gov.in

30

31

शुद्धता तपुत
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA


भारत शासक शासक शासक
Permanent Account Number Card
CHITPAOZIM

नाम / नाम
KAROLI KARZIMDAR

भारत शासक शासक शासक
भारत शासक शासक शासक

नाम / नाम
Date of Birth /
प्राप्त

01/04/2022



K. Mezzindar

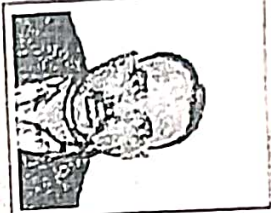
173



भारत सरकार
GOVERNMENT OF INDIA



Issue Date: 25/01/2013



सलवा प्रिया मजुमदार
Salva Priya Majumdar
जन्म तिथि / DOB : 05/11/1968
पुरुष / Male



१०२२० V १११० ८४११

मेरी आधार, मेरी पहचान

Salva Priya Majumdar



जनसंचार विभाग, सार्वजनिक संचार
Department of Public Relations, Govt. of India

पता: एन. भद्रभारत, ५-ए. वी. एन. १०१, अरुण
सर्का अपार्टमेंट, नया रावदादी, और देहलीन क
पुणे, एन.एन. और सी. सी. रोड, एन.एन. रोड
पिनकोड: ४११ ००१, सारुण, ८३१००१
Address: C/O S. Majumdar, 5-A, H.N.O. 108
PREMA SARVA APARTMENT, NEW
BAPS DIWARI, Back Side Of Telephone Exchange,
Office, Po: Sakchi, SAKCHI, Sakchi, Bhatpur
East, Singhbhum, Jharkhand, 831001



१०२२० V १११० ८४११

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11

भारत सरकार
INDIA DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARWISHTA GHOSH HAZRA

SUKUMAR MAZUMDAR

30/12/1975

Permanent Account Number
AEOPH8466D

Sarwisha Ghosh Hazra

Signature



02022010

Sarwisha Ghosh Hazra



भारत सरकार
Government of India

भारत निर्दिष्ट मुद्रा प्राधिकरण
Unbranded India
भारत सरकार
Government of India
भारत निर्दिष्ट मुद्रा प्राधिकरण
Unbranded India

भारत निर्दिष्ट मुद्रा प्राधिकरण / Unbranded India No. 1124/55134/01059

To
Rajendra Singh
Samayya Choudhary
W/O. Asha Choudhary
Post Box 209, New Baramulla
P.O. Sankh
VTC, Kalam,
P.O. Jambhede,
Sub District Gohum, District East Singhbhum,
State Jharkhand,
PIN Code 831001

24207237
LINEAR POSTNET
UA067344158IN



आपका आदेश क्रमांक / Your Aadhaar No. .

3462

भेरा आधार, भेरी पहचान

भारत सरकार
Government of India



भारत निर्दिष्ट मुद्रा प्राधिकरण
Samayya Choudhary
W/O. Asha Choudhary
Post Box 209, New Baramulla
P.O. Sankh

भारत निर्दिष्ट मुद्रा प्राधिकरण / Unbranded India No. 1124/55134/01059

Samayya Choudhary

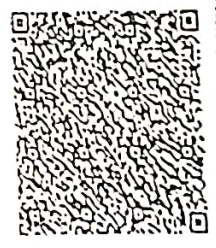
36

অধিভুক্তি নম্বর / Enrollment No. : 2016/00635/75849

10/02/2013

To
Chitta Priya Mazumdar
Flat No. 3334
S/O Sukumar Mazumdar
Shantiniketan Road
Ghubandanga
Bolpur M
Bolpur, Birbhum, Birbhum,
West Bengal - 731204
9932857005

KA571043184FH
57184318



আপনার আধার সংখ্যা / Your Aadhaar No. :

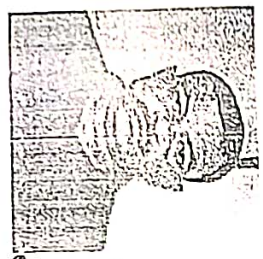
~~৩৩৩৪~~ 3334

আমার আধার, আমার পরিচয়

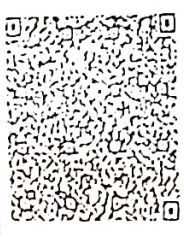


ভারত সরকার
গোয়েদারদালালদা

চিটা প্রিয়া মজুমদার
Chitta Priya Mazumdar
পিতা সুকুমার মজুমদার
Father - Sukumar Mazumdar



সংখ্যা / DOB: 11.06.1970
৩৩৩৪ 3334



Chitta Priya Mazumdar

আমার আধার, আমার পরিচয়

37

भारत सरकार
INCOME TAX DEPARTMENT
CHITTA PRAYA MAZUMDAR
SUKUMAR MAJUMDAR
11/06/1970
Payment Account Number
AJHPM2422N

भारत सरकार
GOVT. OF INDIA

Signature

Chitta Praya Majumdar



साईलता परवीन
 Saisla Pravin
 जन्म तिथि/ DOB: 04/02/1980
 महिला / FEMALE

फोटो नं. 2847

साईलता परवीन - साईलता आदमी का अधिकार



आदमी का अधिकार
 आदमी का अधिकार

पता:

W/O: फ़िरोज़ खान, हाउस नं. 17,
 -17, रोड नं.-1, अजादनगर,
 मानसिंग, बार्दिसुन्द टीओपी के ज़िले, Jherkhand - 832110
 पता: अमनोदपुर,
 अजादनगर, पूर्वी सिंहभूम,
 जम्मशुप - 832110

Address:

W/O: Firoz Khan, House No-17,
 Road No-1, Ajadnagar, Mansing,
 Near Dargah T.O.P, Jamshepur,
 Asansol, East Singhbhum,
 Jherkhand - 832110

आदमी का अधिकार - आदमी का अधिकार

1. The first part of the document is a list of names and their corresponding addresses. The names are: John Doe, Jane Smith, and Bob Johnson. The addresses are: 123 Main St, 456 Elm St, and 789 Oak St.

2. The second part of the document is a table with two columns: Name and Address. The data is as follows:

Name	Address
John Doe	123 Main St
Jane Smith	456 Elm St
Bob Johnson	789 Oak St

3. The third part of the document is a diagram showing a rectangular area with a smaller square inside it. The square is labeled 'X' and is positioned in the bottom right corner of the rectangle.

410



भारतीय विशिष्ट पहचान अधिकारण

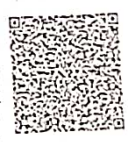
भारत सरकार

Unique Identification Authority of India
Government of India

संस्थापन सं / Enrollment No 1124J5554021702

- To
- M. D. Prasad
- Address: Gopalpur, ...
- RD, Gopalpur, ...
- Post: 201 2nd Floor
- Santhi, ...
- P.O. Gopalpur
- Karnal
- Uttar Pradesh
- Pincode: 201001
- Mobile: 9411254359

Ref: 1214/2720/1204102/12035411/P
 S1440237305-IDF



आपका आंतर क्रमिक / Your Aadhaar No. :

5653 0000 5653

आधार — आप आरपी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान
आधार अधिनियम, 2016
अनुच्छेद 3(1) के तहत जारी किया गया है



5653 0000 5653

आधार — आप आरपी का अधिकार

[Handwritten Signature]

49

भारत-सरकार
GOVERNMENT OF INDIA

भारत सरकार
From Person
जनशील / Year of Birth : 1970
Sex / Male

भारत-सरकार
GOVERNMENT OF INDIA

आधार - आधार नं. 5503

आधार - आधार नं. 5503

Signature

भारतीय पहचान अधिनियम
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O. आदर खान, पं. नं. 17,
आदर नगर, रोड नं. 1, नरौरा टी.सी.ओ.
नरौरा, नरौरा नगर, जमशेदपुर, पं.ओ.
जमशेदपुर, 832110

Address: S/O. Abad Khan, H NO
17, AZAD NAGAR, ROAD NO 1,
NEAR T.O.P. DAIGUTTU, PO
AZAD NAGAR, Jamshedpur,
Azadnagar, Puchi Singhbhum,
Jharkhand, 832110

1917
1629 161 1917

Helpdesk@uidai.gov.in

www.uidai.gov.in

PO. Box No. 1347,
Bengaluru-560 031

Transaction Successful

[Signature] 42

Name	Sahil Pravin Akhate/Sahil Pravin
Token No / Depositor ID	202300058439 210313
Amount	0cd9a01ca1fd996a1aca
Transaction ID	2318982124
GSN	10002162023070506808
CIN	2023-07-05 12:53:17
Time	

कार्यवाही की स्थिति में सुनिश्चित की जाते हैं



की सेवा की पूरी गारंटी है

K. Mazumdar
G | 9 | 10002



43

Pre Registration Docket

Date :- 04-07-2023 10:46 pm Office Name :- District SRO - Jamshecpur
Token No:- 202300038439

Appointment :- 05-Jul-2023 Time:- 12:25

Article	Sale Deed
Pre Registration Date	04-Jul-2023
No. Of Pages	49
Stamp Duty	278452
Paid Stamp Duty	0
Total Fees	₹ 2,10,313.

Property Id: 1010492			
Valuation No. : 1369283 / 2023	:- 2023-2024	Date : 04-July-2023 21:52:PM	
State : Jharkhand	District : EastSingbhum	Tahsil : Mango	
	Corporation : Mango Nagar Mlgam	Village/City : Pardilh Mango Word No- 9	
Land Type : Urban			
Pardilh Mango Word No-9 Halika No 2 Village Code 16412 - Other Road			
Volume Number - 5			
Page Number - 236			
Khata Number - 19			
Plot Number - 955			
Holding Number - 0010004322000A4			
Property Rates			
	Residential Land (Y)		
	₹329604/- Decimal		
Valuation Rule : Residential Land			
Property Details		21.12 Decimal	
1 Land area			
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21.12 x 329604 = 6961236.48	₹ 69,61,236/-
	Total		₹ 69,61,236/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹ 69,61,300/-
Total Amount in Words : Sixty Nine Lakh Sixty One Thousands Three Hundred Rupees Only.			

44

Land measurement, Sub Part and House No.	Property boundaries, Late ROAD, West F101 HO 956, South ROAD, North PORTION OF HO1 HO 955
Area	Land area : 21.12 Decimals
Other Description of the Property	Pin Code - 831018
Government/Market Value	6961236.48
Transaction Amount	6900000

SELLER	-Mrs. SAKRITSIIA GHOSH HAZRA, Address - H HO.9 FLAT NO.2 B NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR- .Father/Husband Name ABHIJIT GHOSH HAZRA, PAN No.- *****466D, Permission Case No.-, Aadhaar No. *****3462 *****8411
	-Mr. SATTYA PRIYA MAZUMDAR, Address - 5 AB H HO.108 PRERNA SARALA APPT NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, .Father/Husband Name LATE SUKUMAR MAZUMDAR . PAN No.- *****576M, Permission Case No.-, Aadhaar No. *****8411
	-Mr. CHITTA PRIYA MAZUMDAR, Address - SHANTINIKETAN ROAD BHUBAN DAINGA BOLPUR DIST- BIRBHITUM WEST BENGAL- .Father/Husband Name LATE SUKUMAR MAZUMDAR, PAN No.- *****422N, Permission Case No.-, Aadhaar No. *****3334
	-Mrs. KAIKABI MAZUMDAR, Address - H NO.8 RIVER VIEW COLONY BHATIA PARK KADMA TOWN JAMSHEDPUR- .Father/Husband Name LATE SUPRIYA MAJUMDAR, PAN No.- *****281M, Permission Case No.-, Aadhaar No. *****4930
PURCHASER	-Mrs. SAISTA PRAVIR ALIAS SHAISTA PARVEEN, Address - H NO.17 RD NO.1 DAIGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR- .Father/Husband Name FIROZ KHAN, PAN No.- *****230F, Permission Case No.-, Aadhaar No. *****2847

Witness Information	Mr. FIROZ KHAN, Address - H NO.17 RD NO.1 DAIGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR, .Father/Husband Name-LATE ABAD KHAN
Identifier Details	Mr. ABHIJIT GHOSH HAZRA, Address - 28 H NO.9 NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR- .Father/Husband Name-NA

Fee Rule: Sale Deed	Stamp Duty	2,78,452
1	1	

Fee Rule: Sale Deed	Stamp Duty	2,78,452
1	1	
Total		1,470
Fee Rule: Sale Deed		1,470
1	AI	2,08,839

45 112

2	LL		3
3	PR		1
Total		2,08,843	

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.

[Signature]
 Deed Writer / Advocate

[Signature]
 Vendee / Claimant

[Signature]
 K. Marudhar
 Sd/- Pragna Nagaraj
 With Brij Kumar
 Sankar Das - Hoan
 Vendor / Executant

निबंधन कार्यालय में दरखादों की जाँच हेतु चेकलिस्ट

216

क्र. सं०	चेकलिस्ट का विषय	Yes	No
1	रजिमान की सत्यापित प्रति रजिमान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त- (a) अंचलाधिकारी द्वारा प्रमाणित फंजी-11 अथवा (b) यू-रजापिल प्रमाण पत्र अथवा (c) शुद्ध पत्र	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	(b) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति स्थिति। भूमे से संबंधित हाल सब 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।	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	फंजी 11 का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	मुद्रांक शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	आधार सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	PAN सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	हाउसिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

[Handwritten Signature]
निबंधन कार्यालय

[Handwritten Date]

निबंधन कार्यालय
निबंधन कार्यालय

477

Document Registration Summary 1

Date: 06-11-2023



- Government/Market Value: ₹2961390/-
- Transaction Amount: ₹6900000/-
- Paid Stamp Duty: ₹278500/-

On Date 06-07-2023 Presented at District SRO -

Jamshodpur
Signature of Presenter
K. Mezumdas
District SRO - Jamshodpur

Receipt : 058741

Receipt Date : 06-07-2023

Presenter Name :-

PR 21
SP 21470
LL 23
A1 ₹208939
Stamp Duty ₹278500

Total ₹486813

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	27852	278500	-18	GRAS	SaisiaPravinAliasShaisiaPanveen	GRN Number : 2318081931 DEPT Transaction Id : 13aa7d1c517768bec1b Transaction Type :	278500
PR	1	1	0	GRAS	SaisiaPravinAliasShaisiaPanveen	GRN Number : 2318082124 DEPT Transaction Id : 0cd9ed1ca1dd996a14ea Transaction Type	1
SP	1470	1470	0	GRAS	SaisiaPravinAliasShaisiaPanveen	GRN Number : 2318082124 DEPT Transaction Id : 0cd9ed1ca1dd996a14ea Transaction Type	1470

200839	200839	0	GRAS	SalesPravMeesShastipPravoon	GRN Number : 2310002124 DEPT Transaction Id : 0cd9e01ca4d996a14ea Transaction Type :	200839	
11	3	3	0	GRAS	SalesPravMeesShastipPravoon	GRN Number : 2310002124 DEPT Transaction Id : 0cd9e01ca4d996a14ea Transaction Type :	3
Sold Total	488765	488813	-48				

Article : Sale Deed Number of Pages : 00

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



44



49

OFFICE OF THE SUII REGISTRAR

Office Name :- District SUIO - Jambhedpur

District Name :- EastSanghavi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300088439

Deed Type	Sale Deed
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 278452, PR :- Rs. 1, SP :- Rs. 1470, A1 :- Rs. 208839, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6961236/-, Transaction Amount :- Rs.69000000/-
Property Details	District :- EastSanghavi, Tehsil :- Hango, Village Name :- Pardi Hango Ward No- 9 Location :- Other Road, Pardi Hango Ward No-9 Halika No 2 Village Code 16412 Property Boundaries :- East: ROAD, West: PLOT NO.959, South: ROAD, North: PORTION OF PLOT NO.955 Volume Number - 5Page Number - 236Klata Number - 19Plot Number - 955Holding Number - 0010004322000A4 Area Of Land :- 21.12 Decimal

Sri/Smt KAROBI MAZUMDAR s/o/d/o/w/o LATE SUPRIYA MAJUMDAR has presented the document for registration in this office today dated :- 06-Jul-2023 Day :- Thursday Time :- 17:24:39 PM







KAROBI MAZUMDAR(Individual)



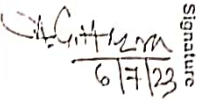
Party Name	Document Type	Document Number
KAROBI MAZUMDAR	PAN/UID	CBTP/A028114

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
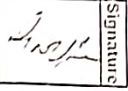
Sl. No.	Party Name and Address	e-KYC Verified?	e-KYC Details	Power of Attorney	Party Type	Party Photo	Finger Print	Signature
1	KARABI MAZUMDAR Address - HINDO RIVER VIEN COLONY BHATA PARK KADMA TOWN JAMSHEDPUR, Address 2 ... Jharkhand PAN No.: C81P140281M, Permission Case No.-	Yes	Karabi Mazumdar Address:- Hence ko U., River View Colony, Bhatia Park, PO - Kadma, Jamshedpur, Putli		SELLER Age: 67			K. Mazumdar
2	SARMITSHA GHOSH HAZRA Address - II NO. 9 FLAT NO 2 B NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address 2 ... Jharkhand PAN No.: AEOPH8466D, Permission Case No.-	Yes	Sarmistha Ghosh Hazra Address:- 2nd Floor 2B, . 9 Row Baradwari, Po-Sakchi, Kalinalli, East		SELLER Age: 47			Sarmistha Ghosh Hazra
3	SATIYA PRIYA MAZUMDAR Address - 5 AB H NO. 108 PRERNA SARALA APT NEW BARADWARI PS-SITARAMDERA TOWN JAMSHEDPUR, Address 2 ... Jharkhand PAN No.: AESPI195761A, Permission Case No.-	Yes	Satiya Priya Majumdar Address:- 5- AB, H.NO.- 108, PRERNA SARALA APARTMENT, Back Side Of Telephone, Exchange Office, Po- Sakchi, NEW BARADWARI, SAKCHI, Bistapur, East		SELLER Age: 54			Satiya Priya Mazumdar

Sl. No.	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power of Attorney	Party Type	Party Photo	Finger Print
4	CHITTA PRITY KAZIUNGAR Address1 - SHANTIPREKSHAN ROAD BIRBAIDANGSA BOUPUR DIST. BIRBHUM WEST BENGAL Address2 - ... Jharband PAN No.: ALPPL422N/Permission	Yes	Chita Prity Mondal Address: ... Dumkeshan Road Burdwanjanga Bogur M. Burdwan 731204, West Bengal, India		SELLER Age: 43		
5	SAISTA PRAVIN ALLAS SHASTIA PARVEEN Address1 - H NO 17 RD NO 1 DANGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR Address2 - ... Jharband PAN No.: ALPPL1230F/Permission	Yes	Saista Pravin Address:- House No -17, Near Dangutu TOP, Road No -1, Azadnagar, Mango, Jamtshedpur, Jharkhand, India		PURCHASER Age: 43		

Identification:

Sl. No.	Party Name and Address	Photo	Fingerprint	Signature
1	ABHIJIT GHOSH IJAZRA So-D/O NA Address1 - 2B H NO.9 NEW BARADWANI PS SITARAANDERA TOWN JAMSHEDPUR, Address2 - ... Jharband PAN No.:			

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

Sl. No.	Party Name and Address	Photo	Thumb Signature
1	FIROZ KHAN Address1 - H NO 17 RD NO 1 DANGUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR, Address2 - ... Jharband		

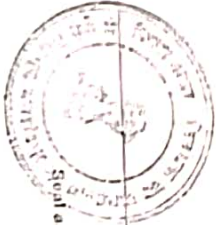
Signature of Officer

Seal and Signature of Registering Officer

These signature & thumb impressions are affixed in my presence

Names mentioned (KARISHI MAZUMDAR, SATYA PRIYA MAZUMDAR, SARANISIA GANESH MAZUMDAR) Machine admitted the resolution before me. Not Seal They has / have been identified by (ABHILASH GANESH MAZUMDAR) Son/Daughter/Wife of (MAJ) resident of (2B H NO. 9 NEW BARADWARI PS-SITAPRAMODERA TOWN JALSHIBERPUSE) and by occupation (Diplomat)

Signature of Registering Officer



Seal and Signature of Registering Officer

06/07/19

Date: 06-07-2019

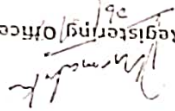
Token No.: 202300088439

CERTIFICATE

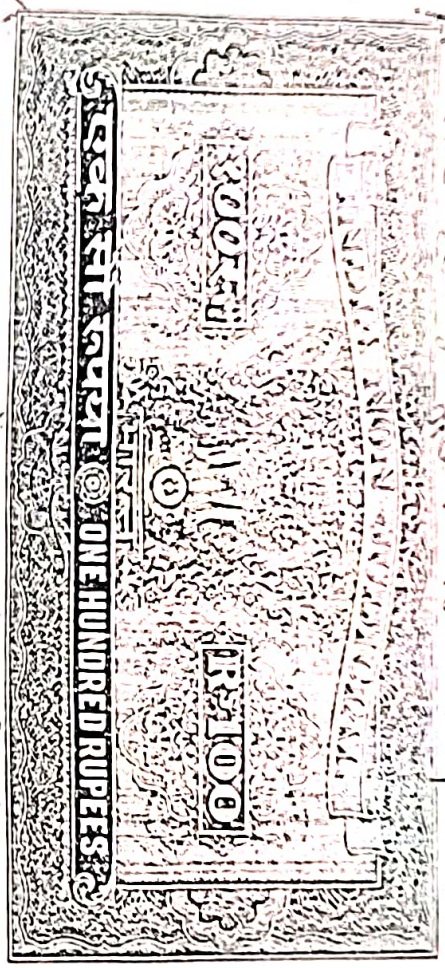
Office of the District SRO - Jamshehpur

This Sale Deed was presented before the registering officer on date 06-Jul-2023 by KARABI MAZUMDAR, S.O. D/O, W/O LATE SUPRIYA MAJUMDAR resident of H NO.8 RIVER VIEW COLONY BHATIA PARK KADMA, TOWN JAMSHEHPUR. This deed was registered as Document No:- 2023/JSR/3487/BK1/3246 in Book No :- BK1, Volume No :- 580 Item Page No :- 115 to 212 at office of District SRO - Jamshehpur

Date:- 06-Jul-2023


Registering Officer

111352-1000000000 18 2529 100RS



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Handwritten notes in the top right corner, including '28 29', '15 50', and '129'.

THIS DEED OF SALE is made on this the 26th day of

April, 1960, between

MILVA KILWADI Widow of Late Kaboruddin Khan, by

Fatih Jafar, residing at Jadhannagar, Mangro, P.S. Jangro,

Muzirga Taluk, 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 FAVOR OF

1. Srimati. SANDHYA KAZUJER WIFE of Sri. Sukumar

Kazunder, 2. Srimati. SHALPA KAZUJER WIFE of Sri. Manikam

Kazunder, both by faith Hindu, resident of Village Jurdih,

P.S. Mangro, at present residing at 2536/D, Kachidih Road,

P.S. Sakchi, Tezpur Subheadquarter, 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;



19

20 Rs./-

(2)

Nature of Debt :- S A L H D S R D.
Value of the Agricultural land :- Ru. 2500/- (Rupees Two thousand five hundred) only.

S C H R D V L E.

All THAT AGRICULTURAL, recorded Genral/ryayati land measuring more or less 13 Decimals of Mouza Paddh, P.S. Langoi, Thana No. 1641, Jergana Dhalbhua, District Saurbhua in portion of Old Plot No. 215, Under Khate No. 19, corresponding to P.S. Ward No. 9, under

P.S. Khata No.	P.S. Plot No.	Nature of land	Area.
19	956	Genl I/I	0.05.50/Acre i.e.
			13 Decimals of
			ryayati Agricultural
			-al land.

Bounded as follows; that is to say:-

- On the North by :- Agricultural field;
- On the South by :- Plot No. 955 ;
- On the East by :- Plot No. 954 (land-);
- On the West by :- Plot No. 953 ;
- Annual rent :- Ru. 0.30. Paisa only;
- Location :- In State of Bihar, Block at Danabehpur.

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शुद्ध मूल्य में भू-संपत्ति

2644-80

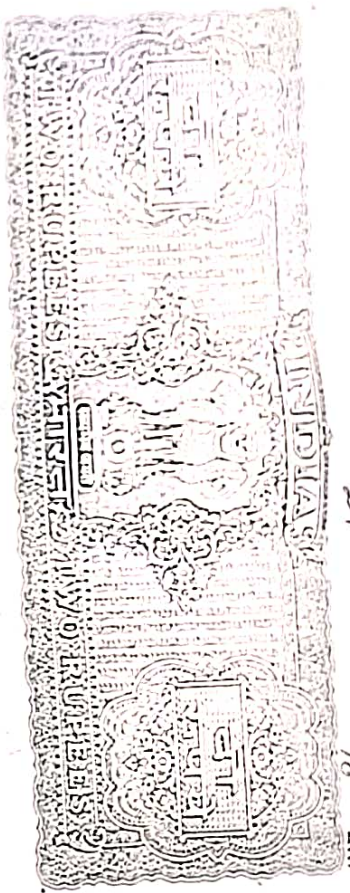
whereas the Vendor is the absolute owner of the agricultural
recorded Gora 7/1, land described in the Schedule above; And
whereas the land in question has been recorded in the name
of the Vendor in Revenue Survey Settlement Operations; And
Whereas the Vendor being in need of money proposed to sell
the said land for Rs. 2500/- (Rupees Two thousand five hundred)
only to the Purchasers and whereas the Purchaser agreed to purchase
the same;

शुद्ध मूल्य में भू-संपत्ति

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
as 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
Purchaser with their heirs will enjoy and possess the same for
ever without any interruption from the date of the Vendor and her
heirs.

G. N. Singh



21 18 2RS

4 4)
28/1/80

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 give delivery of possession of her above land in favour of the purchasers.

That the land hereby conveyed is free from all encumbrances and shall be deemed 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 reimburse any loss sustained by her or them.

IN WITNESS WHEREOF the Vendor does hereunto set his hand and seal of office, this 1st day of March and year first above written.

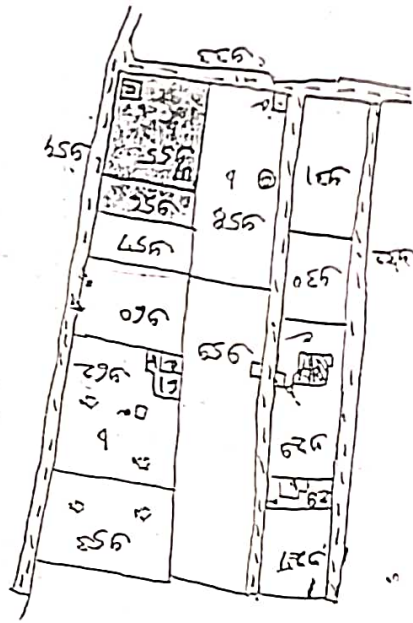
Read over and explained the contents of this deed to the undersigned who subscribed to be correct. Sd/Block Kumar Bhatnagar

Attest: L. S. Bhatnagar, Asst. Secy. 25.4.80

5th Volume - 1910, 20/1/80, 20.4.80, 5
Sd/Block Kumar Bhatnagar, Secy. 25.4.80

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 LAND - MARK - 13.



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323X
Rajawar
22-0
10RS.

Handwritten notes and signatures in the top right corner, including a signature and the date '26/5/88'.

THIS DEED OF RELEASE is made on the 16th day of

April, 1980, DELHI.

AGENTS: MIROON W/O Late Kabeeruddin Khan, by faith Muslim, by occupation household affairs, resident of Jyahnagar Kango, P.O. & P.S. Kango, Patana Dhalbum, District Singhum, hereinafter called the FIRST PARTY/RELEASEE, (which expression shall unless repugnant to the context includes her heirs, successors and administrators) of the one part;

IN FAVOUR OF

1. Srimati SINDHYA MAZUMDAR W/O Sri Sushmar Mazumdar, by faith Hindu, resident of Parath, P.S. Kango, ay-present residing at 5536/D, Kashiidh East, P.S. Sirchi, Town Jamshedpur, District Singhum, hereinafter called the SECOND PARTY/OTHERS; (which expression shall unless repugnant to the context include the heirs, successors and administrators) of the other part;

Handwritten notes and signatures in the top left corner, including a signature and the date '16/5/80'.

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25/9/80

ச.ச.ப.ப.ப.
Para No. 2.

ALL THAT LAND together with Pucca and Kutcha house,
 Sohan, Wall and what-so-ever within measuring 41 Decimals
 more or less ralyati land of house Paruthi, P.S. Manapa, Thano
 No. 1641, Under Khatu No. 19, in portion of Plot No. 213/214,
 Corresponding to present Survey Ward No. 9; Under

P. S.	P. S.	Area.
Khatu No.	Plot No.	
19	955 (a)	0.00.50 M. Acres,
	Pucca/Khaprapasa,	
	(b) Sohan etc.,	0.15.30 M. Acres,
	(c) Koken	0.00.70 M. Acres,
	Kutcha/Khaprapasa;	
	Total :-	0.16.40 M. Acres;

i.e. more or less 41 Decimals of ralyati land; in Sub-Registry
 Janshodhan, Pargana Khalibhum, District: northam; which
 is bounded as follows that is to say :-

- On the North by : Plot No. 956;
 - On the South by : Plot No. 955 (Harden);
 - On the East by : Plot No. 955 (Harden);
 - On the West by : Plot No. 955;
- Annual Rent Rs. 1500/-

5/11/80

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Page No. 3.

26/4/80

KNOW ALL MEN BY THESE PRESENTS:
Whereas the members of the Second party are the real, absolute and bonafide owners of the property morally mentioned in the Schedule above; And

Whereas the first party and her husband Kheruddin Khan, now deceased, sold the aforesaid land to the members of the Second party for a reasonable consideration in the year 1336 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 Poocha and Kutcha house, Well and that-to-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 the lawful owners of the aforesaid land and property, lawfully described in the schedule above and thereby acquired an indisputable right over the same.

5.10.80

54

Page No. 4

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 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 dispute, litigation or misunderstanding

among 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 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

9/10 2-5-81

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

title, title, interest or possession over the said land and

5/11/81

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11
P.L.
13/82

First Indt.

That the first party KAJINOR 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 1956 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 herein to set her hand to-day at Jambhedpur on the date mentioned above.

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

Witnesses - 1. A. Baskar of Miraj
2/1/50

2. S. K. Sathar of 8/2/6/4
Sadhu Kuman Bhandarkar
1/1/80
Typed by: K. N. Sathar, Jambhedpur, Miraj.

54

27
21
2-8-81
15/28
Page 11-6

That the first party has never does not claim any title or interest in the said property and neither 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 1956 and since then have not been dispossessed from the alleged property at any time and disposed in possession over the same. That the current entry in the record of rights in respect of the alleged 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 herewith 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. Md. Saif

Witnesses - 1. A. Basheer Ahmed

2. Sik. Sarwan 28/2/81
Sudhin Kumar Banerjee 26.4.80.
Typed by : M.M. Sarkar, Jamshedpur, Mikdan


APPENDIX (28)

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

District - SINGHBHUM, Sub-Division - DHALBHUM, Circle - JUGSALAIN (G.M. GOLSUPI)

Halka IX

Name of Estate - Bihar, Touzi No

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.	All details of changes effected by mutation	Date of correction of Halka Register by the Karamchari	REMARKS
0	1413/13/118/2-22/1116V	345 Lin			22/11/18 22/11/18 22/11/18		<p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p> <p>22/11/18 10:00 AM</p>		

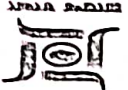
Memo No. Dated

Forwarded to the Karamchari/Panchayat Sorak Halka,

No. IX for information and necessary action.

Circle Officer
Circle - Jamshedpur

28



শারদ সৎকাম

শারদ এবং শ্রী সৎকাম বিধি

শারদ সৎকাম

CRSIP181212162 7/31/2023



ক্র. নং	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম					
12162	227	16412	2023-2024	31/07/2023	06/07/2023	2023/SR/3487/BK/3246	By Sale	19	5	236	19	955	21.12	31/07/2023

ক্র. নং	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম	শ্রী সৎকাম					
12162	227	16412	2023-2024	31/07/2023	06/07/2023	2023/SR/3487/BK/3246	By Sale	19	5	236	19	955	21.12	31/07/2023

(SATYA PRATY ALIAS SHAISTA PARWEN) FEROZ KHAN, H.NO.17 RD NO.1 DUGCUTTU TOP AZADNAGAR MANGO TOWN JAMSHEDPUR

সংক্রান্ত স্থান বা স্থান :
 SATYA PRATY MAZUMDAR, CHITTA PRATY MAZUMDAR, LATE SUKUMAR MAZUMDAR, SHANTIKETAN ROAD BHUBAN DANGA BOLIP DIST- BIRBHUM WEST BENGAL SARANISHA GHOSH HAZRA, ABHUIT GHOSH HAZRA, NEW BARADWARI PS-SITTARANDERA TOWN JAMSHEDPUR KARABI MAZUMDAR LATI SUPRIYA MAZUMDAR, H.NO.8 RIVER VIEW COLONY BHATIA PARK KADMA TOWN JAMSHI DPT R



Approved By : H. LALSH CHAKRA BUNDA

ক্রম নং : 2

এই সৎকাম প্রস্তুত করা হয়েছে এবং এর মূল প্রমাণ হিসেবে স্বীকৃত।
 Covid-19 প্রসঙ্গে - স্বাস্থ্য সুরক্ষা, স্বাস্থ্য সুরক্ষা | এই সৎকাম প্রস্তুত করা হয়েছে এবং এর মূল প্রমাণ হিসেবে স্বীকৃত।
 Connection Slip Successfully signed and saved

54

नाम अधिसूचित क्षेत्र जमशेदपुर

वाट संख्या 9

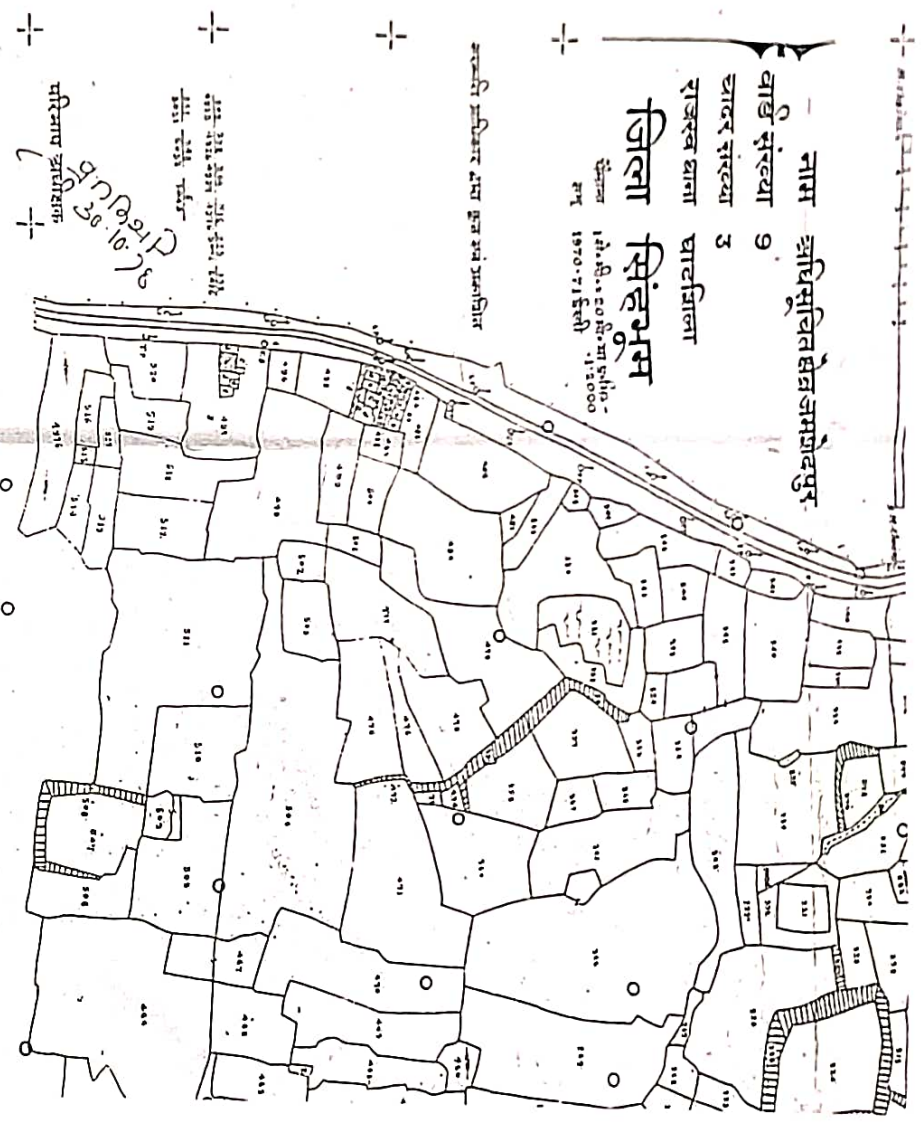
वाट संख्या 3

राजस्व धाना घाटीजिला

जिला सिंहभूम

संख्या 1 से.सि. 20 सि.मा 5/11 - 1 2000
सं. 1970-71 ई.पी

अस्सी इन्डियन टाटा पुन संय प्रकल्पित



Handwritten notes in Hindi:

पारिन्तार आदीवातः

30/10/2019

पारिन्तार आदीवातः



भारत सरकार
GOVERNMENT OF JHARKHAND



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

2847



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

W/O: फिरोज खान, हाउस नं
-17, रोड नं -1, अजादनगर,
मानगो, दार्जगुदरु टी.ओ.पी के
पास, जमशेदपुर,
आजादनगर, पूर्वी सिंहभूम,
झारखण्ड - 8322110

W/O: Firoz Khan, House No -17,
Road No -1, Azadnagar, Mango,
Near Daiguthi T.O.P, Jamshedpur
Azadnagar, East Singhbhum,
Jharkhand - 832 110

2847

Aadhhaar - Aam Admi ka Adhnikar

आयकर विभाग
 INCOME TAX DEPARTMENT
 SHAISTA PARWEEN
 ZAHID PARWEZ
 04/02/1980
 Permanent Account Number
 ALVPP3230F

भारत सरकार
 GOVT. OF INDIA

04022005

Signature

Shaista Parween

Shaista





भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

संज्ञान क्रम/ Enrollment No.: 0013/093037/07803

To
श्रीमती एम
Kamal Muskan
S/O: Kshunaja Bazar Muskan
Bazar Kashi
Near ITI
दण्डा
Dhanya-Cum-Dhanya
Panna Bazar - 800011
7004175022

Digitally signed
by
[Signature]



आधार संज्ञान / Your Aadhaar No. :

3834
VID : 9111 7721 5988 6020

भारत आधार, भारत पहचान



भारत सरकार
Government of India



श्रीमती एम
Kamal Muskan
संज्ञान क्रम/DOB: 01/10/1992
पुरुष/MALE

Issue Date: 15/01/2015

3834
VID : 9111 7721 5988 6020

भारत आधार, भारत पहचान



ध्यान

- आधार पहचान का प्रमाण है, नगणिकता का नहीं।
- युनिक्स OR कोड / ऑनलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यदि यह शैथिल्य/निक प्रमाणित नहीं किया जा सकता 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 कर्म सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में नगणिकता नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, m Aadhaar 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 m Aadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

संज्ञान: दण्डा धन्या बजार कशी, पाना बजार, नगणिकता के कोड/DOB: 01/10/1992
पुरुष/MALE
Address:
S/O: Kshunaja Bazar Muskan, Bazar Kashi, Near ITI
Dhanya-Cum-Dhanya Panna Bazar - 800011



3834
VID : 9111 7721 5988 6020

भारत आधार, भारत पहचान

Kamal Muskan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

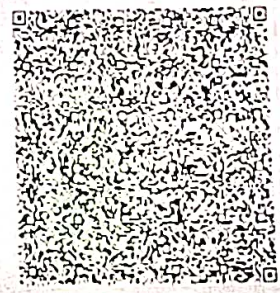
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIEPH1060M



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

Official Holder
Kamil Hussain
Partners

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

निर्माण / गठन की तारीख
Date of Incorporation / Formation
29/08/2017

24102017



भारत सरकार
Government of India



शाहबाज खान
Shahbaz Khan
जन्म तिथि/DOB: 01/09/1988
पुरुष/ MALE



8873

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Shanaz Perween, 17, ROAD
NO-1 AZAD NAGAR MANGO, PO-
AZADNAGAR, JAMSHEDPUR, Purbi
Singbhum,
Jharkhand - 832110

पता:

S/O शानाज़ परवीन, १७, रोड न०-१ आज
नगर मानगो, पो- आजादनगर, जमशेदपुर, पूव
सिंहभूम,
झारखण्ड - 832110

8873

Shahbaz Khan



भारत सरकार
Government of India



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



~~XXXXXXXXXXXX~~ 4357

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आमज चन्द्र किशोर, ग्राम और
पोस्ट- परौना, पी.एस.-तरैया,
परौना, नारन,
बिहार - 841424

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

~~XXXXXXXXXXXX~~ 4357



help@uidai.gov.in

www.uidai.gov.in

Chanchal Kumar

Transaction Successful Invoice No: 1001, Token No: 1001 *ok*

Name	SaistaPravinAliasShaistaParween
Token No / Depositor ID	202400008768
Amount	12100
Transaction ID	0e317b91043832b43dd3
GRN	2400359838
CIN	10002162024012500615
Time	2024-01-25 08:36:15

Pravin
12/2/24

Kamil Hussain
12/2/24



Pre Registration Docket

Date :- 12-02-2024 01:27 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202400008768

Appoinment :- 09-Feb-2024 Time:- 11:5

Article	Power of Attorney
Pre Registration Date	23-Jan-2024
No. Of Pages	70
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 12,100.

PRINCIPAL	-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-AZADNAGAR,Address - HOUSE NO. 17, ROAD NO. 1, NEAR DAIGUTTU T.O.P., AZADNAGAR, MANGO, P.S. MANGO, Pin Code-831012
ATTORNEY	-Mr. KAMIL HUSSAIN PARTNER OF ORCHID HOMES AND DEVELOPERS, ,Father/Husband Name KHAWAJA ISRAR HUSSAIN , PAN No.- *****060M Date Of Birth-01-Oct-1992,Permission Case No.- , Aadhaar No. *****3834, Country-INDIA, State Name-Bihar, District Name-PATNA, City/Village/Town Name-PATNA, Locality-KHAGAUL,Address - BANS KOTHI, NEAR ITI, DIGHA DANAPUR CUM KHAGAUL, PATNA, DIGHAGHAT, Pin Code-800011

Witness Information	Mr. SHAHBAZ KHAN , Address - 17, ROAD NO. 1, AZAD NAGAR, MANGO, PO - AZADNAGAR, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND-832110-, Father/Husband Name-SHANAZ PERWEEN
---------------------	--

Identifier Details	Mr. CHANCHAL KUMAR , Address - VILLAGE AND POST-PARAUNA, PS - TARAIIYA, SARAN, BIHAR-841424-, Father/Husband Name-CHANDRA KISHOR
--------------------	---

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

2	SP	2,100
Total		2,100

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.

Handwritten signature
Deed Writer / Advocate
12/2/24

Orchid Home & Developers
Kamil Hussain
Vendee / Claimant
12/2/24

Handwritten signature
Vendor / Executant
12/2/24

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र. सं.	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— (a) अंचलाधिकारी द्वारा प्रमाणित पंजी-1 अथवा (b) नू-स्वामित्व प्रमाण पत्र अथवा (c) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पंजकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	नूनि से संबंधित हाल सर्व नक्शा तथा इसके उपलब्ध न होने की स्थिति में पंजकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे नूनि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-11 का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का नुगतान	✓	
5.	निबंधन शुल्क का नुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		


 जाँच लिपिक का हस्ताक्षर
ROBIN KUJUR
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

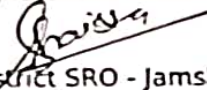


Document Registration Summary 1

Date :-12-Feb-2024

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

On Date 12-02-2024 Presented at District SRO -
Jamshedpur
Signature of Presenter


District SRO - Jamshedpur

Receipt : 974159

Receipt Date : 12-02-2024

Presenter Name: -

E(III)

₹10000

SP

₹2100

Stamp Duty

₹100

Total

₹12200


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	100	-84	GRAS	SaistaPravinAliasShalstaParween	• GRN Number : 2400359780 • DEPT Transaction Id : b3a8c720e9e0360cf30f • Transaction Type :	100
E(III)	10000	10000	0	GRAS	SaistaPravinAliasShaistaParween	• GRN Number : 2400359838 • DEPT Transaction Id : 0e317b91043832b43dd3 • Transaction Type :	10000
SP	2100	2100	0	GRAS	SaistaPravinAliasShalstaParween	• GRN Number : 2400359838 • DEPT Transaction Id : 0e317b91043832b43dd3 • Transaction Type :	2100
Sub Total	12116	12200	-84				

Article : Power of Attorney Number of Pages : 140

Signature of Operator



Signature of Head Clerk


ROBIN KUJUR

Signature of Registering Officer


DHARMENDRA KUMAR



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :-

State Name :- Jharkhand

Deed Endorsement

Token No :- 20240008768

Deed Type	Power of Attorney
Number of Pages	140
Fee Details	Stamp Duty :- Rs. 16, E(III) :- Rs. 10000, SP :- Rs. 2100,

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 :- 12-Feb-2024 Day :- Monday Time :- 13:40:56 PM



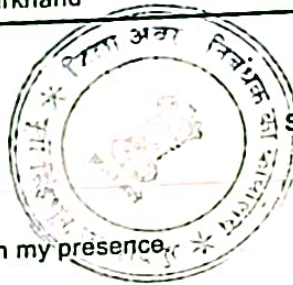
SAISTA PRAVIN ALIAS SHAISTA
PARWEEN(Individual)

Party Name	Document Type	Document Number
SAISTA PRAVIN ALIAS SHAISTA PARWEEN	PAN/UID	ALVPP3230F

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>SHAHBAZ KHAN</p> <p>Address1 - 17, ROAD NO. 1, AZAD NAGAR, MANGO, PO - AZADNAGAR, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND-832110, Address2 - ... Jharkhand</p>			

Signature of Operator



Seal and Signature of Registering Officer
DHARMENDRA KUMAR

Above signature & thumb Impression are affixed in my presence.







Above mentioned, (SAISTA PRAVIN ALIAS SHAISTA PARWEEN), has/have admitted the execution before me. He/ She/ They has / have been identified by (CHANCHAL KUMAR) Son/Daughter/Wife of (CHANDRA KISHOR) resident of (VILLAGE AND POST-PARAUNA, PS - TARAIIYA, SARAN, BIHAR-841424) and by occupation (Business).






Signature of Registering Officer
DHARMENDRA KUMAR

Seal and Signature of Registering Officer
DHARMENDRA KUMAR

Date:- 12-Feb-2024

1	SAISTA PRAVIN ALIAS SHAISTA PARWEEN Address1 - HOUSE NO. 17, ROAD NO. 1, NEAR DAIGUTTU T.O.P., AZADNAGAR, MANGO, P.S. MANGO, Address2 - AZADNAGAR , , , Jharkhand PAN No.: ALVPP3230F, Permisslon Case No.-	Yes	Salsla Pravin Address:- House No -17, Near Dalgultu T.O.P, Road No -1, Azadnagar, Mango, Jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India	PRINCIPAL Age:43	 	
2	KAMIL HUSSAIN PARTNER OF ORCHID HOMES AND DEVELOPERS Address1 - BANS KOTHI, NEAR ITI, DIGHA DANAPUR CUM KHAGAUL, PATNA, DIGHAGHAT, Address2 - KHAGAUL , , , Jharkhand PAN No.: AIEPH1060M, Permission Case No.-	Yes	Kamil Hussain Address:- , Near ITI, bans kolhi, digha, Dinapur- Cum- Khagaul, , Patna, 800011, , Bihar, India	ATTORNEY Age:31	 	

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	CHANCHAL KUMAR S/o-D/o CHANDRA KISHOR Address1 - VILLAGE AND POST-PARAUNA, PS - TARAIYA, SARAN, BIHAR-841424, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Token No.: 202400008768

CERTIFICATE

Office of the District SRO - Jamshedpur

This Power of Attorney was presented before the registering officer on date 12-Feb-2024 by SAISTA PRAVIN ALIAS SHAISTA PARWEEN, S/O, D/O, W/O FIROZ KHAN resident of HOUSE NO. 17, ROAD NO. 1, NEAR DAIGUTTU T.O.P., AZADNAGAR, MANGO, P.S. MANGO, AZADNAGAR.

This deed was registered as Document No:- 2024/JSR/599/BK4/43 in Book No :- BK4, Volume No :- 7 from Page No :- 1 to 140 at, office of District SRO - Jamshedpur

Date:- 12-Feb-2024


Registering Officer
DHARMENDRA KUMAR