



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b73f0c816ea34bfd34f8

Receipt Date : 21-Oct-2021 12:44:08 pm

Receipt Amount : 60000/-

Amount In Words : Sixty Thousands Rupees Only

Token Number : 20210000111396

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SOHAIL KHAN AND SHADAB KHAN (Vendee )

GRN Number : 2108031224



-: For Office Use :-

Deface  
21/10/21



2021/JSR/5025/BK1/4666

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।

Shadab Khan

21/10/21

इस रसीद के प्रमाण से यह के  
की जायेगी नही ली जायेगी

Sohail Khan  
21/10/21

अकसूर/का/का/का

21/10/21

15,00,000

PS  
Mays

60,000

Attest



MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, ISM.

मकसूरु फातमा

21/10/2021

//2//



स्वाती नगर 405 लॉट नं. 100  
449 गोरुवासा रस्ता  
दस नं. 10  
21/10/2021

नियम 21 को अन्तर्गत मादारी न्याय अधिनियम  
(विद्वान स्वामी रोजी) की पत्नी  
या मा. 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

निबंधन-पदाधिकारी

जिला अंतर निबन्धक

उपरोक्त दस्तावेज में दर्शाया गया है कि उपरोक्त  
जाति के...  
जोदानागपुर कायदाकारी अधिनियम 1908  
की धारा 88(E) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची में  
जॉया एवं सही पाया।

21/10/2021

Luchoyl

RS 45,000  
300  
100

SALE - DEED

THIS DEED OF SALE is made on this the 21<sup>st</sup> day of october, 2021

at JAMSHEDPUR, BY:-

MAQSURA FATMA, Wife of late MD. AYUB ALI, Daughter of GULAM NABI,

Granddaughter of late YAQUB ALI, by faith Muslim (Islam), by nationality

दस्तावेज जॉया

// 3 //

12/10/21

21/10/21

Indian, by Caste Sheikh, by Occupation House Wife, Resident of H. No. 11, A-Block, Line No. 2, Near Centre Plaza, Dhatkidih, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, 831001, in the state of Jharkhand, hereinafter called the **VENDOR/SELLER** (which expression shall unless repugnant to the context include her heirs, successors, administrators, legal representatives and assigns) of the **ONE PART**.

**AADHAR NO:- 7926 2481 2361, PAN:- AEPF9727C**

**IN FAVOUR OF**

1. **SOHAIL KHAN**, and 2. **SHADAB KHAN**, both sons of late **AHMAD KHAN**, both Grandsons of late **RAZA HUSSAIN KHAN**, both by faith Muslim (Islam), by Caste Khan, by nationality Indian, by occupation Business, resident of H. No.- 40, Cross Road No. 12, Zakir Nagar East, Near Shiya Masjid, P.O. & P.S. Azad Nagar, Mango, Town Jamshedpur, District- East Singhbhum, 832110, in the state of Jharkhand, hereinafter called the **VENDEES/PURCHASERS** (which expression shall unless repugnant to the context include their heirs, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

**AADHAR NO.- 3350 0375 7920 and 6804 5151 2962** respectively,

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21/10/21

21/10/21

PAN:- AFPPK6254G and AJAPK1638D respectively.

NATURE OF DEED : Sale Deed

GOVT. VALUE : Rs. 14,57,000/- (Rs. Fourteen Lakh Fifty Seven Thousand) only.

CONSIDERATION AMOUNT:- Rs. 15,00,000/- (Rs. Fifteen Lakh) only.

**WHEREAS**, the entire khata and plot of the Schedule below land is recorded in the name of **ABDUL MAJID** and published in the final record of right in the final Survey Settlement Operation and published in the year of 1979 and since then he was in peaceful physical possession over the same, actually he (Abdul Majid) had purchased the schedule below land from **GOBINDA PRASAD GORAI** by a registered Sale Deed vide Sale Deed No. **2273**, dated 21.5.1962 registered at the office of the Sub-Registrar at Jamshedpur and he has expired and left behind his sons as legal heirs and successors 1. **ABDUL MOYEEED**, 2. **ABDUL HASIB**, 3. **ABDUL RAFIQUE**, 4. **ABDUL SHAFIQUE**, and 5. **ABDUL LATIF** all sons of late **ABDUL MAJID** and then after death of recorded tenant his above named all sons jointly have sold the schedule



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21/10/21

21/10/21

below landed property to **MAQSURA FATMA** W/o **MD. AYUB ALI** through a registered Sale Deed bearing Sale Deed No. **2823**, dated 15.6.1994.

**AND WHEREAS** after purchasing the same **MAQSURA FATMA** has got mutation in her name from the office of the C.O. Mango vide Mutation Case No. 155 / R 27 2021-2022 and paying the rent continuously to the State of Jharkhand, through the office of the C.O. Mango and the entire land is in the peaceful physical possession, enjoyment and occupied over there peacefully without any let, hindrance, objection and interruption from any corner whatsoever.

**AND WHEREAS** Vendor (Seller) being in urgent need of money for her personal emergent expenses, as such she has decided to sell the schedule below land and has agreed with the vendees/purchasers for absolute **SALE** of the said land to the vendees/purchasers for the highest total consideration amount of **Rs. 15,00,000/- (Rs. Fifteen Lakh)** only and the Vendees (Purchasers) have paid **Rs. 15,00,000/- (Rs. Fifteen Lakh)** only and the Vendees (Purchasers) have accepted to purchase of the same.

**NOW THIS DEED OF SALE WITNESSETH:-**

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71911412121  
21/10/21

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1. That in pursuance of the above consideration amount of **Rs. 15,00,000/- (Rs. Fifteen Lakh)** only paid by the Vendees (purchasers) to the Vendor (Seller), it receipt whereof the said sum does hereby accept, acknowledge as full and final consideration amount, against sale of the schedule below land and does hereby convey her said land to the Vendees/Purchasers by this **DEED OF SALE**.
2. That the Vendor is completely divested of all her interest and right in the said land and shall cease to have any right or title in the schedule below land hereby sold to the purchasers/Vendees by these presents.
3. That the Vendor/Seller on receipt of full and highest consideration amount from the Vendees/Purchasers has delivered peaceful physical possession of the said land in favour of the Vendees/Purchasers today.
4. That the Vendees/Purchasers will be at liberty to get their names mutated in the records of the **C.O. Mango**, and will pay ground rent and other taxes in their own names after the date of purchasing i.e. registration of sale deed before the Office of the Distt. Sub-Registrar at Jamshedpur in their favour.

//7//

12/10/21

21/10/21

5. That prior to execution of this **DEED OF SALE**, the Vendor/Seller has not conveyed or delivered or sold to any other party/ies and the same is free from all kind of encumbrances, charges and liens.
6. That in consideration of the said sum of **Rs. 15,00,000/- (Rs. Fifteen Lakh)** only paid by the Purchasers to the Seller, the receipt of which is hereby admitted and acknowledged as full and final and highest consideration amount in respect of the schedule below land in favour of the purchasers/vendees by this deed of sale **TO HAVE AND TO HOLD** the same unto the above named purchasers, their heirs, successors without any interruption from the side of the seller or any person/s claiming under the seller.
7. That if the purchasers/vendees sustain any loss due to the defect of the right, interest, possession and title of the vendor/seller in respect of the said land in any manner then the vendor/seller shall be liable to compensate to the vendees/purchasers and shall recoup the vendees/purchasers for such losses together with all litigations expenses that may incur by the vendees/purchasers to perfect their title in the demised land.

// 8 //

24/10/15

21/10/15

### SCHEDULE

**ALL THAT** piece and parcel of vacant land measuring area, 2 Katha & 13 Dhur i.e. 4.38 Decimal, of Raiyati Homestead Land, in side measuring North - 42'ft, South - 42'ft, East - 46'ft, West - 46'ft, more or less which is recorded under Old Khata No. 14, Old Plot No. 389, corresponding to new Khata No. 465, portion of new Plot No. 449, of Ward No. 8, M.N.A.C, Halka No. 1, situated at Mouza- Pardih, P.S. Mango, Thana No. 1641, situated on the other road in the Distt. of East Singhbhum & District Sub-Registry Office at Jamshedpur & Block Mango, in the State of Jharkhand, with Volume No. 104, Page No. 71, within Holding No. 0080009661000A1, which is bounded and butted as follows:-

NORTH BY - Road,

SOUTH BY - Portion of Plot No. 449,

EAST BY - Road,

WEST BY - Portion of Plot No. 449,

Annual rent Rs. 5/- only payable to the superior landlord, to the State of Jharkhand, through C.O. Mango.



//9//

21/10/21

21/10/21

IN WITNESS WHEREOF the vendor has hereunto set her hands today at Jamshedpur, on this the day, month and year first above.

Read over and explained the contents of this Deed of Sale of the Executants, who admits it to be genuine, true and correct.

**MEMO OF CONSIDERATION**

Cheque No.	Bank	Amount	dated
586008	Canara Bank	7,50,000/-	23.5.2021
794494	Canara Bank	7,50,000/-	23.5.2021
Total	=		Rs. 15,00,000/-

**WITNESSES:-**

1. Md. Shoeb Khan, s/o - Late Ahmad Khan, P.O. - H. No - 40, cross road no. - 12, Zaidi Nagar East, near. Shriya Masjid, Azad Nagar, Mangro, Jamshedpur.
2. Md. Merajuddin, s/o - Late Md. Yaqub Arian, P.O. - H. No - 11, c/Rd. no - 6A, Azad Nagar, Mangro, Jamshedpur.

M. N. A. C. JAMSHEDPUR

Ward No-8

Sheet No-3

Thana - Mango

Thana No-1641


Year of:- 1970-71

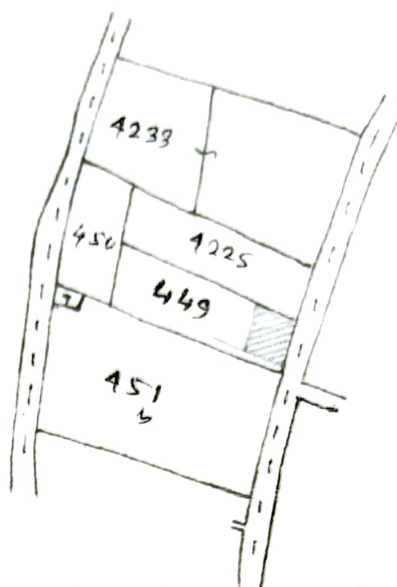
Scale of:- 1 CM = 20 M.

Khata No- 465

Plot No - 449


Area - 2 Katha 13 Dhuls i.e., 4.42 Dec.

Land mark on - 



Side of:- North - 42'-0" South - 42'-0"  
East - 46'-0" West - 46'-0"

Bounded by:- North - Road  
South - Portion of plot No-449  
East - Road.  
West - Portion of plot No-449

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

दिनांक के लिए जिसके की प्रतियां	किसके की प्रतियां की प्रतियां जिनके प्रतियां की प्रतियां प्रतियां	दिनांक के लिए जिसके की प्रतियां	किसके की प्रतियां की प्रतियां
Date for application for the copy	Date fixed for making the duplicate number of stamps and books	Date on which the copy was ready for delivery	Date of issue of the book etc.
24/1/71	24/1/71	24/1/71	24/1/71

FIELD NOT AVAILABLE  
जिसके की प्रतियां जिनके प्रतियां के प्रतियां प्रतियां

क्रमांक की प्रतियां	जिनके की प्रतियां जिनके की प्रतियां	दिनांक के लिए					जिनके की प्रतियां	जिनके की प्रतियां	जिनके की प्रतियां	जिनके की प्रतियां
		दिनांक के लिए	जिनके की प्रतियां	जिनके की प्रतियां	जिनके की प्रतियां	जिनके की प्रतियां				
465	जिनके की प्रतियां जिनके की प्रतियां जिनके की प्रतियां	449	जिनके की प्रतियां जिनके की प्रतियां जिनके की प्रतियां	0-10-50			जिनके की प्रतियां जिनके की प्रतियां		जिनके की प्रतियां	

प्रतिलिपिक  
जिनके की प्रतियां

जिनके की प्रतियां  
जिनके की प्रतियां

Classified to be Type Log  
जिनके की प्रतियां  
जिनके की प्रतियां

जिनके की प्रतियां  
जिनके की प्रतियां  
जिनके की प्रतियां

Transaction Success! Please Note Your Transaction Id.

OK

Name	SohailKhanAndShadabKhan
Token No / Depositor ID	20210000111396
Amount	46234
Transaction ID	baf4ebaa9f21f5b2e5f5
GRN	2108031394
CIN	10002162021102106467
Time	2021-10-21 12:48:00

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

मकसूरिफातम



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

October 21, 2021

पंजी II प्रति

भाग वर्तमान	104	पृष्ठ संख्या	71										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धानभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	वाई नं.-8 अ.क्षे.मानगो	होल्डिंग संख्या	465	तौजी संख्या		थाना नम्बर	16421	खाता का प्रकार	—				
MAQSOORA FATMA, पति-MD AYUB ALI													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
465	449	0 ऐ 4.38 डि 0 हे		नामान्तरण मुकदमा संख्या 155/2021 - 2022				44	0				
	कुल परिमाण	0 ऐ 4.38 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
2021-09-15 21:51:14	0944260751	2021-2022	2021-2022	0	44	0	11	0	22	0	22	0	8.8

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Online जतिया  
&



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता								
झारखण्ड सरकार	अब्दुल मजीद, पिता-अब्दुल हमीद एक अंश								
जिला का नाम	पूर्वी सिंहभूम	अंचल का नाम	मानगो	हलका का नाम	हल्का-1	मौजा का नाम	वार्ड नं.-8	खाता नं.	रैयती का प्रकार
खेवट नम्बर	खाता नम्बर	465	थाना का नाम	घाटशिला	थाना नम्बर	16421			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
465	449	अर्बुल हक मोहमद जहरुल हसन	गोड़ा-01 0	0 (हेक्टर) 10 (आर) 0		1 - काबिल लगान	0	0	0	1 - कायमी
खाता मे कुल संख्या	कुल प्लोट	1	खाता का कुल मिजान	0 (एकड़) 10 (डिसमील) 0	खाता का कुल		0	0	0	

यह एक कंप्यूटर जनित प्रति है

10/21/2021  
10:31:45 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

Online जॉयंट  
8



## Pre Registration Docket

Date :- 21-10-2021 10:25 am

Office Name :- District SRO - Jamshedpur  
Token No:- 20210000111396

Appoinment :- 21-Oct-2021 Time:- 11:5

Article	Sale Deed
Pre Registration Date	19-Oct-2021
No. Of Pages	41
Stamp Duty	60000
Paid Stamp Duty	0
Total Fees	₹ 46,234.

Property Id: **608861**

Valuation No. : 816925 / 2021	:- 2021-2022	User Id : 3093	Date : 21-October-2021 10:36:AM
State : Jharkhand	District : EastSinghbhum		Tahsil : Jamshedpur
Land Type : Urban	Corporation : Mango Nagar Nigam		Village/City : Pardih
Pardih - Other Road	-		
Khata Number - 465			
Plot Number - 449			
Volume Number - 104			
Page Number - 71			
Holding Number - 0080009661000A1			

Valuation Rule : Residential Land

### Property Details

1 Land area

4.38 Decimal

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.38 x 329604=1443665.52	₹14,43,666/-
A	Total		₹14,43,666/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)

₹14,43,700/-

Total Amount in Words : Fourteen Lakhs Forty Three Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: ROAD, West: PORTION OF PLOT NO 449, South: PORTION OF PLOT NO 449, North: ROAD
Area	Land area : 4.38 Decimal
Other Description of the Property	Pin Code - 831012

Government/Market Value	1443665.52
Transaction Amount	1500000

SELLER	<b>-Mrs. MAQSURA FATMA, Address - H NO 11 A BLOCK LINENO 2 DHATKIDIH BISTUPUR JAMSHEDPUR-, Father/Husband Name LATE MD AYUB ALI, PAN No.- *****727C, Permission Case No.-, Aadhaar No. *****2361</b>
PURCHASER	<b>-Mr. SHADAB KHAN, Address - H NO 40 CROS RD NO 12 ZAKIRNAGAR EAST NEAR SHIYA MASJID AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name LATE AHMAD KHAN, PAN No.- *****638D, Permission Case No.-, Aadhaar No. *****2962</b>
	<b>-Mr. SOHAIL KHAN, Address - H NO 40 CROS RD NO 12 ZAKIRNAGAR EAST NEAR SHIYA MASJID AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name LATE AHMAD KHAN, PAN No.- *****254G, Permission Case No.-, Aadhaar No. *****7920</b>

Witness Information	<b>Mr. MERAJUDDIN, Address - H NO 11 C/RD 6A AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-LATE MD YAQUB MIAN</b>
---------------------	--

Identifier Details	<b>Mr. MD SHOEB KHAN, Address - H NO 40 CROS RD NO 12 ZAKIRNAGAR EAST NEAR SHIYA MASJID AZADNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-LATE AHMAD KHAN</b>
--------------------	--

<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	60,000

1	SP	1,230
<b>Total</b>		<b>1,230</b>

<b>Fee Rule:Sale Deed</b>		
1	A1	45,000
2	LL	3
3	PR	1
<b>Total</b>		<b>45,004</b>

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

Shadab Khan  
Sabaul Khan  
Vendee / Claimant

शुभ सुराज, 11/11/21  
Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी





Pre Registration Locket

Please

Article (Deed Type) :-	23
No. of Pages :-	31
Stamps Duty	60,000/-
Consideration Value	1,50,00,000/-

Commercial land :-* <input type="checkbox"/>	Other Road :-* <input checked="" type="checkbox"/>
Residential Land :-* <input checked="" type="checkbox"/>	
Industrial Land :-* <input type="checkbox"/>	
Residential Construction :-* <input type="checkbox"/>	Main Road :-* <input type="checkbox"/>
Agriculture :-* <input type="checkbox"/>	

Anchal	Mauza	Khata No.	Plot No.	Volume	Page	Area
Mango	Pardib	465	449	104	71	4.38 Dec.

Property Boundaries

East :-* Road	West :-* Portion of Plot No. - 449
South :-* Portion of Plot No. - 449	North :-* Road

Others Property Details

Construction Type :-*	PUCCA / DELUXE / KACHHA	Additional Information
Area of Constructed Property	In Square Feet	
Land Area :-*	4.38	In Decimal
Building Name :-*		
Flat Number :-*		Pin Code :-*
Date of Construction :-*		
Holding No./SAF No. :-*	0080009661000A1	

Ward No-8 MNAC



# Document Registration Summary 1

Date :-21-Oct-2021

- Government/Market Value: ₹1443700/-
- Transaction Amount: ₹1500000 /-
- Paid Stamp Duty: ₹60000 /-

Receipt : 548249

Receipt Date : 21-10-2021

Presenter Name: -

On Date 21-10-2021 Presented at District SRO -  
Jamshedpur  
Signature of Presenter

PR ₹1  
SP ₹1230  
LL ₹3  
A1 ₹45000  
Stamp Duty ₹60000

ਸੋਹਿਲ ਖਾਨ ਅਤੇ ਸ਼ਾਦਾਬ ਖਾਨ

District SRO - Jamshedpur

Total ₹106234

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	60000	60000	0	GRAS	SohailKhanAndShadabKhan	GRN Number : 2108031224 DEPT Transaction Id : b73f0c816ea34bfd34f8 Transaction Type :	60000
PR	1	1	0	GRAS	SohailKhanAndShadabKhan	GRN Number : 2108031394 DEPT Transaction Id : baf4ebaa9f21f5b2e5f5 Transaction Type :	1

SP	1230	1230	0	GRAS	SohailKhanAndShadabKhan	GRN Number : 2108031394 DEPT Transaction Id : baf4ebaa9f21f5b2e5f5 Transaction Type :	1230
A1	45000	45000	0	GRAS	SohailKhanAndShadabKhan	GRN Number : 2108031394 DEPT Transaction Id : baf4ebaa9f21f5b2e5f5 Transaction Type :	45000
LL	3	3	0	GRAS	SohailKhanAndShadabKhan	GRN Number : 2108031394 DEPT Transaction Id : baf4ebaa9f21f5b2e5f5 Transaction Type :	3
Sub Total	106234	106234	0				

Article : Sale Deed Number of Pages : 82

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer





### OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20210000111396

Deed Type	Sale Deed
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 60000, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 45000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1443666/- ,Transaction Amount :- Rs.1500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Pardih Location :- Other Road, Pardih Property Boundaries :- East: ROAD, West: PORTION OF PLOT NO 449, South: PORTION OF PLOT NO 449, North: ROAD Khata Number - 465Plot Number - 449Volume Number - 104Page Number - 71Holding Number - 0080009661000A1 Area Of Land :- 4.38 Decimal

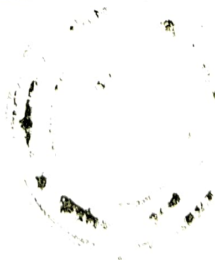
Sh./Smt. MAQSURA FATMA s/o/d/o/w/o LATE MD AYUB ALI has presented the document for registration in this office today dated :- 21-Oct-2021 Day :- Thursday Time :- 13:21:25 PM



MAQSURA FATMA(Individual)

Party Name	Document Type	Document Number
MAQSURA FATMA	PAN/UID	AEPPF9727C

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



**MAQSURA FATMA**  
**Address1 - H NO 11 A**  
**BLOCK LINENO 2**  
**DHATKIDIH BISTUPUR**  
**JAMSHEDPUR, Address2**  
 , , , Jharkhand  
**PAN No.:**  
**AEPPF9727C, Permission**  
**Case No.-**

Yes  
**Maqsura**  
**Fatma**  
**Address:-**  
 H.No-11, Near  
 Centre Plaza, A  
 Block, Line No-  
 2, Dhatkidih,  
 Po-Bistupur,  
 JAMSHEDPUR,  
 , Purbi  
 Singhbhum,  
 831001, ,  
 Jharkhand,  
 India

**SELLER**  
**Age:68**



*Maqsura Fatma*

**2 SOHAIL KHAN**  
**Address1 - H NO 40**  
**CROS RD NO 12**  
**ZAKIRNAGAR EAST**  
**NEAR SHIYA MASJID**  
**AZADNAGAR MANGO**  
**JAMSHEDPUR, Address2**  
 , , , Jharkhand  
**PAN No.:**  
**AFPPK6254G, Permission**  
**Case No.-**

Yes  
**Sohail Khan**  
**Address:- 10,**  
 Near shiya  
 masjid, Cross  
 Road No-12  
 zakir nagar  
 East, PO-  
 Azadnagar,  
 jamshedpur, ,  
 Purbi  
 Singhbhum,  
 832110, ,  
 Jharkhand,  
 India

**PURCHASER**  
**Age:47**



*Sohail Khan*

**3 SHADAB KHAN**  
**Address1 - H NO 40**  
**CROS RD NO 12**  
**ZAKIRNAGAR EAST**  
**NEAR SHIYA MASJID**  
**AZADNAGAR MANGO**  
**JAMSHEDPUR, Address2**  
 , , , Jharkhand  
**PAN No.:**  
**AJAPK1638D, Permission**  
**Case No.-**

Yes  
**Shadab Khan**  
**Address:-**  
 House No-40,  
 Near Shiya  
 Masjid, Cross  
 Road No-12  
 Zakirnagar  
 East, PO-  
 Azadnagar,  
 jamshedpur, ,  
 Purbi  
 Singhbhum,  
 832110, ,  
 Jharkhand,  
 India

**PURCHASER**  
**Age:39**




*Shadab Khan*

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>MD SHOEB KHAN</b> S/o-D/o <b>LATE AHMAD KHAN</b> <b>Address1 - H NO 40 CROS RD NO 12 ZAKIRNAGAR EAST NEAR SHIYA</b> <b>MASJID AZADNAGAR MANGO JAMSHEDPUR, Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			<i>Shoeb Khan</i>

Individually/Collectively recognize the Seller(S) and Buyer(s)

Party Name and Address	Photo	Thumb	Signature
<b>MERAJUDDIN</b> Address1 - H NO 11 C/RD 6A AZADNAGAR MANGO JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator  




Signature of Registering Officer  


Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **MAQSURA FATMA**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **MD SHOEB KHAN**) Son/Daughter/Wife of ( **LATE AHMAD KHAN**) resident of ( **H NO 40 CROS RD NO 12 ZAKIRNAGAR EAST NEAR SHIYA MASJID AZADNAGAR MANGO JAMSHEDPUR**) and by occupation ( **Business**).



Signature of Registering Officer  


Date:- 21-Oct-2021





Token No.: 20210000111396

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **21-Oct-2021** by **MAQSURA FATMA**, S/O, D/O, W/O **LATE MD AYUB ALI** resident of H NO 11 A BLOCK LINENO 2 DHATKIDIH BISTUPUR JAMSHEDPUR ..

This deed was registered as Document No:- **2021/JSR/5025/BK1/4666** in Book No :- **BK1**, Volume No :- 927 from Page No :- 293 to 374 at, office of **District SRO - Jamshedpur**

Date:- **21-Oct-2021**

  
Registering Officer

// 10 //

21/10/21

21/10/21

SOHAIL KHAN

Name of the Purchasers

AHSA



Sohail Khan

21/10/21



MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.

SHADAB KHAN

AHSA



Shadab Khan

21/10/21



MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.

Typed by: -

MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.

Drafted by:  
21/10/21

"Certified that the fingers print of the left hand of each persons, whose photographs are affixed in this document, have been obtained by me and in my presence".

Advocate  
21/10/21  
MD. MERAJUDDIN  
ADVOCATE  
CIVIL COURT, JSR.




झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP/18/29503 3/16/2022



जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अवंत का नाम	मानगो	हल्का	हल्का-1		
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	105	पृष्ठ संख्या वर्तमान	68	थाना न.	16421		
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग पृष्ठ संख्या वर्तमान वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
9503	1395 /R27 2021 - 2022	वार्ड नं.-8 अ.क्षे.मानगो/ 16421	घाटशिला	(अंचलाधिकारी) 16/03/2022	By Sale Deed No. 4666 Dated 21/10/2021	465 104 71	465 449 4.38 डिसमील	44	16/03/2022 (अंचलाधिकारी)
क्रेता का नाम : (SOHAIL KHAN and SHADAB KHANपिता-LATE AHMAD KHAN, जाति-- , पता-H NO 40 CROSS ROAD NO 12 ZAKIR NAGAR EAST NEAR SHIYA MASJID AZADNAGAR MANGO)		जमाबंदी रैयत का नाम : MAQSURA FATMA-पति-MD AYUB ALI			विक्रेता का नाम : MAQSURA FATMA, पति-MD AYUB ALI, जाति-- , पता-H NO 11 A BLOCK LINE NO 2 NEAR CENTRE PLAZA DHATKIDIH BISTUPUR				
राजस्व कर्मचारी हल्का-1 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है। Covid-19 से बचाव- कोरोना हारेगा . भारत जीतेगा। दो गज की दूरी मास्क हे जरूरी। सोशल डिस्टेंसिंग करना होगा. हमें कोरोना से लड़ना होगा।									
					Approved By : HARISH CHANDRA MUNDA अंचलाधिकारी मानगो				
Correction Slip Successfully signed and Saved.									