

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: 46092628007f81d6cd38

Receipt Date: 27-Feb-2024 09:36:12 pm

Receipt Amount: 1733350/-

Amount In Words: Seventeen Lakhs Thirty Three Thousands

Three Hundred And Fifty Rupees Only

Token Number: 202400025909

Office Name: District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name: ELITE INDIA CONSTRUCTION REP BY

SHAKIL ASLAM (Vendee)

GRN Number: 2400899617



-: For Office Use :-

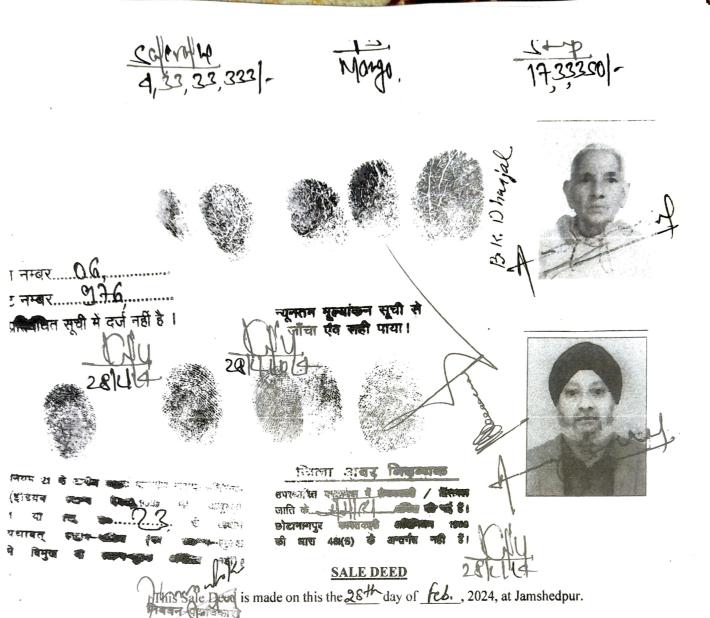


2024 JSR 933 BK

इस रसीव 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 अभिनियम, 1899 की भारा 62 अन्तर्गत दण्डनीय अपराभू है।



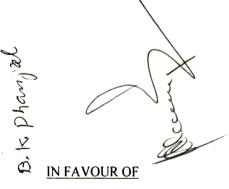




BY AND BETWEEN

- 1. Mrs. BALBIR KAUR, wife of Mr. S. S. Dhanjal,
- 2. Mr. BHUPENDRA SINGH DHANJAL, son of Mr. S. S. DHANJAL,

Both by Faith Sikh, by Category General (As per CNT Act), by Occupation 1) Housewife & 2) Business, by Nationality Indian, Resident of 37, Kagalnagar, P.O. & P.S. Sonari, City Jamshedpur, District East Singhbhum, Pin 831011, State Jharkhand. Hereinafter called the "VENDOR/S / SELLER/S" (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the ONE PART. (Pan No. CCXPK3037N & ADKPD3444N & UIDAI No. xxxx xxxx 4217 & xxxxx xxxx 5222)



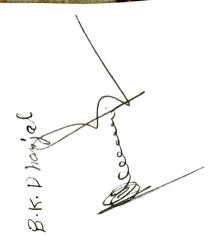
ELITE INDIA CONSTRUCTION (Pan No AAHFE7068D) Partnership Firm, having its Office at Road No 4, K.G.N. Colony, Old Purulia Road, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, Pin 832110, represented by its four partners: 1) SHAKIL ASLAM, son of Shamim Aslam, By Religion Islam (Muslim), By Category General, By Nationality Indian, By Occupation Business, Resident of Line No 1, Near JKS College, Iqra Colony, Jawaharnagar, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur Pin 831012, District East Singhbhum, State Jharkhand, 2) KHURSHID ALAM, son of Abdul Rahim, By Religion Islam (Muslim), By Category General, By Nationality Indian, By Occupation Business, Resident of H No 49, Chuna Shah Colony, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur Pin 832110, District East Singhbhum, State Jharkhand, 3) SHAHBAZ HAQUE, son of Abdul Haque, By Religion Islam (Muslim), By Category General, By Nationality Indian, By Occupation Business, Resident of H No 18 B, Chuna Shah Colony, Near Gandhi Maidan, P.O. & P.S. Azadnagar, Mango, Town Jamshedpur Pin 832110, District East Singhbhum, State Jharkhand, & 4) FIROZ AKHTAR, son of Moin Akhtar, By Religion Islam (Muslim), By Category General, By Nationality Indian, By Occupation Business, Resident of 92, Road No 13 A, Near Belal Masjid, Jawaharnagar, P.O. Azadnagar, P.S. Mango, Town Jamshedpur Pin 832110, District East Singhbhum, State Jharkhand. Hereinafter called the VENDEE / PURCHASER (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART. (UIDAI No. xxxx xxxx 2878 & xxxx xxxx 3826 & xxxx xxxx 3019 & xxxx xxxx 5715)

NATURE OF DEED

CONSIDERATION AMOUNT

(Rupees Four Crores Thirty Three Lakhs Thirty Three Thousand Three Hundred and Thirty Three) only

2 | Page



WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of land measuring an area 57 Decimals, being in Plot No 976, recorded under Khata No 6, Situated in Mouza Pardih, within Ward No 9 (M.N.A.C.), Thana No 1641, P.S. & Block Mango, City Jamshedpur, District East Singhbhum, has been purchased by the Vendors, from its previous owner/s, by virtue of registered Sale Deed No 3822, Serial No 4137, Dt: 05.02.1982, registered at the District Sub Registry Office, Jamshedpur, and after purchasing the same, the Vendors have also got their names mutated in the records of the Circle Officer, Jamshedpur (Now C.O. Mango), vide Mutation Case No 213 / R27 / 2017 – 2018 (Vol No 57 & Page No 96), and from then onwards the Vendors were in peaceful physical possession over the said land, without any interruption from any person or corner, thereby exercising all their right, title and interest over the same, being its lawful, absolute and bonafide owners, and they are also paying the rent regularly to the State Government without making any arrears and the last rent is paid vide Receipt No 1497871027.

AND WHEREAS, the Vendors being in urgent need of money to meet their financial expenses, they have decided to sell the land, and the Purchaser approached to purchase the land more clearly mentioned in the schedule below for full, final and highest consideration amount of Rs. 4,33,33,333/- (Rupees Four Crores Thirty Three Lakhs Thirty Three Thousand Three Hundred and Thirty Three) only, to which the Vendors agreed and accepted the offer, hence, to avoid all or any kind of legal disputes, and legal complication, the parties have decided to enter into this Sale Deed, on the following terms and conditions.



- 1. THAT, in pursuance of an agreement and paid consideration amount of Rs. 4,33,33,333/- (Rupees Four Crores Thirty Three Lakhs Thirty Three Thousand Three Hundred and Thirty Three) only is paid by the Purchaser to the Vendor, the receipt is hereby admitted and acknowledged, as full and final consideration amount for sale of the schedule below property, and Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that schedule below property, in favour of the Purchaser by this sale deed TO HAVE AND TO HOLD, the same unto the Purchaser, along with his legal heirs and successors without any interruption from any person claiming under him with all his right, title, and interest of the said property.
- 2. THAT, the Vendor has delivered peaceful physical possession of the schedule below property to the Purchaser, and from today the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage, or any other ways whatsoever in manner he like, and the Purchaser is at liberty to get his name mutated in the records of the State of Jharkhand, through Circle Officer, Mango, and pay rent, and taxes for the same in his name and obtain receipt thereof.
- 3. THAT, from today the Vendors shall ceases to have any right, title, and interest over the schedule below property, and all the right, title, and interest of the Vendors in the schedule below property will be completely vested unto the Purchaser. The schedule below property hereby conveyed by this sale deed is free from all encumbrances, liens, or charges of any kind whatsoever, and the schedule below property is not mortgaged with any bank or financial institution and the same is free from all liabilities.



- 4. THAT, the Vendors hereby declares that they have good and perfect title over the said schedule below property, and if for any defect of title or possession of the Vendors in the schedule below property the Purchaser suffers any loss then the Vendors will be liable to compensate the same to the Purchaser or their legal heirs and successors.
- 5. THAT, the Vendors further bound to execute any other deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the said schedule below property. It is also declared by the Vendors that till today i.e. the date of execution of this Sale Deed, if there is any kind of liability or outstanding dues left or charges pending then it must be cleared by the Vendors only.
- 6. THAT, the Vendors has delivered all such relevant documents related to the schedule below property to the Purchaser, and after the execution of this Sale Deed, the Vendors does not hold any right, title or interest along with his legal heirs to claim back the schedule below property.
- 7. THAT, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the parties, and still if any dispute arise in future out of this Sale Deed, then it must be resolved within the jurisdiction of the Courts of Jamshedpur.

MEMO OF CONSIDERATION

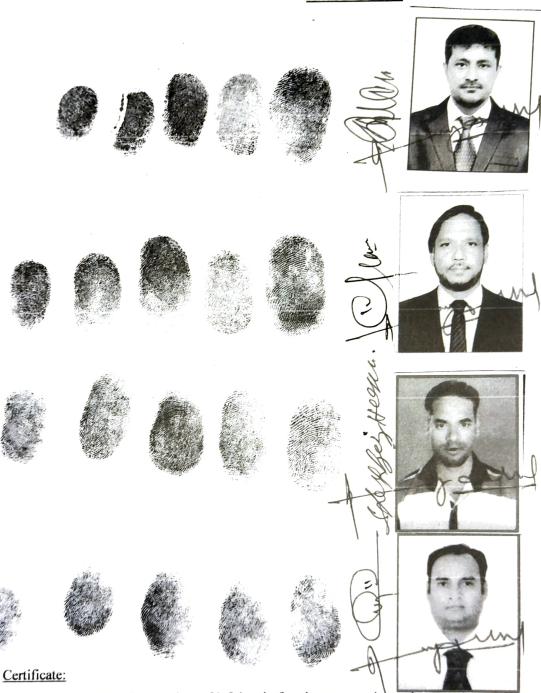
Mode of Payment	Amount (Rs)
By NEFT / RTGS / Transfers	Rs. 4,29,00,000/-
TDS 1%	Rs. 4,33,333/-

Total amount paid to the Vendor is

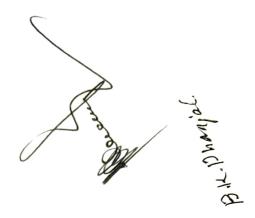
Rs. 4,33,33,333/-

(Rupees Four Crores Thirty Three Lakhs Thirty Three Thousand Three Hundred and Thirty Three) only

PURCHASER/S



It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.



SCHEDULE

All that piece and parcel of Commercial / homestead land., Situated in Mouza Pardih (Mango), within Ward No 9 (M.N.A.C.), P.S. Mango, Block Mango, under the District Sub Registry Office and City Jamshedpur, Sub Division Dhalbhum, District East Singhbhum, State Jharkhand, recorded under: (Holding No. 0090004743000X4)

Khata No	Plot No	<u>Area</u>	Boundary
6	976	57 Decimals	North: Plot No.975
			South: Plot No.978
			East : Plot No.977 & 5030
			West : Road

The annual rent of Rs. 1396.50/- only is payable to the State of Jharkhand through Circle Officer, Mango.

In witness whereof the Vendor has hereunto set and subscribed his hand on this Sale Deed, today at Jamshedpur, on the date aforementioned.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct:

WITNESSES: Slo LANG SARDUC SINGS
37 KACAC HAGAR

SOMAKI

2. Predown 3/0 LATE SADHU SHGV

Drafted & Printed by: A 6. A) ata Apt. Sonav

Old Court Campus, Jamshedpur

NAC JAMSHEDPUR
WARD NO. - 9, SHEET NO. - 3
REV. THANA - GHATSILA
DIST. - SINGHBHUM
SCALE - 1cm = 20 meter
YEAR - 1970 - 71

AREA SHOWN IN

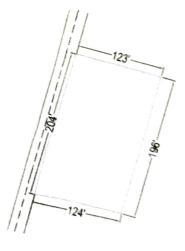
KHATA NO	PLOT NO	AREA
6	976	0.57 Acre

NORTH - PLOT NO. 975 SOUTH - PLOT NO. 978

EAST - PLOT NO. 977 & 5030

WEST - ROAD





/a/

84 985

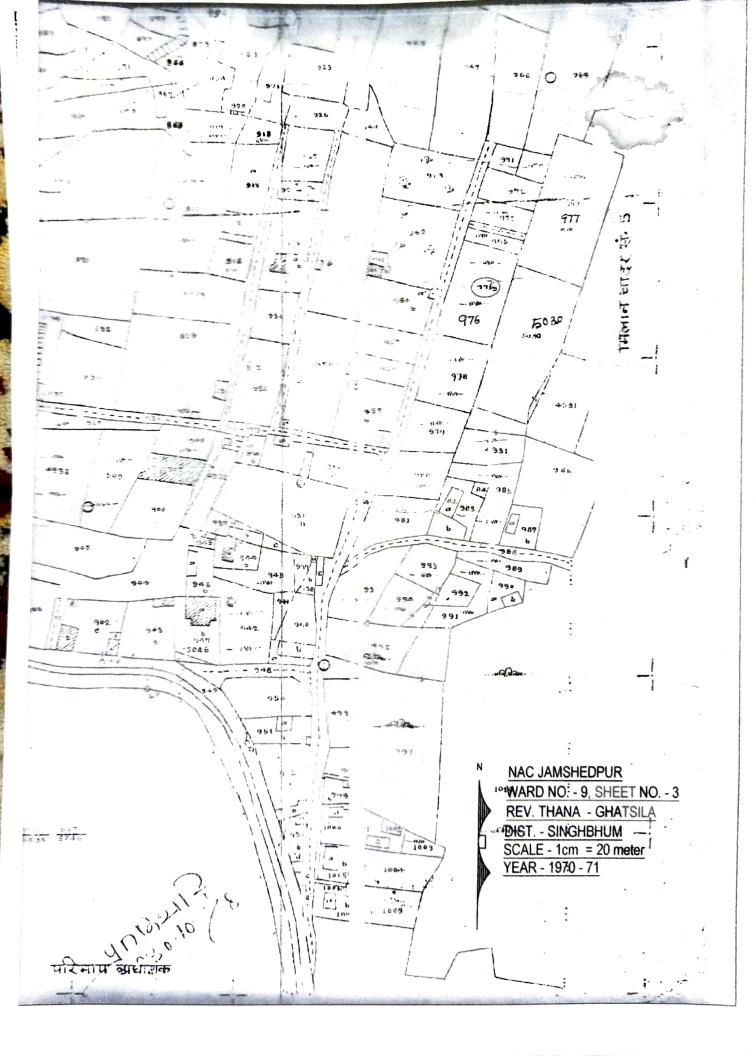
a 983

960 b

a

b

a /b 





INCOME TAX DEPARTMENT

Challan Receipt



PAN	:	AAHFE7068D
Name	:	ELITE INDIA CONSTRUCTION
Assessment Year	:	2024-25
Rinencial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 2,16,667
Amount (in words)	:	Rupees Two Lakh Sixteen Thousand Six Hundred And Sixty Seven Only
CIN .	:	24022700118677UTIB
Acknowledgement Number	:	AK20261824
Mode of Payment	:	Net Banking
Bank Name	:	Axis Bank
Bank Reference Number	:	50470677
Date of Deposit	:	27-Feb-2024
BSR code	:	6360014
Challan No	:	03514 27/02/2024
Tender Date	:	LINULUCI

Tax Deposit Details (Amount In ₹)

ax Deposit Details (Amount in V)		₹ 4,33,33,333
	Amount on which TDS to be deducted	₹ 2,16,667
	TDS Amount	₹ 2,16,667
A	Basic Tax	₹0
В	Interest	₹0
С	Fee under section 234E	₹ 2,16,667
	Total (A+B+C)	Rupees Two Lakh Sixteen Thousand Six Hundred And Sixty Seven Only
,	Total (in Words)	City
		The same of the sa

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:







section 194-IA (Form 26QB)

e-Filing Anywhere Anytime
Income Tax Department, Government of India

Acknowledgement Number: AK20261824

Challan Identification Number (CIN): 24022700118677UTIB

Date of e-Filing: 27-Feb-2024

PAN: AAHFE7068D

Payment Details

Assessment Year

Financial Year

Tax Applicable (Major

Type of Payment (Minor Head)

Head)

2024-25 2023-24

Income Tax (Other than Companies) (0021)

TDS on Sale of Property

(800)

Residential Status of the Seller

Resident

Payment Mode

Net Banking

Bank Name

Axis Bank

Buyer Details

Name

PAN

Category of PAN

ELITE INDIA CONSTRUCTION

AAHFE7068D

Firm

Mobile Number

Email ID

Whether more than one

Buyer

+91 7004385342

waquas_rahman@redi

ffmail.com

Yes

Address Details

Near Sahara city, Road no-15, Jawahar Nagar Mango, EAST SINGHBHUM,

Azadnagar, Azadnagar S.O, Jharkhand, INDIA, 832110

Seller Details

Name

PAN

Category of PAN

BHUPINDER SINGH DHANJAL

ADKPD3444N

Individual

Mobile Number

Email ID

Whether more than one

Aadhaar Number

Seller

+91 7004415382

bond_bs@yahoo.com

Yes

XXXX XXXX 5222

Address Details

37, Road No 2, Kagal Nagar, , Sonari , jamshedpur, Sonari S.O (East Singhbhum),

EAST SINGHBHUM, Jharkhand, INDIA, 831011

Property Transferre	ed Details		
Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	26-Feb-2024	₹ 4,33,33,333	Mouza Pardih, Mango, jamshedpur, Mango S.O, EAST SINGHBHUM, Jharkhand, INDIA, 831012
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	26-Feb-2024	26-Feb-2024	₹ 4,33,33,333
	Whether stamp duty value is higher than sale consideration?	Total stamp duty value of the property	
	No	₹ 4,33,33,333	

In words				Rupees two lakh sixteen thousand six hundred and sixty six Only
Total (a * b * c)				₹ 2,16,666
(c) Fee under section 2	34E	The state of the s	and the state of t	
(b) Interest	and the second s	and because the commentation of the desire of the companies of the compani	the same of the sa	₹0
(a) Dasic 1dx				₹ 0
(a) Basic Tax				₹ 2,16,666
TDS Amount		T		₹ 2,16,666
Amount on which TDS	to be deducted	****		
Tax Deposit Details				₹ 4,33,33,333

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

Property Transferre	ed Details		
Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	26-Feb-2024	₹ 4,33,33,333	Pardih Ward No 9, Mango jamshedpur, Mango S.O, EAST SINGHBHUM, Jharkhand, INDIA, 83101
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	26-Feb-2024	26-Feb-2024	₹ 4,33,33,333
	Whether stamp duty value is higher than sale consideration?	Total stamp duty value of the property	
	No	₹ 4,33,33,333	

Tax Deposit Details	
Amount on which TDS to be deducted	₹ 4,33,33,333
TDS Amount	₹ 2,16,667
(a) Basic Tax	₹ 2,16,667
(b) Interest	₹0
(c) Fee under section 234E	₹0
Total (a + b + c)	₹ 2,16,667
In words	Rupees two lakh sixteen thousand six hundred and sixty seven Only

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



INCOME TAX DEPARTMENT

Challan Receipt



PAN	:	AAHFE7068D
Name	:	ELITE INDIA CONSTRUCTION
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 2,16,666
Amount (in words)	:	Rupees Two Lakh Sixteen Thousand Six Hundred And Sixty Six Only
CIN	:	24022700120664UTIB
Acknowledgement Number	:	AK20263854
Mode of Payment	:	Net Banking
Benk Name	:	Axis Bank
Bank Reference Number	:	50472659
Date of Deposit	:	27-Feb-2024
BSR code	:	6360014
Challan No	:	03588
ender Date	:	27/02/2024
•		

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 4,33,33,333
	TDS Amount	₹2,16,666
A	Basic Tax	₹2.16.666
В	Interest	70
С	Fee under section 234E	₹0
	Total (A+B+C)	₹2,16,666
	Total (In Words)	Rupees Two Lakh Sixteen Thousand Six Hundred And Sixty Six Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



Time Quick and Seamless



Save Environment



e-Receipt Easy Access

section 194-IA (Form 26QB)

Income Tax Department, Government of India

Acknowledgement Number: AK20263854

Challan Identification Number (CIN): 24022700120664UTIB

Date of e-Filing: 27-Feb-2024

PAN: AAHFE7068D

Payment Details

Assessment Year

Financial Year

Tax Applicable (Major

Type of Payment (Minor

Head)

2024-25

2023-24

Income Tax (Other than Companies) (0021)

TDS on Sale of Property

(800)

Firm

Residential Status of the Seller

Resident

Payment Mode

Net Banking

Head)

Bank Name

Axis Bank

Buyer Details

Name

ELITE INDIA CONSTRUCTION

PAN

Category of PAN

AAHFE7068D

Mobile Number

Email ID

Whether more than one

Buyer

+91 7004385342

waquas_rahman@redi

ffmail.com

No

Address Details

Near Sahara city, Road no-15, Jawahar Nagar Mango, EAST SINGHBHUM,

Azadnagar, Azadnagar S.O, Jharkhand, INDIA, 832110

Seller Details

Name

PAN

Category of PAN

CCXPK3037N

Individual

BALBIR KAUR

Mobile Number

Email ID

Whether more than one

Aadhaar Number

Seller

+91 9334829844

bond_bs@yahoo.com

Yes

XXXX XXXX 4217

Address Details

37 ROAD NO 2 Kagal Nagar, Sonari, jamshedpur, Sonari S.O (East Singhbhum),

EAST SINGHBHUM, Jharkhand, INDIA, 831011







भारत सरकार upique Identification Authority of India

ਗ਼ਸ਼ਾਂकਰ क्रम / Enrollment No.: 2036/35096/01398

To शकीर असलम Shakil Aslam S/O Shamim Aslam Iqra Colony Lane No. 1 Near JKS College Jawaharnagar, Po-Ps-Mango Jamshedpur Mango Dhalbhumgarh East Singhbhum Jharkhand 831012

MA906583715FT



आपका आधार क्रमांक / Your Aadhaar No. :

4944 6096 2878

मेरा आधार, मेरी पहचान



अस्त सका

Government of India

शकील असलम Shakil Asiam जन्म तिथि / DOB : 26/01/1978 पुरुष / Male



@ 2878

मेरा आधार, मेरी पहचान

i Offer



पारत सरकार GOVERNMENT OF INDIA



खुशींद आतम Khurshid Alam जन्म हर्ष / Year of Birth : 1977 पुरुष / Mals



3826

— आम आदमी का अधिकार

1 Llow shind Dlow



भारतीय विशिष्ट पहलान अधिकरण अOUE IDENTIFICATION ALTHOR

ण्हा

८/८ अञ्चुल सोम. २० न०-४९, इस इस बॉलंगी, पो-आजादनगर, इससंदपुर, पूर्व सिंहम्झ, झारखण्ड. 8321.0 Address
S/O Abdul Ranim H NC-40
CHUNA S-HA COLONY
MOUZADNACER
JAMSHEDPUR
Purbl Sinchbhun,
Jharkhand, 832110



1947 1830 180 1947







Transaction Success! Please Note Your Transaction Id.

The second secon	GK.
Name	EliteIndiaConstructionRepByShakilAslam
Token No / Depositor ID	202400025909
Amount	1301534
· Transaction ID	871cd0d50cf98c1cfad3
GRN	2400899667
CIN	50485171
Time	2024-02-27 21:43:38

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क हैं जरूरी B.K. Dhanfal

Transaction Success! Please Note Your Transaction Id.

Name	EliteIndiaConstructionRepByShakilAslam					
Token No / Depositor ID	202400025909					
Amount	1301534					
Transaction ID	871cd0d50cf98c1cfad3					
GRN	2400899667					
CIN	50485171					
Time	2024-02-27 21:43:38					

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी B.K.Dhanjal

Transaction Success!

Name	EliteIndiaConstructionRepByShakilAslam					
Token No / Depositor ID	202400025909					
Amount	1301534					
Transaction ID	871cd0d50cf98c1cfad3					
GRN	2400899667					
CIN	50485171					
Time	2024-02-27 21:43:38					

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी B.K.Dhanj'al

क ा सं0	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी—II अथवा (ii) भू—स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		,
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3.	पंजी—॥ का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान		
5.	निबंधन शुल्क का भुगतान		
6.	आधार सत्यापन		
7.	PAN सत्यापन		
3.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

जाँच लिख्किक्षिक्षिक्षिक्षि

निबंधन पदाप्तिकारी का हस्ताक्षर

पत्रांक-1 / नि0वि0विविध-02 / 16 527 / नि0 दिनांक 03.08.2018

झारखण्ड सरकार

राजस्त, निबंधन एवं भुमि सुधार विभाग के आलोक में

प्रपत्र

दिनांक	दस्तावेज संख्या	पक्षकार का नाम, दस्तावेज में पक्षकार की हैसियत	लेख्यकारी / लेख्यधारी / पहचान	आधार होने की स्थिति में आधार संख्या	आधार न होने की स्थिति में वह दस्तावेज जिसके आधार पर सेवा दी गयी
1	2	3	4	5	6
28/2/24	862	BALBIR			V.I.D
		~			

B.K. Phay'es

Sr.NO 1	Party Name and Address BALBIR KAUR Address1 - 37, Kagalnagar, P.O. and P.S. Sönari, City Jamshedpur, District East Singhbhum, Pin 831011, State Jharkhand, Address2 - JAMSHEDPUR , , , , Jharkhand PAN No.: CCXPK3037N	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type SELLER Age:91	Party_Photo	Finger	Signature Signature
2	BHUPENDRA SINGH DHANJAL Address1 - 37, Kagalnagar, P.O. and P.S. Sonari, City Jamshedpur, District East Singhbhum, Pin 831011, State Jharkhand, Address2 - JAMSHEDPUR , , , Jharkhand PAN No.: ADKPD3444N,Permission Case No	Yes	Bhupinder Singh Dhanjal Address:- 37,, Road N0 - 2, Kagalnagar, Jamshedpur, Sonari, , East Singhbhum, 831011, Jharkhand, India		SELLER Age:72			Beene

Sr.N	O Party Name and Address	Is e-KYC Verified?	e-KYC Details	Of Attorney	Party Type	Party_Photo	Finger	
3	ELITE INDIA	Yes	Khurshid Alam	Tarrell Taylor I	PURCHASER		Print	Signati
	CONSTRUCTION REP BY		Address:- H		Age:47			
	KHURSHID ALAM		NO-49, ,		Age.47	1 A 1	4	:
	Address1 - OFFICE AT		CHUNA SAHA			AA		
	ROAD NO 4, K.G.N.		COLONY, PO-					
	COLONY, OLD PURULIA		AZADNAGAR,					6
	ROAD, P.O. AND P.S.		JAMSHEDPUR,					
	AZADNAGAR, MANGO,		, Purbi	i		:		
	TOWN JAMSHEDPUR,		Singhbhum,	1				,
	DISTRICT EAST		832110, ,			9		3
	SINGHBHUM, STATE		Jharkhand,			4		<u>م</u>
	JHARKHAND, PIN		India					
	832110, Address2 -						:	
	JAMSHEDPUR	3						
	, , , Jharkhand	}						()
	PAN No.:							\sim
	AAHFE7068D, Permission					1		
	Case No	i		!		1		
4	ELITE INDIA	Yes	Shakil Aslam	1	PURCHASER			
	CONSTRUCTION REP BY		Address:- Igra		Age:46		1	
	SHAKIL ASLAM	4	Colony, Near	1	1190.10			
	Address1 - OFFICE AT	1	JKS College,					
	ROAD NO 4, K.G.N.		Lane No. 1,					
	COLONY, OLD PURULIA		Jawaharnagar,	:				
	ROAD, P.O. AND P.S.		Po-Ps-Mango,		:			
	AZADNAGAR, MANGO,		Jamshedpur,	1				
	TOWN JAMSHEDPUR,	I	Dhalbhumgarh,			*		
	DISTRICT EAST		East			1		Z
	SINGHBHUM, STATE	;	Singhbhum,			1	(\approx
	JHARKHAND, PIN	3	831012,		ì			\Rightarrow
	832110, Address2 -	7	Mango,				6	
	JAMSHEDPUR		Jharkhand,					<i>M</i>
	, , , Jharkhand	1	India	1				
	PAN No.:			1		\$ 8		
	AAHFE7068D,Permission					į		
				1				

Power Of

Case No.-

Sr NO	Party Name and A. I.	Is e-KYC		Of	: :		Finger	
5	Party Name and Address	Verified?	e-KYC Details	Attorney	Party Type	Party_Photo	Print	Signature
3	ELITE INDIA	Yes	Shahbaz		PURCHASER			
	CONSTRUCTION REP BY		Haque		Age:45	LE STA		
	SHAHBAZ HAQUE		Address:- H				1	
	Address1 - OFFICE AT		NO-18 B,					
	ROAD NO 4, K.G.N.		NEAR GANDHI					4
	COLONY, OLD PURULIA		MAIDAN,		:	•		7
	ROAD, P.O. AND P.S.		CHUNA SHAH					de
	AZADNAGAR, MANGO, TOWN JAMSHEDPUR,		COLONY, ,			1		4
	DISTRICT EAST		JAMSHEDPUR,					TR
	SINGHBHUM, STATE		, Purbi			2		M
	JHARKHAND, PIN		Singhbhum,			- Address	:	4.1
	832110, Address2 -		832110, ,				:	On .
	JAMSHEDPUR		Jharkhand,			1	:	7
	, , , Jharkhand		India			:		B
	PAN No.:							4
	AAHFE7068D,Permission		,		2			. /
	Case No				:			
6	ELITE INDIA	Yes	Firoz Akhtar		PURCHASER			
	CONSTRUCTION REP BY		Address:-,		Age:40			
	FIROZ AKHTAR		house no-92, ,		, ,			
	Address1 - OFFICE AT	3	road no-13 A	:				
	ROAD NO 4, K.G.N.	1	jawahar nagar	5	*	1		1
	COLONY, OLD PURULIA		,mango					
	ROAD, P.O. AND P.S.	• ;	,jamshedpur,					
	AZADNAGAR, MANGO,		Azadnagar,	1				(=_
	TOWN JAMSHEDPUR,		Jamshedpur,			1		13
	DISTRICT EAST		East	1				LP .
	SINGHBHUM, STATE	1	Singhbhum,	1				
	JHARKHAND, PIN	1	832110,	-	:			
	832110, Address2 -	1	Azadnagar,		1			
-	JAMSHEDPUR		Jharkhand,		:			
	, , , Jharkhand	*	India		<u> </u>		÷ .	
	PAN No.:	j Š					1	
	AAHFE7068D,Permission	1		1				

Case No.-

Identification:

Sr.NO

Party Name and Address

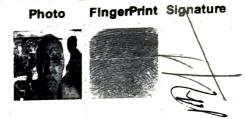
4

MANMOHAN SINGH DHANJAL
S/o-D/o LATE SARDUL SINGH DHANJAL

Address1 - 37 ROAD NO 2 KAGAL NAGAR SONARI JAMSHEDPUR,

Address2 -

, , , Jharkhand PAN No.:



Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJENDRA PAL SINGH Address1 - AJANTA APPARTMENT SWARN VIHAR SONARI JAMSHEDPUR, Address2 -			
	, , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

DHARMENDRA KUMAR

Above signature & thumb Impression are affixed in my presence

Above mentioned, (BALBIR KAUR, BHUPENDRA SINGH DHANJAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (MANMOHAN SINGH DHANJAL) Son/Daughter/Wife of (LATE SARDUL SINGH DHANJAL) resident of (37 ROAD NO 2 KAGAL NAGAR SONARI JAMSHEDPUR) and by occupation (Business).

Date:- 28-Feb-2024

The state of the s

Signature of Registering Officer

Seal and Signature of Registering Officer



Jamshedpur

Signature of Presenter

B.K. Dhanjal District SRO - Jamshedpur

Document Registration Summary 1

Date :-28-Feb-2024

Government/Market Value: ₹41332400/ Transaction Amount: ₹43333333 /-

On Date 28-02-2024 Presented at District SRO -

• Paid Stamp Duty: ₹1733350 /-

Receipt: 982471

Receipt Date: 28-02-2024

Presenter Name: -

PR

SP ₹1530 **LL** ₹3

A1 ₹1300000

₹1

Stamp Duty ₹1733350

Total ₹3034884

Paymen Head	Amoun To Be paid	Paid Amount	Balance Amount		Payer Name	Reference No.	Paymen Amount
Stamp Duty	1733334	1733350	-16	GRAS	EliteIndiaConstructionRepByShakilAslam	• GRN Number : 2400899617 • DEPT Transaction Id : 46092628007f81d6cd38 • Transaction Type :	1733350
PR	1	1	0	GRAS	EliteIndiaConstructionRepByShakilAslam	• GRN Number : 2400899667 • DEPT Transaction Id : 871cd0d50cf98c1cfad3 • Transaction Type :	1
SP	1530	1530	o	GRAS	EllteIndiaConstructionRepByShakilAslam	• GRN Number : 2400899667 • DEPT Transaction Id : 871cd0d50cf98c1cfad3 • Transaction Type :	1530
A1	1300000	1300000	0	GRAS	EliteIndiaConstructionRepByShakilAslam	• GRN Number : 2400899667 • DEPT Transaction Id : 871cd0d50cf98c1cfad3 • Transaction Type :	1300000
L	3	3	0	GRAS	EliteIndiaConstructionRepByShakilAsiam	• GRN Number : 2400899667 • DEPT Transaction id : 871cd0d50cf98c1cfad3 • Transaction Type :	3
ib Total 3	3034868	3034884	-16			,,,	

Article: Sale Deed Number of Pages: 102

Signature of Operator Signature of Head Clerk

Signature of Registering Officer

ROBIN KUJUR

झारखंड सरकार राजस्व एवं भूमि सुधार विभाग अधिकार अभिलेख

रेशत का नाम, अभिभावक का नाम, रिश्ता											
अनुवर मोहम्मद अनसारी, पिता - मोम्मद हनिफ, एक अंश , जाति- अज्ञात, निवासी- अज्ञा त											
जिला व नाम	का पू	पूर्वी सिंहभूम अचंल का मानगो नाम				हलका का हल्का-2 मौजा का नाम नाम		वार्ड नं9 अ.क्षे.मानगो			
खबट नप्पर		खाता नम्वर ६ थाना का घाटशिला थाना नम्वर 16412 नाम									
	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 1	किस्म जमीन	मिजान	ī	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
6	976	२. जुमन मोम्मद २. मो. रफीक	उपरती 0	0 हेक्टर	23 आर		1 - काबिल लगान	0	0	0	। - कायमी
खाता एंख्य	मे कुल ।	ا تهاد	खाता का कुल मिजान (खतिया के अनुसार)	न O	23	3 खा	ाता का कुल व	गगान	(000	

यह एक कंप्यूटर जनित प्रति है

2/28/2024

ाह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

्सका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नही किया जा सकता है।

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

झारखंड सरकार राजस्य एवं भूमि सुधार विभाग

February 28, 2024

पंजी ॥ प्रति

ता <u>म्य तत्तेमा</u> देश का नाम वित्र का नाम	पूर्वे सि	हभूम ७ अ.क्षे.मानग	अ	संख्या रुमेडल ना ल्डिंग संख		6	त का नाम सिंख्या		लका का नाम ाना नम्बर	हत्का-2 16412	इस्टेट का नाम खाता का प्रकार	JHARK 	HAND
	r पति-S.S.Dha		hupendra Si	ingh			,		परिवर्तन के लि	ग गाडिकार		लग	ान सेर
স্থানা ন	म्बर ,	प्लोट संख्या			रकवा			<u>.</u>				570	0
	773		० ऐ	57 डि	0 है		नामान्तरण मुक	दमा संख्या 2	13/2017 - 201	8			-
	কল	परिमान	० ऐ	57 डि	0 हे					, ,	1	कृषि सेस	कृषि सेर
वारीख	प्राप्ति पत्र	साल से	साल तक	लागत वकाया	लागत चाल् साल	रोड सेस् वकाया		शिक्षा सेर वकाया	म शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	बकाया	चालू सा
	संख्या 1497871027	2017 2016	2017-2018		570	0	142.5	0	285	0	285	0	114
	0305724921				570	0	142.5	0	285	0	285	0	114

List Of Case Status Details





टन एक कम्पुट्टर जुनित एठि इन पड़न करते <u>प्रार्थ की जानकारी के लिए हैं</u> किसी भी प्रकार की अमुद्धियों <u>के लिए सम्बन्धित अंबताधिकारी से संपर्क करें</u> करने का नकर देखने के लिए प्लाट नंबर क्लिक करें।



Pre Registration Docket

Date :- 27-02-2024 06:38 pm

Property Id: 1171396

Office Name :- District SRO - Jamshedpur

Token No:- 202400025909

Appoinment :- 28-Feb-2024 Time:- 11:45

Article	Sale Deed
Pre Registration Date	27-Feb-2024
No. Of Pages	51
Stamp Duty	1733334
Paid Stamp Duty	0
Total Fees	₹ 13,01,534.

Date: 27-February-2024 18:47:PM Valuation No.: 1592293 / 2024 **:-** 2023-2024 District: State: Jharkhand Tahsil: Mango EastSinghbhum Village/City: Pardih Corporation: Mango Land Type: Urban Nagar Nigam Mango Word No- 9 Pardih Mango Word No-9 Halka No 2 Village Code 16412 -Other Road Khata Number - 6 Plot Number - 976 Volume Number - 57

Page Number - 96
Holding Number - 0090004743000X4

Commercial Land (Y) ₹725129/- Decimal Valuation Rule : Commercial land Property Details

1 Land area 57 Decimal

Calculation Details

 Sr.No.
 Description
 Calculation
 Total

 1
 Open Land Valuation
 1. 57 x 725129=41332353
 ₹4,13,32,353/

Note: Final Valuation is Rounded to Next 100/-

Total Valuation (A)

(4,13,32,400)

Forst Amount in Words : Four Crore Thirteen Lakhs Thirty Two Thousands Four Hundred

Lupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No.977 & 5030, West: Road , South: Plot No.978 , North: Plot No.975						
Area	Land area : 57.00 Decimal						
Other Description of the Property	Pin Code - 831012						
Government/Market Value	41332353						
Transaction Amount	4333333						

SELLER	-Mr. BHUPENDRA SINGH DHANJAL, ,Father/Husband Name S S DHANJAL, PAN No ******444N Date Of Birth-10-Jan-1952,Permission Case No, Aadhaar No. ******5222, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR,Address - 37, Kägälnägär, P.O. and P.S. Sonari, City Jamshedpur, District East Singhbhum, Pin 831011, State Jharkhand, Pin Code-831011
	-Mrs. BALBIR KAUR, ,Father/Husband Name S S DHANJAL , PAN No ******037N Date Of Birth-06-Jan-1933,Permission Case No, Aadhaar No. ********4217, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR,Address - 37, Kagalnagar, P.O. and P.S. Sonari, City Jamshedpur, District East Singhbhum, Pin 831011, State Jharkhand, Pin Code-831011
PURCHASER	-Ms. ELITE INDIA CONSTRUCTION REP BY SHAKIL ASLAM, Father/Husband Name SHAMIM ASLAM, PAN No *******068D Date Of Birth-26-Jan-1978,Permission Case No , Aadhaar No. ********2878, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR, Address - OFFICE AT ROAD NO 4, K.G.N. COLONY, OLD PURULIA ROAD, P.O. AND P.S. AZADNAGAR, MANGO, TOWN JAMSHEDPUR, DISTRICT EAST SINGHBHUM, STATE JHARKHAND, PIN 832110, Pin Code-831012
	-Ms. ELITE INDIA CONSTRUCTION REP BY FIROZ AKHTAR, ,Father/Husband Name MOIN AKHTAR, PAN No ******068D Date Of Birth-15-Jan-1984,Permission Case No, Aadhaar No. *******5715, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR,Address - OFFICE AT ROAD NO 4, K.G.N. COLONY, OLD PURULIA ROAD, P.O. AND P.S. AZADNAGAR, MANGO, TOWN JAMSHEDPUR, DISTRICT EAST SINGHBHUM, STATE JHARKHAND, PIN 832110, Pin Code-831012
	-Ms. ELITE INDIA CONSTRUCTION REP BY SHAHBAZ HAQUE, ,Father/Husband Name ABDUL HAQUE, PAN No ******068D Date Of Birth-01-jan-1979,Permission Case No , Aadhaar No. ********3019, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR, Address - OFFICE AT ROAD NO 4, K.G.N. COLONY, OLD PURULIA ROAD, P.O. AND P.S. AZADNAĞAR, MANĞŌ, TOWN JAMSHEDPUR, DISTRICT EAST SINGHBHUM, STATE JHARKHAND, PIN 832110, Pin Code-831012

Mr. ELITE INDIA CONSTRUCTION REP BY KHURSHID ALAM, ,Father/Husband Name ABDUL RAHIM , PAN No.- ******068D Date Of Birth-12-Feb-1977, Permission Case No.-, Aadhaar No. ********3826, Country-INDIA, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-JAMSHEDPUR, Locality-JAMSHEDPUR, Address - OFFICE AT ROAD NO 4, K.G.N. COLONY, OLD PURULIA ROAD, P.O. AND P.S. AZADNAGAR, MANGO, TOWN JAMSHEDPUR, DISTRICT EAST SINGHBHUM, STATE JHARKHAND, PIN 832110, **Pin Code-**831012

Mr. RAJENDRA PAL SINGH , Address - AJANTA APPARTMENT SWARN VIHAR SONARI JAMSHEDPUR-, Father/Husband Name- LATE SADHU SINGH

Identifier Details	Mr. MANMOHAN SINGH DHANJAL , Address - 37 ROAD NO 2 KAGAL NAGAR SONARI JAMSHEDPUR-, Father/Husband Name-LATE SARDUL SINGH DHANJAL

Fee Rule:Sa	ale Deed	
1	Stamp Duty	
		17,33,334

1	SP	
	Total	1,530
Fee Rule:Sale		1,530
1	A1	
2	LL	13,00,000
3	PR	3
	Total	1
		13,00,004

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

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

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

Token No.: 202400025909

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **28-Feb-2024** by **BALBIR KAUR**, S/O, D/O, W/O **S S DHANJAL** resident of 37, Kagalnagar, P.O. and P.S. Sonari, City Jamshedpur, District East Singhbhum, Pin 831011, State Jharkhand JAMSHEDPUR.

This deed was registered as Document No:- 2024/JSR/933/BK1/865 in Book No :- BK1, Volume No :- 166 from Page No :- 273 to 374 at, office of District SRO - Jamshedpur

Date:- 28-Feb-2024

Registering Officer

DHARMENDRA KUMAR



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP181213661

4/2/2024

करवा कर जन्म	पूर्वी विक्रिक्ष		અવ	बेहत वाच	<u>धालपूर्व</u>	अर्चल का	नाम	पानग			हत्का	हल्का-2		
सीट का पाप	kides		VIV.	पतीपान(VOL)	116	पृष्ट संख्या	वर्तमान	9			षाना न	. 16412		
क्षिक प्रसार	the q	योजा का वाध ' राजस्य कावा र	খাৰা খন বাম	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें व खाता न. भाग व			खाता न	कारोबार वि प्लौट न.	स्तृत सूचना क्षेत्रफल		लगान	रविस्टर 2 अद्यतन तिथि अञ्जयुक्ति
3661	2278 /R27 2023 - 2024	पार्ट रं9 अ के.पानगो / 16412	चारकिता	(अंचलाधिकारी) 02/04/2024	By Sale Deed No. 2024/JSR/933/BK1 Dated 28/02/2024		7	96	6	970	5	57 डिसमील	1140	02/04/2024 (अंचलायिकारी)
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शका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नही किया जा सकता है|

ovid-19 से बचाव- कोरोना इसेगा , धारत जीतेगा | दो गज की दूरी सामक है जरुरी | सोशल डिस्टेंसिंग करना होगा, हमें कोरोना से लड़ना होगा |

Approved By : BRAJESH KUMAR SRU अंचलाधिकारी

ction Shp Successfully signed and Saved.