

5951

5438



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 23cc9d63c2d7cecd6410
Receipt Date : 01-Sep-2022 01:49:55 pm
Receipt Amount : 30000/-
Amount In Words : Thirty Thousands Rupees Only
Token Number : 20220000106298
Office Name : SRO - Dhanbad
Document Type : Sale Deed
Payee Name : PEENAZ ANZAR (Vendee)
GRN Number : 2213214972



नवम नियम 21 के अर्धीन और अधिनियम 62 के अर्धीन :- For Office Use :-

कास्तकारी इक्ट की धारा 46 के अर्धीन
 जो यात्रय है और इण्डियन स्टाम्प एक्ट-1899
 की अनुसूची 1 या 1 क 23 के अर्धीन
 यथावत स्टाम्प लगाय गया है। अथवा टिकट
 नथी में विमुक्त है या स्टाम्प - शुल्क अपेक्षित
 नहीं है।

[Signature]
 दिनांक 01.09.22

[Signature]
 1.9.22

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।



1/9/22

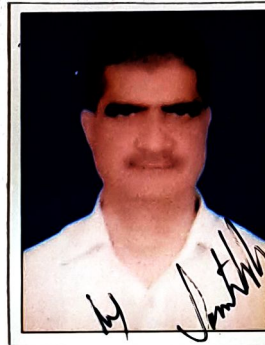
₹ 30,000/-
Rajesh sale V 745521-Dhanbad

FEE PAID OF RS. 232831 VIDE
GRN. 2243215118
DATE 01.09.22

तफशील बर्णित जमीन का मूल्य मार्गदर्शिका पं
के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है।

01.09.22

Fee Paid
IN 2243215118
₹ 232831
Date 01.09.22



Sawid Bhalan

1.9.22



THIS DEED OF ABSOLUTE SALE is made on this the 1st day September Two Thousand Twenty Two, By and between **MR. JAWED IQBAL KHAN** (Aadhar No. XXXXXXXX7793) Son of Late Munir Ahmad Khan, by faith Muslim, Category General, by occupation Business, resident of Naya Bazar, P.S. Bank More, Dist. Dhanbad (Jharkhand), hereinafter called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART. (That the vendor hereto does not come under the prohibited class U/s 46 of CNT Act.1908)

Waziul Hasan
1.9.22

= 2 =

AND IN FAVOUR OF

MRS. PEENAZ ANZAR (Aadhar No. XXXXXXXX5089), Daughter of Anzar Ahmad (Wife of Mohammad Aamir Hussain), by faith Muslim, Category General, by occupation Housewife, resident of Ramzan Manzil, Naya Bazar, P.S. Bank More, Dist. Dhanbad (Jharkhand), hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS One Waziul Hasan, had purchased land mentioned in schedule A by registered deed of sale bearing no. 4803 dated 06.06.2006 executed by Meshan Mahato, and had been in peaceful possession of the said Land; And

WHEREAS, Waziul Hasan, had obtained loan from Vijaya Bank, Dhanbad, for the purpose of purchase of business executing several documents in favour of the Bank and to secure the repayment of said loan. He had mortgaged the land mentioned in schedule below in favour of the Bank by depositing his original Title Deed No. 4803 dated 06.06.2006; And

WHEREAS, the said Waziul Hasan, (Borrower), after taking the loan violated the terms and conditions of sanction of the said loan account and due to failure of repayment of loan, his loan Account became irregular and was declared N.P.A. as per the circular of R.B.I. And;

WHEREAS, aforesaid Borrower, having failed to repay the borrowed/loan amount to the Bank, the Bank issued notice U/s 13(2) of Securitization and Reconstruction of Financial Assets and enforcement of Security Interest (second) Act 2002 (Act. 3 of 2002) directing and calling upon the said borrowers i.e. M/s Asma Traders to repay the loan amount of inconsequence whereof the Vendor Bank took over possession of the said property described in schedule below U/s 13(4) of Securitization and Reconstruction of Financial

= 3 =

1.9.22

Assets and Enforcement of Security Interest (Second) Act 2002 (Ord. 3 of 2002) and accordingly a possession notice was published in a daily newspaper by giving caution to the borrowers in particular and the public in general not to deal with the said property. The defaulter/borrower has exhausted her right, title and interest over the said property. Thus the Bank has acquired valid right, title and interest over the said property. And;

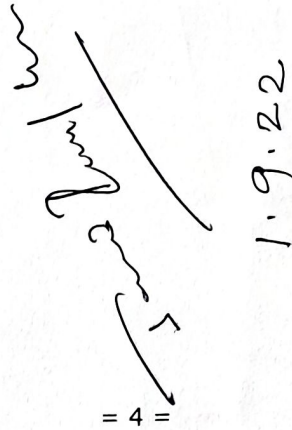
WHEREAS thereafter a notice of sale was issued by the Vendor/Bank inviting sealed tenders for the sale of the said Land described in schedule A below in auction and the said notice of sale was dully published in daily newspapers. And;

WHEREAS, Jawed Iqbal Khan was bid the highest bid amount hence the vendor hereto Jawed Iqbal Khan had been declared to be the successful and highest bidder by the said Bank; And

WHEREAS, by virtue of a registered deed of sale No. 5477 dated 28.12.2017, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 317, page Nos.169 to 216 for the year 2017, the said Bank namely Vijaya Bank, sold the land measuring an area 4.43 Decimals, morefully described in the schedule hereto to the vendor of this sale deed Jawed Iqbal Khan; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto Jawed Iqbal Khan has been in peaceful and uninterrupted possession over the said land got his names mutated vide order passed in Mutation Case No. 1515/2017-18, and paying ground rent to the State regularly volume No. 4, page No. 26; And

WHEREAS the Vendor hereto to meet his financial requirement considered it advisable to sell his entire right, title, interest and possession to, in and over the said land measuring an area 4.43 Decimals, together with a double storied residential house standing there upon, morefully described in the Schedule hereto for a total Consideration of Rs.7,49,952/- (Rupees Seven Lac Forty Nine thousand nine hundred fifty two) only; And

A handwritten signature in black ink, followed by the date '1.9.22' written vertically to the right of the signature. Below the signature, there is a small mark that looks like a checkmark or a stylized '1', and below that, the text '= 4 ='.

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land with building, for a consideration of the sum of Rs.7,49,952/- (Rupees Seven Lac Forty Nine thousand nine hundred fifty two) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.7,49,952/- (Rupees Seven Lac Forty Nine thousand nine hundred fifty two) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in

= 5 =

Sundaram
1.9.22

any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.5/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF HIS OWN FREE WILL WHILE IN HIS SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED HIS HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

अंचल अफिसरी को प्राप्त बूली
के अनुसार दस्तावेज नं. ५१२५५५५५
नम्बर ०५ का तय्यार नं. ५१२५५५५५

निसिद्ध खाता गैर बाहर है। सूची बख नहीं है।

[Handwritten signature]
०५.०३.२२

= 6 =

SCHEDULE

[Handwritten signature]
1.9.22

All that piece and parcel of Raiyati land situate at Mouza Panderpalla, (Mouza No.04), under P.S. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Panderpalla, Mouza No. 04,

under Old khata No. 33 (Thirty Three)

New Khata No. 261 (To hundred sixty one)

Old plot No. 662 (Six hundred sixty two)

New Plot No. 886 (Eight hundred eighty six), out of which land measuring 4.43 Decimals (Four Point Four Three Decimals), is hereby sold by this sale deed, (which is residential land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

Bounded by:-

North : 16 feet road
South : Plot No. 665.
East : Syed Ejaz Ahmad
West : Plot No. 661.

Memo of Consideration

Rs.7,49,952/- (Rupees Seven Lac Forty Nine thousand nine hundred fifty two) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
RTGS	29.08.2022	Rs.7,49,952/-	SBI

Signature
1.9.22

= 7 =

WITNESSES:-

1. श्री माजदास रव
दि. 1.9.22 श्री रमेश रव
रमेश रव रमेश रव
रमेश रव

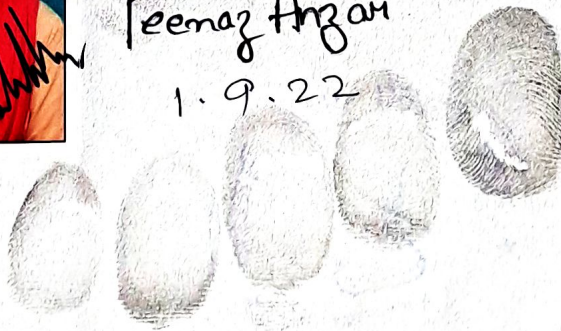
2. Anzar Ahmad
Shri Late Abdul Saman
Rangam Mangi
Rangam Bazar Dhanbad

Signature, photo & fingerprint of
the purchaser :-



Peenaz Anzar

1.9.22



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Jarshan Choudhary

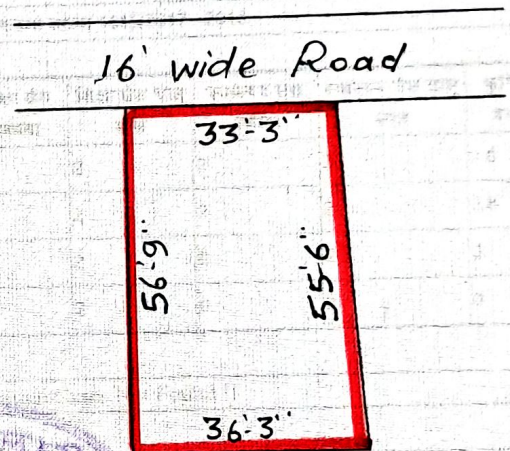
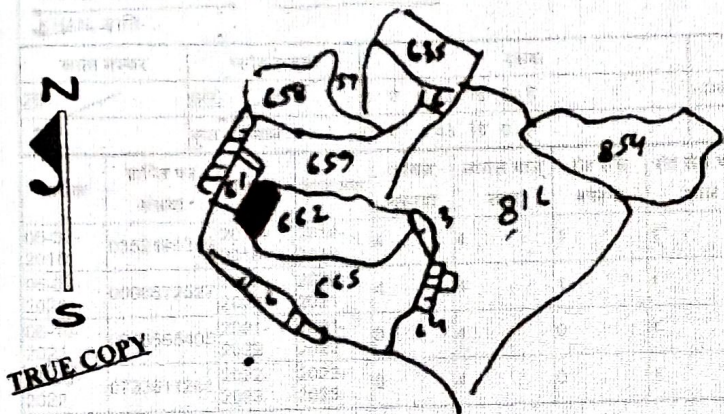
U-10.02/1990.

Mr. Jawed Iqbal Khan s/o Late Munir Ahmad Khan, R/O Naya Bazar, P S Bank More, Dist Dhanbad.

Buyer :- Mrs. Peenaz Anzar D/O Anzar Ahmad, & w/o Mohammad Aamir Hussain, R/O Ramzan Manzil, Naya Bazar, P S Bank More, Dist Dhanbad.

Schedule :- Mouza Pandarpalla No 4 P S Bank More, New Khata No 261, Old Khata No 33, New Plot No 886, Old Plot No 662, Area 4.43-Decimals.

Shown in Red colour.



Jawed Iqbal Khan
1.9.22



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

September 1, 2022

भाग वर्तमान	4	पृष्ठ संख्या	26										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अंचल का नाम	धनबाद	हलका का नाम	हलका-01	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	पाण्डरपाला	ड्रॉइंग संख्या	261	तौजी संख्या		थाना नम्बर	4	खाता का प्रकार	रेयती				
JAWED IQBAL KHAN, पिता-MUNIR AHMAD KHAN, जाति-													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
261	886	0 ऐ 4.43 डि 0 हे	नामान्तरण मुकदमा संख्या 1515/2017 - 2018						4	0			
	कुल परिमाण	0 ऐ 4.43 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
05-30-2018	0352499359	2017-2018	2018-2019	4	4	1	1	2	2	2	2	0.8	0.8
06-02-2020	0008672527	2019-2020	2020-2021	4	4	1	1	2	2	2	2	0.8	0.8
06-10-2021	0916565405	2021-2022	2021-2022	0	4	0	1	0	2	0	2	0	0.8
06-25-2022	0733611266	2022-2023	2022-2023	0	4	0	1	0	2	0	2	0	0.8

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

Mutation Cases Not Found !!

List Of Case Status Details

नवशा देखें



BACK

यह एक कम्प्युटर 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

Jh.no. 261 +
Plot no 886 +
1/9/2022

Peemaz Anjan.

DHANBAD MUNICIPAL CORPORATION

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

Memo No. : 194988300722032420

Date : 30-07-2022

प्रभावी : प्रथम तिमाही 2022-2023

श्री/श्रीमती/सुश्री JAWED IQBAL KHAN S/O MUNIR AHMAD ,
मोहल्ला MILLAT COLONY BHULI ROAD BANK MORE DHANBAD DHANBAD
DHANBAD , 826001
9431121394

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0170002562000M0 वार्ड सं० 17 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु० निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	134.00
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		134.00



(Handwritten signature)

Peemaz Angar.

To be signed by the Applicant

- नोट:-
- कर निर्धारण की सूची, DHANBAD MUNICIPAL CORPORATION Website, suda.jharkhand.gov.in पर प्रदर्शित है।
 - नियमावली कंडिका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
 - प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
 - यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
 - किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
 - यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
 - DHANBAD MUNICIPAL CORPORATION द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
 - अगर आपके नये होल्डिंग नंओ का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

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

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विवरण	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) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		✓
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्राक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

19
 व. 09.22

जाँच लिपिक का हस्ताक्षर

तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

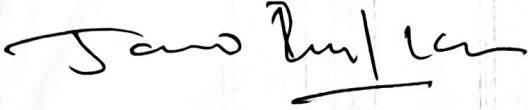
Transaction Success! Please Note Your Transaction Id.

Name	PeenazAnzar
Token No / Depositor ID	20220000106298
Amount	23283
Transaction ID	e232e827df5482e80003
GRN	2213215118
CIN	10002162022090112945
Time	2022-09-01 13:52:02

Document Registration Summary 1

Date :-01-Sep-2022

- Government/Market Value: ₹711000/-
- Transaction Amount: ₹749952 /-
- Paid Stamp Duty: ₹30000 /-



On Date 01-09-2022 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Receipt : 703157

Receipt Date : 01-09-2022

Presenter Name: -

PR

₹1

SP

₹780

LL

₹3

A1

₹22499

Stamp Duty

₹30000

Total

₹53283

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	29999	30000	-1	GRAS	PeenazAnzar	<ul style="list-style-type: none">• GRN Number : 2213214972• DEPT Transaction Id : 23cc9d63c2d7cecd6410• Transaction Type :	30000
PR	1	1	0	GRAS	PeenazAnzar	<ul style="list-style-type: none">• GRN Number : 2213215118• DEPT Transaction Id : e232e827df5482e80003• Transaction Type :	1
SP	780	780	0	GRAS	PeenazAnzar	<ul style="list-style-type: none">• GRN Number : 2213215118• DEPT Transaction Id : e232e827df5482e80003• Transaction Type :	780
A1	22499	22499	0	GRAS	PeenazAnzar	<ul style="list-style-type: none">• GRN Number : 2213215118• DEPT Transaction Id : e232e827df5482e80003• Transaction Type :	22499

• GRN Number :
2213215118
• DEPT Transaction
Id : e232e827df5482e80003
• Transaction Type :

LL	3	3	0	GRAS	PeenazAnzar	<ul style="list-style-type: none"> • GRN Number : 2213215118 • DEPT Transaction Id : e232e827df5482e80003 • Transaction Type : 	3
Sub Total	53282	53283	-1				

Article : Sale Deed Number of Pages : 52

Veel

Signature of Operator

[Signature]

Signature of Head Clerk

[Signature]

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000106298

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 29999, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 22499, LL :- Rs. 3
Property No.	1
Valuation Details	Value :- Rs.710922/- , Transaction Amount :- Rs.749952/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Pandarpala Location :- Other Road, Pandarpala Word No 17 Property Boundaries :- East: SYED EJAZ AHMAD, West: PLOT NO 661, South: PLOT NO 665, North: 16 FEET ROAD Volume Number - 4 Page Number - 26 Khata Number - 261 Plot Number - 886 Holding Number - 0170002562000M0 Ward Number - 17 Area Of Land :- 4.43 Decimal

Sh./Smt. **JAWED IQBAL KHAN** s/o/d/o/w/o **LATE MUNIR AHMAD KHAN** has presented the document for registration in this office

today dated :- **01-Sep-2022** Day :- **Thursday** Time :- **14:23:53 PM**



JAWED IQBAL KHAN(Individual)

Party Name	Document Type	Document Number
JAWED IQBAL KHAN	PAN/UID	ADRPK9815D

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

JAWED IQBAL KHAN
Address1 - NAYA BAZAR
 PS BANK MORE DIST-
 DHANBAD, **Address2** -
 , , , Jharkhand
PAN No.:
 ADRPK9815D, **Permission**
Case No.-

Yes Jawed
 Iqbal Khan
Address:-
 C/O M.A
 KHAN, , ,
 IDD GAH
 MASJID
 ROAD,
 NAYA
 BAZAR,
 DHANBAD,
 Dhanbad, ,
 Dhanbad,
 826001, ,
 Jharkhand,
 India

SELLER
Age:52



Jawed Iqbal Khan

2 PEENAZ ANZAR
Address1 - RAMZAN
 MANZIL, NAYA BAZAR,
 PS BANK MORE DIST-
 DHANBAD, **Address2** -
 , , , Jharkhand
PAN No.:
 CFSPA0165D, **Permission**
Case No.-

Yes Peenaz
 Anzar
Address:-
 , Near
 Ramzan
 Manzil
 Masjid, ,
 Ramzan
 Manzil
 Naya
 Bazar,
 Dhanbad, ,
 Dhanbad,
 826001, ,
 Jharkhand,
 India

PURCHASER
Age:32



Peenaz Anzar

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>MAZHARUL HAQUE S/o-D/o LATE MD KAMRUDDIN Address1 - NEAR KIDS GALAXY SCHOOL RAMZAN MANZIL NAYA BAZAR DIST - DHANBAD, Address2 - , , , Jharkhand PAN No.:</p>			<i>MAZHARUL HAQUE</i>

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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MAZHARUL HAQUE

Address1 - NEAR KIDS GALAXY SCHOOL RAMZAN MANZIL NAYA BAZAR DIST -
DHANBAD, Address2 -
, , , Jharkhand

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (JAWED IQBAL KHAN), has/have admitted the execution before me. He/ She/ They has / have been identified by (MAZHARUL HAQUE) Son/Daughter/Wife of (LATE MD KAMRUDDIN) resident of (NEAR KIDS GALAXY SCHOOL RAMZAN MANZIL NAYA BAZAR DIST - DHANBAD) and by occupation (Business).

Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 01-Sep-2022



Land measurement, Sub Part and House No.	Property Boundaries East: SYED EJAZ AHMAD, West: PLOT NO 661, South: PLOT NO 665, North: 16 FEET ROAD
Area	Land area : 4.43 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	710921.97
Transaction Amount	749952

SELLER	-Mr. JAWED IQBAL KHAN, Address - NAYA BAZAR PS BANK MORE DIST- DHANBAD- ,Father/Husband Name LATE MUNIR AHMAD KHAN , PAN No.- *****815D,Permission Case No.- , Aadhaar No. *****7793
PURCHASER	-Mrs. PEENAZ ANZAR, Address - RAMZAN MANZIL, NAYA BAZAR, PS BANK MORE DIST- DHANBAD- ,Father/Husband Name ANZAR AHMAD , PAN No.- *****165D,Permission Case No.- , Aadhaar No. *****5089

Witness Information	Mr. MAZHARUL HAQUE , Address - NEAR KIDS GALAXY SCHOOL RAMZAN MANZIL NAYA BAZAR DIST -DHANBAD-, Father/Husband Name-LATE MD KAMRUDDIN
---------------------	--

Identifier Details	Mr. MAZHARUL HAQUE , Address - NEAR KIDS GALAXY SCHOOL RAMZAN MANZIL NAYA BAZAR DIST - DHANBAD-, Father/Husband Name-LATE MD KAMRUDDIN
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Fee Rule:Sale Deed		
1	Stamp Duty	29,999

1	SP	780
Total		780

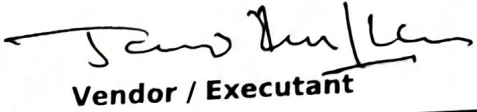
Fee Rule:Sale Deed		
1	A1	22,499
2	LL	3
3	PR	1
Total		22,503

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

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


Deed Writer / Advocate

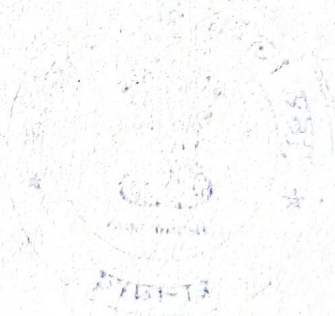

Vendee / Claimant


Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





Pre Registration Docket

Date :- 31-08-2022 06:20 pm

Office Name :- SRO - Dhanbad
Token No:- 20220000106298

Appoinment :- 01-Sep-2022 Time:- 14:9

Article	Sale Deed /
Pre Registration Date	31-Aug-2022
No. Of Pages	26
Stamp Duty	29999
Paid Stamp Duty	0
Total Fees	₹ 23,283.

Property Id: 806781		Date : 31-August-2022 14:37:PM	
Valuation No. : 1090088 / 2022		:- 2022-2023	
State : Jharkhand		District : Dhanbad	
Land Type : Urban		Corporation : Pandarpala	
Pandarpala Word No 17 - Other Road		Tahsil : Dhanbad	
Volume Number - 4		Village/City : Pandarpala	
Page Number - 26			
Khata Number - 261			
Plot Number - 886			
Holding Number - 0170002562000M0			
Ward Number - 17			
Property Rates			
Residential Land (Y)			
₹160479/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4.43 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.43 x 160479=710921.97	₹7,10,922/-
A	Total		₹7,10,922/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹7,11,000/-
Total Amount in Words : Seven Lakh Eleven Thousands Rupees Only.			

Token No.: 20220000106298

CERTIFICATE

Office of the SRO - Dhanbad

This **Sale Deed** was presented before the registering officer on date **01-Sep-2022** by **JAWED IQBAL KHAN**, S/O, D/O, W/O **LATE MUNIR AHMAD KHAN** resident of NAYA BAZAR PS BANK MORE DIST- DHANBAD .. This deed was registered as Document No.: **2022/DHAN/5951/BK1/5438** in Book No :- **BK1**, Volume No :- 586 from Page No :- 1 to 52 at, office of **SRO - Dhanbad**

Date:- **01-Sep-2022**

Registering Officer



