

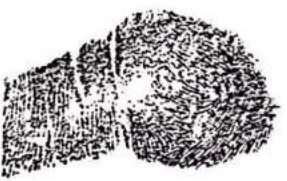


मदीना
सि. नं २००१

49 9-
12/12/2001
10/10/2001
10/10/2001

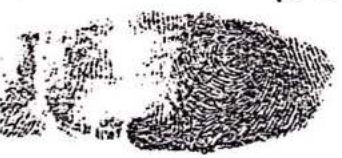
19-9-2001
4871/27101

मदीना



CCN-488/27101

Bakhtees Ahamad Khan @ Md. Ashraf Khan



Md Zahar Khan.



CCN-489/27101

बाबू मदीना व
बकीर अहमद खां उर्फ
मशाल खां
~~मशाल खां~~
जवाहर
बक़ीस अहमद खां
19-9-2001



03AA 374666

- 2 -

A N D

Md. Aslam Khan S/o Late Ramjan Khan, resident of village Bariatu, P.S. Bariatu, Dist. Ranchi (hereinafter called the Purchaser) of the OTHER PART;

Whereas the expression the VENDORS and the Purchaser shall unless repugnant to the context mean and include their respective heirs, successor, Administrator, representative and assign of the property.

M TECH BUILDCON PVT. LTD.

Waseem Khan
DIRECTOR

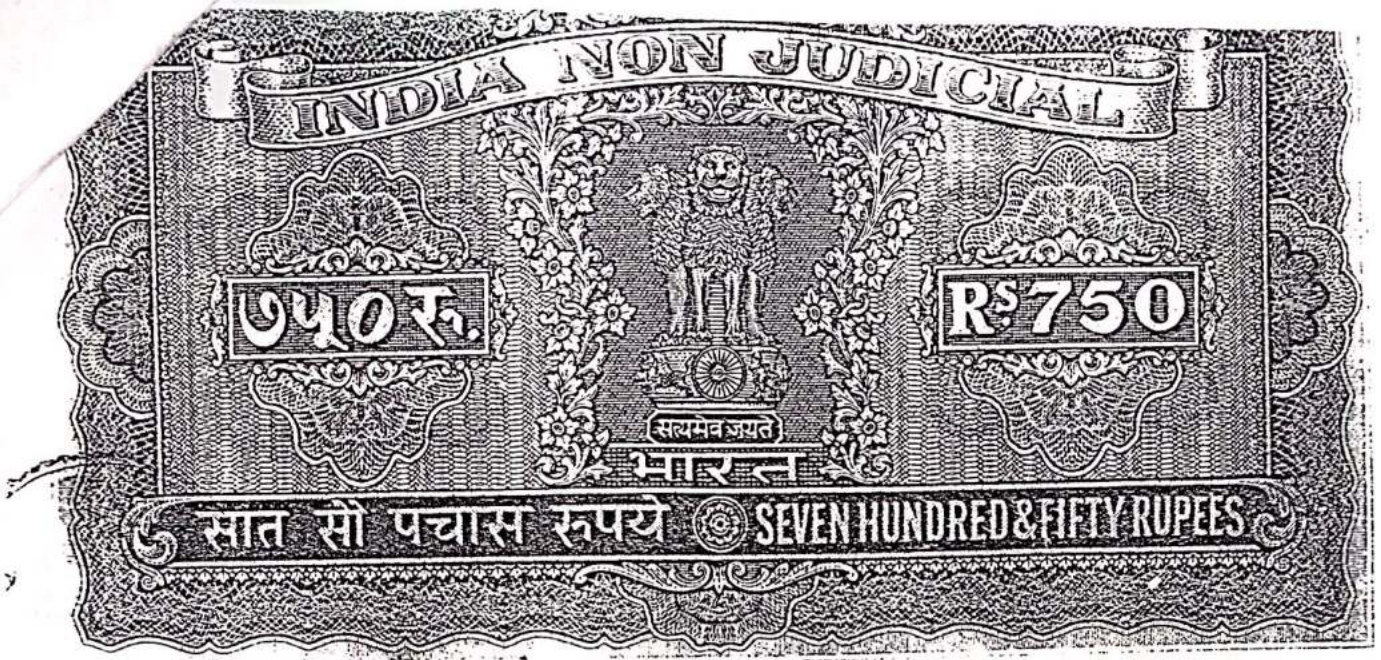
- Aslam Khan

Contd..P-3

Md. Ba. Kh. es. Ahamad @ Md. Aslam Khan

19/01/2011

2.2.2007



- 3 -

Whereas the VENDORS named above have acquired the land and came in peaceful possession over the piece and parcel of the land being portion of R.S. Plot No. 652 under Khata No.187, measuring an area of 4 Kathas (Four Kathas) situated at village Bariatu, P.S. Bariatu, District Ranchi by virtue of purchase through registered deed of sale dt. 7.2.1959 and 18.1.1968 from the rightful owners Bibi Kadiran and others W/o Nadir Khan duly registered in the office of the District Sub-Registrar, Ranchi.

Aslam Khan

Contd.. P-4
M TECH BUILDCON PVT. LTD.

Maseen Jagan
DIRECTOR

19.2.2001
19th Bahadur Ahmad Khan @ Moh Ashraf Khan
19/9/2001



- 4 -

Whereas the above named Bibi Kadiran got the land through a Partition Suit No. 127 of 1956 between Abdul Rahim and other Versus Bibi Manaura and other which was finally decided by Munsif, Ranchi on 10.9.1958 declaring the shares between the parties.

Whereas the Vendors have submitted the required notice for seeking Ceiling permission u/s 26 U.L.C. Act bearing U.L.C. Case No.1076/2001 dated 27.4.2001 in the Court of Additional Collector (Ceiling) Ranchi but upto now neither the Ceiling permission has been accorded nor it has been rejected subsequently a period of 60 days has already been passed.

M TECH BUILDCON PVT. LTD.
Waseem Khan
DIRECTOR

Contd..P-5

Mstam Khan

19/9/2001
Md. Baqir Ahmad Khan
19/9/2001
Md. Asif Khan



And whereas the VENDORS in order to meet their legal necessities offered to sell the land mentioned hereunder to the Purchaser being portion of R.S. Plot No.652 under Khata No.187 measuring an area of Four Kathas situated at village Bariatu, P.S. Bariatu, Dist. Ranchi Thana No. 193 morefully described herein the schedule below and delineated in RED WASH in the map attached herewith and marked for identification for a total consideration of Rs.1,60,000/- (Rupees One Lakh Sixty thousand) only.

And whereas the purchaser agreed and accepted the above offer of the Vendors and has agreed to purchase the land mentioned herein the schedule below free from all encumbrances at the aforesaid consideration amount of Rs. One Lakh sixty thousand only.

NOW THIS DEED OF SELL WITNESSETH AS FOLLOWS :-

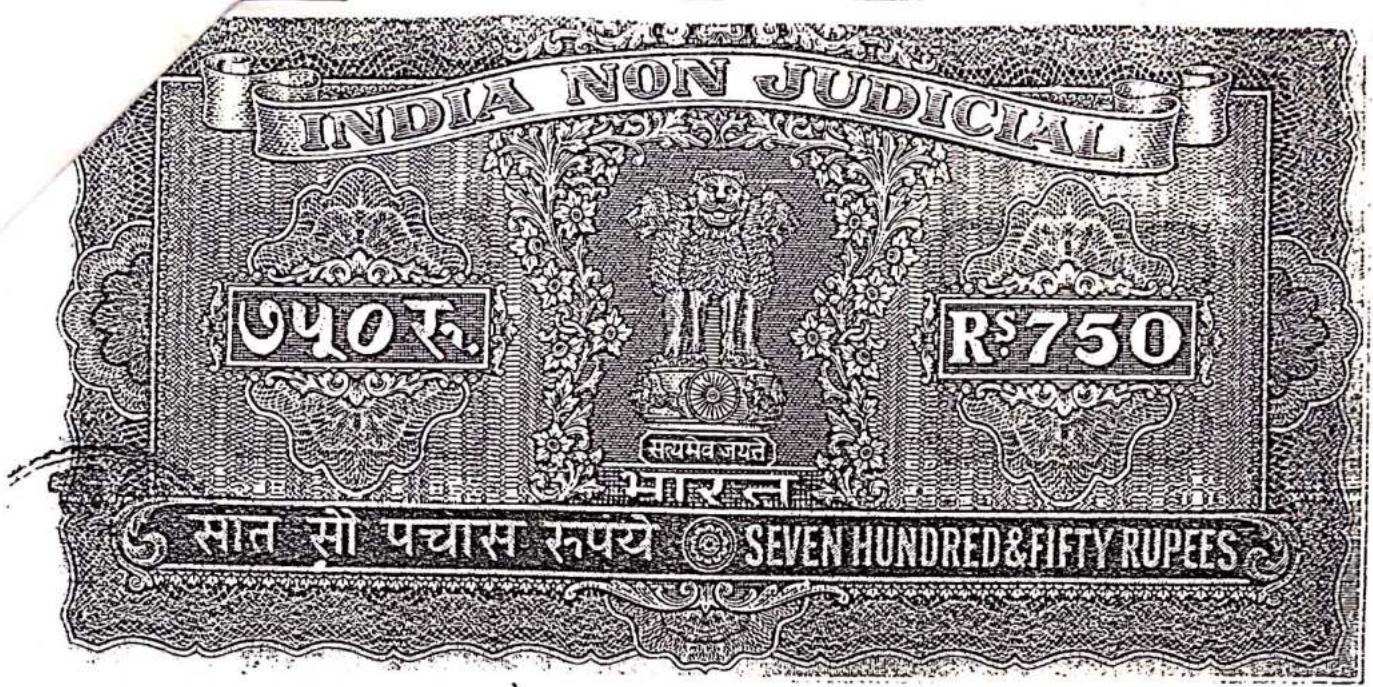
M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

[Signature]

Contd..P-6

712/111
 4.9.2001
 Md. Baharices Ahmad Khan
 Md. Ashraf Khan



- 6 -

1. That in pursuance of the above agreement and in consideration of Rs.1,60,000/- (Rupees One Lac Sixty thousand) only paid by the Purchaser to the Vendors before the Sub-Registrar, Ranchi which the Vendors do hereby acknowledge and having received from the Purchaser, all that land standing on the portion of R.S. Plot No. 652 under Khata No.187 measuring an area of Four Kathas situated at village Bariatu, P.S. Ranchi, Dist. Ranchi morefully described herein the Schedule below delineated in RED WASH in the map attached and all the right, title, interest claim and demand whatsoever of the Vendors into and upon the said Schedule property hereby conveyed unto the purchaser absolutely and for ever.

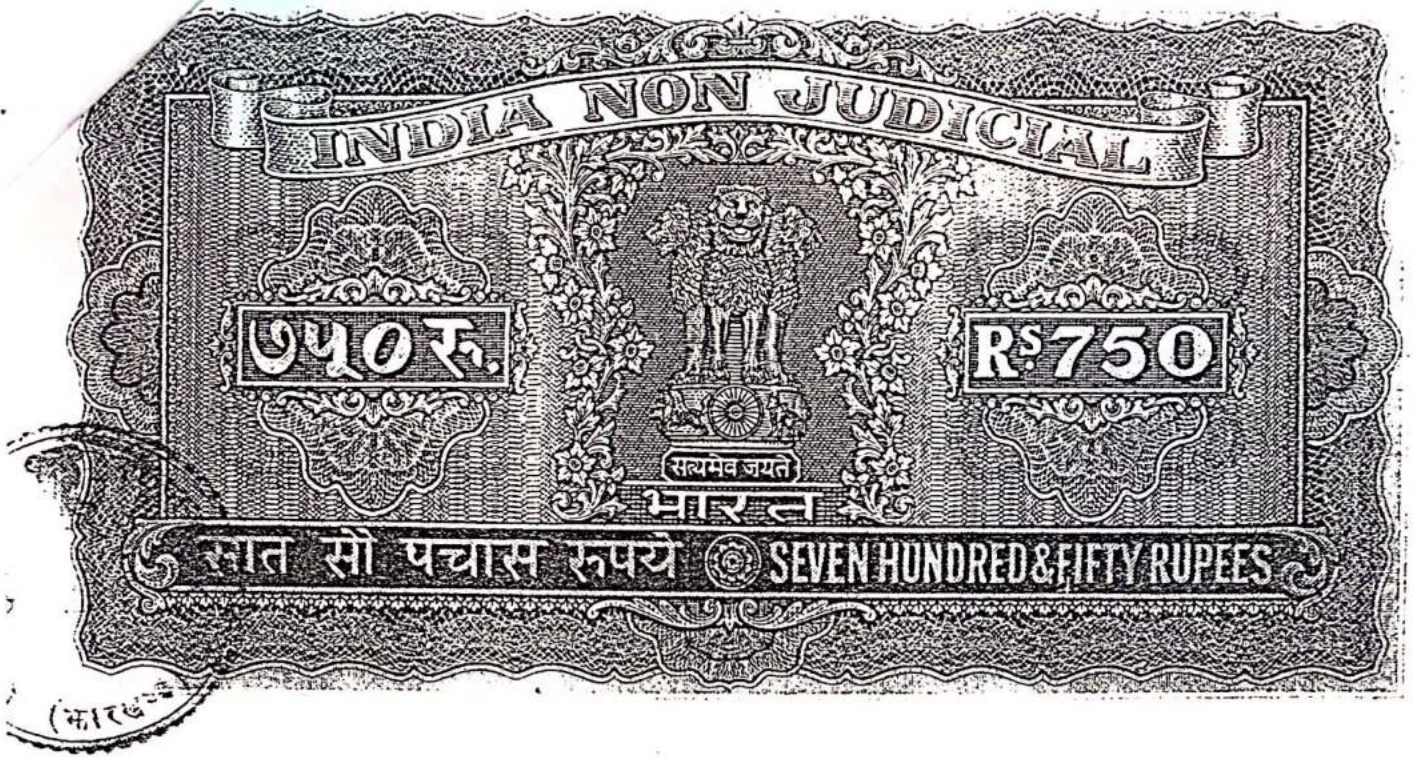
M TECH BUILDCON PVT. LTD.

M. Tech Buildcon Pvt. Ltd.
DIRECTOR

2. That the Vendors declare that the land transfer under this deed in favour of the Purchaser is free from all encumbrances, charges, claims,

M. Tech Buildcon Pvt. Ltd.

4/4/2001
17.9.2001
Mod. B. Khieseg Ahud Khan @ Md. Ashraf Khan
10/10/2001



- 7 -

demand.

3. That the Vendors do hereby covenant and declare that the Vendors have got right, title to convey the schedule land unto the Purchaser in the manner aforesaid.
4. That the VENDORS have this day put the Purchaser in actual, physical possession over the schedule property and every part thereof. The Purchaser shall have after peacefully hold, use and enjoy the same as his own property without any let and hindrance, interruption claim or demand by or from the Vendors or any person claiming through them.
5. That the Purchaser shall hereafter be entitled to get his name mutated in respect of the Schedule property in all revenue records of right and other statutory authorities wherever necessary and shall pay taxes thereof.

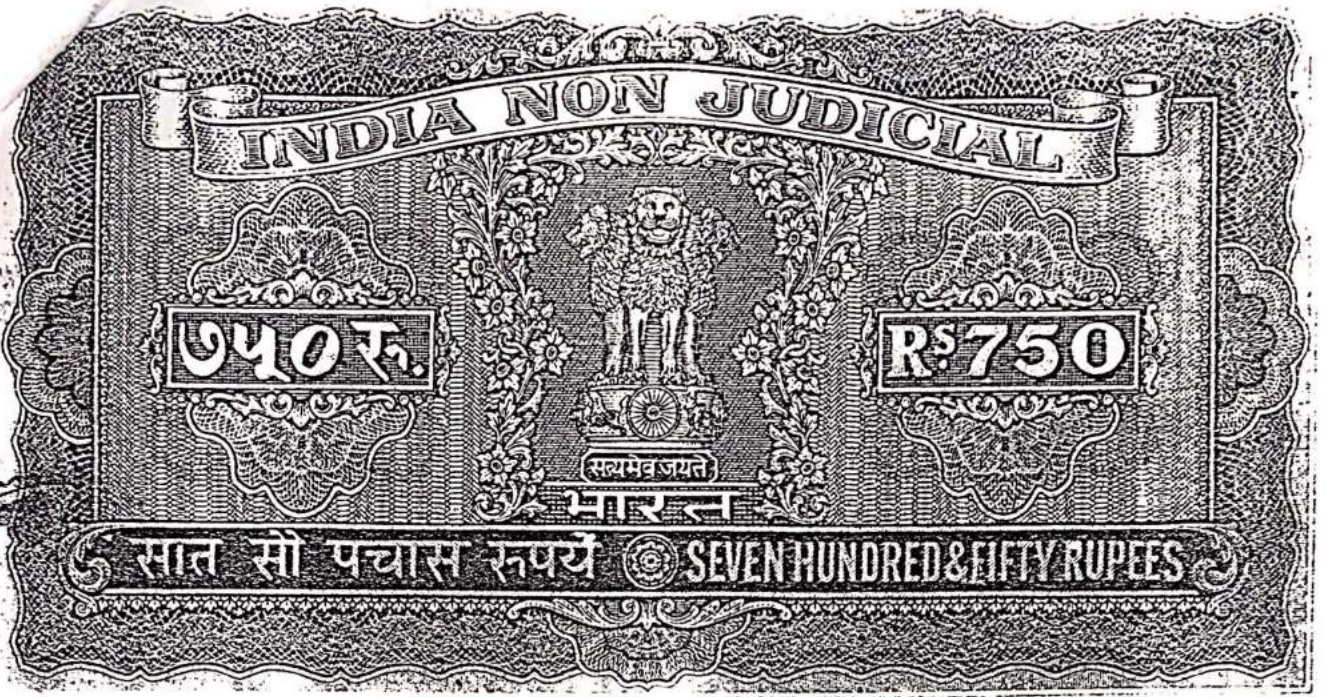
W. Jankhan

M TECH BUILDCON PVT. LTD.

Waseem Jaffer
DIRECTOR

19.9.2001
Mol Bakhises Ahmad Mung
Mol Ahmad Khan

10/19/2001



- 8 -

SCHEDULE OF THE LAND TRANSFERRED

All that piece and parcel of land measuring an area of 4 Kathas (Four Kathas) of land being portion of R.S. Plot No. 652 under Khata No. 187, situated at village Bariatu, P.S. Bariatu, Thana No. 193, Dist. Ranchi shown in RED WASH in the map attached hereto having Raiyati right bounded and butted as follows :-

North : 6' Common Road
South : Yasin Khan
East : Portion of R.S. Plot No. 652
West : 10' Road.

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

Contd..P-9

[Handwritten signature]

[Handwritten notes]
14.1.2001
Mol. Bai Mieses Ahmad Prang Mol. H. Shreef V. L. S.
19/1/2001



- 9 -

Rent :- Payable to C.O. Town Anchal, Ranchi.

This is to certify that the above mentioned property according to Khatiyani is not the Government's property and it is not occupied by the Government either for Military works or Civil work nor the Bhudan's property as well as it is out for forest land and B.C.C.L. or E.C.C.L. lands. It is also certified that this property is not related to Adivasi Khata or as well as not related to Adivasi. The land is out of Ceiling and the same is not of Math, Mandir, Church or Masjid.

- Ashraf Khan

M TECH BUILDCON PVT. LTD.
Waseem Khan
DIRECTOR

Contd.. P-10

19.9.2001
11/10/2001

Mol Baharices Ashraf Khan @ Mol Ashraf Khan
19/09/2001



IN WITNESS WHEREOF the VENDORS have hereto at Ranchi signed this deed after getting it read over and fully understanding the content of this deed in presence of the witnesses on the day, month and the year first above mentioned.

Certified that the original and duplicate copy is same and exact to each other.

WITNESSES :

1. K. N. Fatima
19/9/2001

2. Md Zafar Khan
19.9.2001

Typed by :

Zafar
(Md. Zafar)
Islam Khan

VENDORS

M TECH BUILDCON PVT. LTD.

1. *श्रीता*
19.9.2001 *Waseem Khan*
DIRECTOR

2. Md Bahizees Ahmad Khan
① Md Ashraf Khan
19/9/2001 *F. P. Waseem*
19-9-2001
Read

Drafted by
S. Khan

बड़ागाँई बरियातु 193 मो. असलम खॉ		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
187	652	4 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	2.00				2.00	2.00
गुजारी (भावली)	0.50				0.50	0.50
सेस	1.00				1.00	1.00
सूद	1.00				1.00	1.00
मुतफरकत	0.40				0.40	0.40
मीजान	4.90				4.90	4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				गोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				2.00	2.00	
गुजारी (भावली)				0.50	0.50	
सेस				1.00	1.00	
सूद				1.00	1.00	
मुतफरकत				0.40	0.40	
मीजान अदायकारी				4.90	4.90	

(१) मीजान कुल (लफजों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

तारीख अमला तहसील कुनिन्दा : 09-09-2023

(३) कुल बकाया- 9.80

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



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

M TECH BUILDCON PVT. LTD.

Wassandh
DIRECTOR