



Handwritten notes and a circular stamp. The stamp contains the date '13 JUL 2002' and some illegible text. There are also some scribbles and numbers like '2211' and '57'.

03AA 378266

Handwritten calculations:
 Rs. 5600
 - 15

 5585
 - 94

 5491

THIS DEED OF SALE is made on this the 22-7-2002 day of July 2002;

BETWEEN

1) BIBI MADINA w/o late Md. Farid Khan (2) NESAR AHMAD KHAN (3) BAKSHISH @ ASHRAF KHAN; both sons of late Md. Farid Khan (4) ZAFAR KHAN son of late Md. Farid Khan, all residents of Village Bariatu P.S. Bariatu, District Ranchi, hereinafter called joint and collectively as Vendors of the One Part. The Vendor Nos. 1, 2 and 3 through their constituted lawful Attorney ZAFAR KHAN (vendor No. 4), Vide General Power of Attorney No. IV-1013 dated 19.9.2001 duly registered in the Office of the District Sub- Registration Office, Ranchi.

Zafar Khan 22.7.2002

Handwritten calculations:
 23450
 14000
 5600

 43150

Handwritten notes in Hindi/Urdu script, including the number '1976'.

Handwritten signature and notes in Hindi/Urdu script.

Income tax Form No.-37 G. filled on 22/7

M TECH BUILDCON PVT. LTD.

Handwritten signature and the word 'DIRECTOR'.

Nazish Parween

No. 2009 Date 11 3 JUL 2002
Non Judicial Stamp worth Rs 43150/-
Sold to Shri. Aliyaz Ahmad
along with the stamp of Rs 10000/- + 1000/- + 3+50/-

[Signature]
Revenue Treasury, Ranchi



[Signature]
Zafar Khan
M. Farid Khan
Basirah

Zafar Khan
22-7-2002

muslim
P.N 1013
22-7-02

A.512423/02

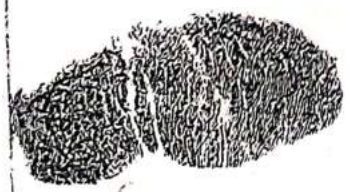
Zafar Khan
22-7-2002



[Signature] 25.10
[Signature] 25.10
25.10

A.513123/02
M. d. Manjoo Khan

[Signature]
22-7-02





13 JUL 2007
राजीव (कारखाना)

03AA 378269

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A N D

MAGFOOR AHMED son of Manzoor Khan, by faith Muslim, by occupation Medical Representative, resident of Village Rajpur, P.O. Rajpur-Khaira, Dist. Aurangabad Bihar, at present residing at Village & P.S. Bariatu District Ranchi (hereinafter called the Purchaser) of the Other Part.

The terms and expressions Vendors and Purchaser unless contrary or repugnant to the context or subject shall always mean and include their respective heirs, successors, assigns, executors, legal representatives and administrators.

Whereas the Vendor Bibi Madina, Nesar Ahmed Khan and Bakshish @ Ashraf Khan(Numbers 1,2,3) are the absolute and rightful owners and in possession of the land being R.S.Khata No. 187, Plot No. 652, measuring an area of 7 kathas 08 Chataks, situated at Village Bariatu P.S. Bariatu, Thana No.193, Dist. Ranchi.

J Zafar Khan
22-7-2007

M TECH BUILDCON PVT. LTD.
[Signature]
DIRECTOR

Nazish Parween



13 JUL 2002
M

-3-

03AA 378268

And whereas the Vendor No.4 Zafar Khan is the rightfull owner and in possession of the land being R.S.Khata No. 130, Plot No. 654, measuring an area of 27 decimals, situated at Village Bariatu, P.S. Bariatu, District Ranchi.

And whereas the Vendor No.1 Bibi Madina acquired the land being R.S:Khata No 187, Plot No. 652, through registered Deed of Sale dt. 7.2.1959, from the rightful owner and Vendor No.2 Nesar Ahmed Khan also acquired a portion of the aforesaid land through registered Deed of sale dt. 17.1.1959 and Vendor No.3 Bakshish @ Ashraf Khan has also acquired some portion of the aforementioned land through registered Deed of Sale dt. 18.1.1963 from the rightful owner.

Zafar Khan
22.7.2002

And whereas the Vendor No. 4 Zafar Khan has acquired the land under Khata No. 130, being R.S. Plot No. 654 measuring an area of 27 decimals situated at Village Bariatu, P.S.Bariatu, District

Nazish Parween

M TECH BUILDCON PVT. LTD.
DIRECTOR



13 JUL 2002

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03AA 378267


Dist. Ranchi, through Registered Deed of Gift dt. 13.4.1966 from the rightful owner Md. Abbas Khan and since then the Vendor Zafar Khan is coming in peaceful possession over the same.

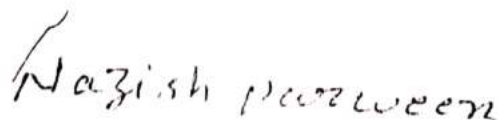
And whereas the Vendor have approached the purchaser and offered to sell the portion of the aforesaid land being R.S.Khata No. 187, Plot No. 652 Sub Plot No. 652/C measuring an area of 5 kathas and the land under Khata No. 130, Plot No. 654, measuring an area 2 kathas, Sub Plot No. 654/C, Total measuring an area of Seven kathas of the aforesaid two Plots situated at Village Bariatu, P.S. Bariatu, Thana No. 193, District Ranchi, morefully described in the Schedule below for a total consideration amount of Rs 2,80,000/- (Rupees Two lacs and Eighty thousand only) which is free from all encumbrances.

And whereas the Purchaser has accepted the said offer and agreed to purchase the land, measuring

Zafar Khan
22.7.2002

M TECH BUILDCON PVT. LTD.

 DIRECTOR





13 JUL 2002

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a total (कुल) 7 kathas, morefully described in the Schedule below for the above consideration amount of Rs. 2,80,000/- (Rupees Two lacs and Eighty thousand only).

And whereas the Vendors had applied for permission for sale of the land herein the Schedule below in the name of the Purchaser before the Competent Authority Ranchi under Section 26 of the Urban Land (Ceiling & Regulation) Act 1976, Vide Permission Case No. 1349 dt. 17.5.2002 but no order has been passed within the statutory period of sixty days as yet. Hence the permission is deemed to have been granted.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the agreement and in consideration of a sum of Rs. 2,80,000/- (Rupees Two Lacs and Eighty Thousand only) paid by the

Nazish Parveen

M TECH BUILDCON PVT. LTD.

Handwritten Signature
DIRECTOR

Zafar Khan
22-7-2002



15 JUL 2002
रजि (फारसपुर)

-6-

Purchaser of the Vendors, the receipt whereof is admitted and acknowledge by the Vendors. The Vendors do hereby sell, convey, transfer and absolutely assigned UNTO AND TO THE USE OF THE PURCHASER free from all encumbrances of the aforesaid land being R.S. Plot No. 652, under Khata No. 187, measuring an area of 5 kathas, and Khata No. 130, Plot No. 654 measuring an area 2 kathas total area 7 kathas, situated at Village Bariatu, P.S. Bariatu, DLst. Ranchi, morefully described herein the Schedule below shown in the map attached herewith in " RED " wash for identification.

Zafar Khan
22.7.2002

2. That the Vendors do hereby conveyed and declared that the Purchaser shall hereafter peacefully held use and enjoy the said land hereby demised as its chatlel and property absolutely and forever without any let or hindrance or interruption and has put the Purchaser in physical possession of the aforesaid land hereby demised.

Mazish purwareri

M TECH BUILDCON PVT. LTD.
Director



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3. ~~That~~ right, title, interest of the Vendors unto and upon the said land hereby demised has from to day passed UNTO the Purchaser absolutely on such sale together with all right, easement and appertenance.
4. That ~~the~~ Purchaser shall hereto have full right to use and occupy the aforesaid land and every part thereof in any manner as the Purchaser like.
5. That the Vendors do hereby covenant and declare that the Vendors or any persons claiming under them have not done or cause to be done any act whereby the said land is or may be under any litigation of title, claim or otherwise howsoever and whereby the Vendors are prevented from conveying or assigning the property or any part thereof.
6. That the Vendors have further assured the Purchaser that they are fully competent to convey,

Zafer Khan
22-7-2002

Nazish Parween

M TECH BUILDCON PVT. LTD.

[Signature]

DIRECTOR



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transfer and assign the land mentioned herein the Schedule below UNTO the Purchaser and there is no legal bar or impediment.

7. That the Purchaser shall at liberty to get his name mutated in the Revenue Record of Town Anchal Ranchi and pay rent.

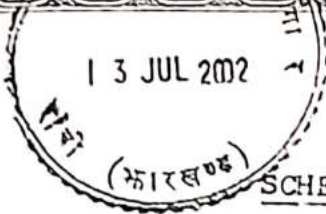
8. Certified that according to Khatian this land is not a land of Govt. nor acquire by Govt. for Army, Bhudan and other works. This land is also out of Forest Area and also not for BCCL., CCL. This land is not for Adivasi Khatian, nor Adivasi. This land is also out for Math, Mandir, Girja or Mosque. This land is out of Ceiling Area.

Zafar Khan
22.7.2002

Nazish Parveen

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR



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SCHEDULE OF THE LAND REFERRED TO ABOVE

All that piece and parcel of Raiyati land being portion of R.S. Plot No. 652, Khata No. 187, Sub Plot No. 652/C, measuring an area of 5 kathas, Khata No. 130, Plot No. 654, Sub Plot No. 654/C, measuring an area 2 kathas, measuring in total area 7 (Seven) kathas, situated at Village Bariatu, P.S. Bariatu, Thana No. 193, District Ranchi, and shown in the map attached herewith and marked in "RED" wash for identification bounded and butted as follows:-

North : Plot No. 672,

South : Sub Plot No. 654/C-1

East : Plot No. 661

West : 10' Wide Proposed Road.

Right : Raiyati

Rent Rs. 3/- payable to the C.O. Town Anchal

Ranchi.

Zafar Khan
22.7.2002

Mazlish Parween

M TECH BUILDCON PVT. LTD.

[Signature]

DIRECTOR



13 JUL 2002
WITNESSES

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IN WITNESS WHEREOF the Vendors have put their hands and signed this Deed of Sale at Ranchi, on the day, month and the year first above mentioned in presence of the witnesses.

Certified that the duplicate is true and exact copy of the original.

Zafar Khan
22.7.2002

VENDORS

WITNESSES

1. Riyazuddin Khan
22.07.02

(Zafar Khan for self and constituted Attorney of Vendors, Bibi Madina, Nesar Ahmed Khan and Bakshish @ Ashraf Khan.

2. Nazish Parveen

Drafted by
[Signature]

[Signatures]
22.7.02 22.7.02

Typed by
(nezamuddin)

Nazish Parveen

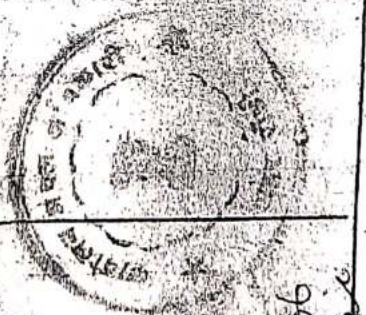
M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

Spl. - Form No. V 40

CORRECTION SLIP SHOWING MUTATION RESPECT OF TEANCI ESESTATES IN GOVERNMENT
 Circle / Anchal - Town - Halka - IV
 Sub-Division - Sadon - Taluk - Shankhnamel
 Name of State - Ranchi - Taluzi Number - IV

2	3	4	5	6	7	8	9	10
Mutation column bar in Register 2y	Village	Thana and Thana Number	Number tenancy to which the mutation relate	Authority, can- tioning muta- tion with date of order	Whether muta- tion is due to sale gift, excha- nge succession or pertion	Full details of exchanges affected by mutation	Date of contra- ction of the Halka Register by the Karmachari	Remarks
401 R27/667	बारीगाँव	193	Volino 214/I 213/I 212/I 187 130 652 654 0543 0211 0711 (211/221)	सिविल ऑफिस ऑफिस ऑफिस	सिविल 8756 रिजिस्ट्रार 03.7.2002	211 रिजिस्ट्रार बारीगाँव 212 रिजिस्ट्रार बारीगाँव 213 रिजिस्ट्रार बारीगाँव 187 रिजिस्ट्रार बारीगाँव 130 रिजिस्ट्रार बारीगाँव 652 रिजिस्ट्रार बारीगाँव 654 रिजिस्ट्रार बारीगाँव 0543 रिजिस्ट्रार बारीगाँव 0211 रिजिस्ट्रार बारीगाँव 0711 रिजिस्ट्रार बारीगाँव (211/221) रिजिस्ट्रार बारीगाँव		



163/111
 18/1/06
 [Signature]

Memo No. 7-2002 Date 15/1/06

Forwarder to the Karmachari No. IV Rfor information ananecessary
 TECH BUILDCON PVT. LTD.
 Nazish parween
 DIRECTOR
 Circle Officer/Anchal
 section Circle Anchal Adhikari



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
नामांतरण शुद्धि-पत्र

CRSEP142314890 6/3/2021



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाई	हल्का	हल्का-04
इस्ट का नाम	झारखण्ड	भाग वर्तमान (VOL)	24	पृष्ठ संख्या वर्तमान	31	थाना नं.	01

क्र.सं.	वै.सं.	मौजा का नाम/राजस्व थाना नं.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	लागान	रजिस्टर 2 अचल निधि अनुक्ति
14890	3219/R27 2020-2021	वरियातु/193	राँची	25/05/2021	By Succession Deed No. Dated	187 12 163 130 12 163	187 652 8.26 डिसेमील 130 654 3.3 डिसेमील	28	

उत्तराधिकारी का नाम: (नार्जिया फुल्लोम पति-स्व० मंगपुर अहमद, जाति-भारतवासी, पता-गाली नं०-05 A सतार कालोनी, नरियातु रांची, झारखण्ड) एवं (श्रीमति-राखे पुत्र-स्व० मंगपुर अहमद, जाति-भारतवासी, पता-गाली नं०-05 A सतार कालोनी, नरियातु रांची, झारखण्ड) एवं (श्रीक अहमद पुत्र-स्व० मंगपुर अहमद, जाति-भारतवासी, पता-गाली नं०-05 A सतार कालोनी, नरियातु रांची, झारखण्ड) एवं (आयशा फिरोजसुपुत्री-स्व० मंगपुर अहमद, जाति-भारतवासी, पता-गाली नं०-05 A सतार कालोनी, नरियातु रांची, झारखण्ड) एवं (मानून अहमद पुत्र-स्व० मंगपुर अहमद, जाति-भारतवासी, पता-गाली नं०-05 A सतार कालोनी, नरियातु रांची, झारखण्ड)।

अभिधृत रियत का नाम: मंगपुर अहमद-पिता-मजुर खान

पूर्वज: स्व० मंगपुर अहमद, पिता-स्व० मजुर खान, जाति-भारतवासी, पता-गाली नं०-05 A सतार कालोनी, नरियातु रांची, झारखण्ड

Digitally Signed By: MANOJ KUMAR
अवकाशिकारी बड़गाई



DIRECTOR

खाना संख्या 130.187	खेसरा संख्या 652,654	रकबा (एकड़ में) 0 एकड़ 11.56 डिसमील 0 हेक्टर
अराजी भावली		तफसील हिसाब लगान भावली

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

भाग कावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2022-2023)	
भा (नकदी)	28.00				28.00	28.00
भा (भावली)	7.00				7.00	7.00
भा	14.00				14.00	14.00
भा	14.00				14.00	14.00
भा	5.60				5.60	5.60
भा	68.60				68.60	68.60

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2022-2023)		
भा (नकदी)				28.00	28.00	
भा (भावली)				7.00	7.00	
भा				14.00	14.00	
भा				14.00	14.00	
भा				5.60	5.60	
भा अदायकारी				68.60	68.60	

(1) मोतालबा कुल (नरजो में) : One Hundred Thirty Seven Rupees and Twenty Paise

(2) नाम टेंडिन्टा -

तारीख अमला तहसील कुनिन्दा : 09-09-2023

(3) कुल बकाया- 137.20

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



यह एक बन्मपुत्र जनित प्रति है।

यह प्रथम कदम प्राची की जानकारी के लिए है।

बिना को प्रथम की अग्रदियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

M TECH BUILDCON PVT. LTD.

DIRECTOR