



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : af6f1b8abac7b6f5b43b

Receipt Date : 28-Aug-2023 06:58:05 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partition

District Name : Ranchi

Stamp Duty Paid By : SHAKIL AHMAD

Purpose of stamp duty paid : MEMORANDUM OF FAMILY PARTITION
CUM SETTLEMENT

First Party Name : SHAKIL AHMAD

Second Party Name : WAKIL ANSARI

GRN Number : 2318985494



Authorized Under Notaries Act, 1952
and Notaries Regulation, 1952
Govt. of India (Jharkhand)


-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

Shakil Ahmad
28/08/2023

Wakil Ansari
28.08.2023

Jamil Akhter
28/8/23

Sohail Ahmed
28/8/23



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट का उपयोग किसी अन्य दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय स्टाम्प अधिनियम, 1899 के धारा 62 अन्तर्गत दण्डनीय अपराध है।

BUILDCON PVT. LTD.

Waleed P. S.
DIRECTOR

MEMORANDUM OF FAMILY PARTITION CUM SETTLEMENT.

This memorandum of family partition cum settlement is made on the 28th day of August 2023.

AMONGST

SHAKIL AHMAD (UID No. 3677 6785 1012) son of Late Gulam Mustafa, by faith Muslim, by occupation Self employed, resident of Joda Talab, Kaiser Colony, Bariatu, P. O. & P. S. Bariatu, District Ranchi (Jharkhand) - 834009, Indian citizen, hereinafter called the **FIRST PARTY**(which term, unless expressly excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives and assigns) of the First Part.

AND

WAKIL ANSARI (UID No. 7643 3036 8486) son of Late Gulam Mustafa, by faith Muslim, by occupation Business, resident of Joda Talab, Kaiser Colony, Bariatu, P. O. & P. S. Bariatu, District Ranchi (Jharkhand) - 834009, Indian citizen, hereinafter called the **SECOND PARTY** (which term, unless expressly excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives and assigns) of the **SECOND PART**.

AND

JAMIL AKHTAR(UID No. 6960 5356 6696) son of Late Gulam Mustafa, by faith Muslim, by occupation Business, resident of Do Tala

M TECH BUILDCON PVT. LTD.

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DIRECTOR

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28/8/23

Handwritten signature: Sobhan Ahmed

Handwritten signature: Jamil Akhtar
28-08-2023

Handwritten signature: Wajid Ansari

28/08/2023

Handwritten notes: P-4, 28/8/23



Budh Bazar, River Side, Bhurkundam, Dundua, District Ramgarh (Jharkhand) - 829135, Indian citizen, hereinafter called the **THIRD PARTY**(which term, unless expressly excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives and assigns) of the **THIRD PART**.

AND

SOHAIL AHMED (UID No. 9272 6757 4876) son of Late Gulam Mustafa, by faith Muslim, by occupation Service, resident of Alqawi Residency, Flat No. 203 Kalali Bagan, Bhuli Road, Near Spring Rose School, Dhanbad (Jharkhand) - 826001, Indian citizen, hereinafter called the **FOURTH PARTY**(which term, unless expressly excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives and assigns) of the **FOURTH PART**.

WHEREASthe land bearing R. S. Plot No. 654 under khata No. 130 measuring 54 (**Fifty-four**) Decimal, situated at village Bariatu, P. S. No. 193 P.S. Bariatu, District Ranchi stands recorded in R. S. Record of right as Bakasht in the name of Mosomat Aju Bibi.

AND WHERAS the aforesaid Khatiani Raiyat Mosomat Aju Bibi sold the aforesaid land bearing R. S. Plot No. 654 under khata No. 130 measuring 27 (**Twenty-seven**) Decimal out of 54 (Fifty-four Decimal, situated at village Bariatu, P. S. No. 193 P.S. Bariatu, District Ranchi to Md. Abbas Khan by virtue of a registered deed of sale dated 11/11/1942 which was registered in Book No. 1, Volume No. 36, running from page No. 212 to 215 bearing Deed No. 4878 for the year 1942 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase the aforesaid Md. Abbas Khan came in peaceful possession of his aforesaid purchased land and got his name mutated in respect of the same in the revenue record of the State of Bihar now Jharkhand through the Circle Office, Town Anchal, Ranchi now Baragain Anchal, Ranchi .

Sohail Ahmed

Jamil Akhbar
28-08-2023

Gyafat Ansari

Shauveed
28/08/2023

4 SEP 2023



AND WHEREAS the aforesaid Md. Abbas Khan gifted the aforesaid land bearing R. S. Plot No. 654 under khata No. 130 measuring 03 (Three) Katha08 Chatak situated at village Bariatu, P. S. No. 193 P.S. Bariatu, District Ranchi to Md. Zafar Khan son of Md. Farid Khan by virtue of a registered deed of gift dated 13/04/1966 which was registered in Book No. 1, Volume No. 48, running from page No. 72 to 75, bearing deed No. 3237 for the year 1966 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid gift the aforesaid Md. Zarar Khan came in peaceful possession of his aforesaid gifted land without any let or hindrance from anybody whomsoever.

AND WHEREAS the aforesaid Md. Zafar Khan sold the aforesaid land bearing R. S. Plot No. 654 under khata No. 130 measuring 03 (Three) Katha08 Chartak situated at village Bariatu, P. S. No. 193 P.S. Bariatu, District Ranchi to Gulam Mustafa by virtue of a registered deed of sale dated 28/01/2003 which was registered in Book No. 1, Volume No. 20, running from page No. 514 to 541 bearing Deed No. 950 for the year 2003 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase the aforesaid Gulam Mustafa came in peaceful possession of his the aforesaid purchased land and got his name mutated in respect of the aforesaid land measuring 03 Katha in the revenue record of the State of Jharkhand through the Circle Office, Baragain Anchal, Ranchi vide Mutation Case No. 1295R27/2013-14 and in respect of 08 Chatak vide Mutation Case No. 2431R27/2021-2022 he also got his name mutated in the Office of the Ranchi Municipal Corporation, Ranchi wherein Holding No. 0080009954000A2 within Old Ward No. 8 New Ward No. 9 is allotted in respect of the said land and rent and taxes thereof is being paid by him regularly to the concerned authority.

AND WHEREAS the aforesaid Gulam Mustafa remained in peaceful possession of the aforesaid land till he was alive and died on 19/03/2023, leaving behind his Four sons namely Shakil Ahmad

Shahid Ahmed

Jamil Akbar

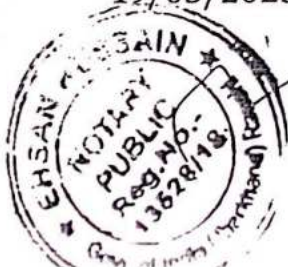
Abul Anwar

Ghousur

*Id by
Abdul
Doh
28/8/23*

M TECH BUILDCON PVT. LTD.

Harun Raza
DIRECTOR



4 SEP 2023

(First Party), Wakil Ansari (Second Party), Jamil Akhtar (Third Party) and Sohail Ahmed (Fourth Party) as his heirs and successors.

AND WHEREAS after the death of the aforesaid Gulam Mustafa the aforesaid Shakil Ahmad (First Party), Wakil Ansari (Second Party), Jamil Akhtar (Third Party) and Sohail Ahmed (Fourth Party) jointly inherited the aforesaid land which is morefully described in General Schedule herein below.

AND WHEREAS with a view to keep the family away from future litigations orally made a family settlement in respect of their aforesaid land in presence of family members and other witnesses and in the aforesaid family settlement, the land fully described in Schedule 'A' herein below was exclusively allotted to the First (Shakil Ahmad), the land fully described in Schedule 'B' herein below was exclusively allotted to the Second Party (Wakil Ansari), the land fully described in Schedule 'C' was exclusively allotted to the Third Party (Jamil Akhtar) and the land fully described in Schedule 'D' herein below was exclusively allotted to the Fourth Party (Sohail Ahmed) and each of the aforesaid parties put in peaceful possession of their respective allotted properties.

AND WHEREAS as a matter of abundant precaution and to save the family from future legal complication, the parties aforesaid thought it expedient and necessary to reduce the terms and conditions of the said family settlement-cum-family partition into writing, hence this memorandum of family partition.

NOW, THEREFORE, THIS MEMORANDUM OF FAMILY PARTITIO CUM SETTLEMENT WITNESSETH AS UNDER :-

1. That eversince the said amicable family settlement cum partition the First Party is in exclusive peaceful possession of his allotted landas absolute owner thereof which is morefully described in the Schedule 'A' herein below and in respect of which the First Party shall be at liberty to get his name mutated in the State of Jharkhand through the Circle Officer, Town Anchal, Ranchi as

Sohail Ahmed
Jamil Akhtar
Wakil Ansari

Jharkhand

Idly

28/8/23

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DIRECTOR

4 SEP 2023



well as in the Office of the Ranchi Municipal Corporation, Ranchi and shall pay all the rent and taxes in his own name.

2. That ever since the said amicable family settlement cum partition the Second Party is in exclusive peaceful possession of his allotted land absolute owner thereof which is more fully described in the Schedule 'B' herein below and in respect of which the Second Party shall be at liberty to get his name mutated in the State of Jharkhand through the Circle Officer, Town Anchal, Ranchi as well as in the Office of the Ranchi Municipal Corporation, Ranchi and shall pay all the rent and taxes in his own name.
3. That ever since the said amicable family settlement cum partition the Third Party is in exclusive peaceful possession of his allotted land absolute owner thereof which is more fully described in the Schedule 'C' herein below and in respect of which the Third Party shall be at liberty to get his name mutated in the State of Jharkhand through the Circle Officer, Town Anchal, Ranchi as well as in the Office of the Ranchi Municipal Corporation, Ranchi and shall pay all the rent and taxes in his own name.
4. That ever since the said amicable family settlement-cum-family partition the Fourth Party is in exclusive peaceful possession of his allotted as absolute owner thereof land which is more fully described in the Schedule 'D' herein below and in respect of which the Fourth Party shall be at liberty to get his name mutated in the State of Jharkhand through the Circle Officer, Town Anchal, Ranchi as well as in the Office of the Ranchi Municipal Corporation, Ranchi and shall pay all the rent and taxes in his own name.

Sobair Ahmed
Jamil Akhbar
Abul Ansari

Shaukat

Id. 1/19
Abul Ansari
28/8/23

GENERAL SCHEDULE OF THE LAND REFERRED TO ABOVE

All that piece and parcel of land with raiyati right bearing R. S. Plot No. 654, under Khata No. 130, measuring 2520 Sq. ft. equals to 03

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Director

4 SEP 2023



Katha08 Chatak situated at village Bariatu, P. S. Bariatu, P. S. No. 193, District, Ranchi, having **Holding No. 0080009954000A2** within **Old Ward No. 8 New Ward No. 9** of the Ranchi Municipal Corporation, Ranchi which is butted and bounded as follows: -

NORTH: - Portion of R. S. Plot No. 652 & 654.

SOUTH: - Part of R. S. Plot No. 660.

EAST: - Portion of R. S. Plot No. 661

WEST: - Road.

SCHEDULE 'A' REFERRED TO ABOVE
(LAND ALLOTTED TO SHAKIL AHMAD, FIRST PARTY)

All that piece and parcel of land with raiyati right bearing R. S. Plot No. 654, under Khata No. 130, measuring 360 Sq. Ft. out of 2520 Sq. ft. equals to **03 (Three) Katha08 Chatak** situated at village Bariatu, P. S. Bariatu, P. S. No. 193, District, Ranchi which is part of **Holding No. 0080009954000A2** within **Old Ward No. 8 New Ward No. 9** of the Ranchi Municipal Corporation, Ranchi.

SCHEDULE 'B' REFERRED TO ABOVE
(LAND ALLOTTED TO WAKIL ANSARI, SECOND PARTY)

All that piece and parcel of land with raiyati right bearing R. S. Plot No. 654, under Khata No. 130, measuring 1080 Sq. ft. out of 2520 Sq. ft. equals to **03 (Three) Katha08 Chatak** situated at village Bariatu, P. S. Bariatu, P. S. No. 193, District, Ranchi which is part of **Holding No. 0080009954000A2** within **Old Ward No. 8 New Ward No. 9** of the Ranchi Municipal Corporation, Ranchi.

SCHEDULE 'C' REFERRED TO ABOVE
(LAND ALLOTTED TO JAMIL AKHTAR, THIRD PARTY)

All that piece and parcel of land with raiyati right bearing R. S. Plot No. 654, under Khata No. 130, measuring 720 Sq. ft. out of 2520 Sq. ft. equals to **03 (Three) Katha08 Chatak** situated at village Bariatu, P. S. Bariatu, P. S. No. 193, District, Ranchi which is part of **Holding No. 0080009954000A2** within **Old Ward No. 8 New Ward No. 9** of the Ranchi Municipal Corporation, Ranchi.

Sohail Ahmed

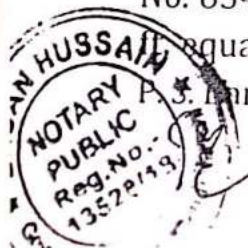
Jamil Akhtar
28-08-2023

Wakil Ansari

Jhallaad
28/08/2023

J. K.
Shakil
28/8/23

4 SEP 2023



M TECH BUILDCON PVT. LTD.
Wamliq
DIRECTOR

0080009954000A2 within Old Ward No. 8 New Ward No. 9 of the Ranchi Municipal Corporation, Ranchi.

**SCHEDULE 'D' REFERRED TO ABOVE
(LAND ALLOTTED TO SOHAIL AHMED, FOURTH PARTY)**

All that piece and parcel of land with raiyati right bearing R. S. Plot No. 654, under Khata No. 130, measuring 360 Sq. ft. out of 2520 Sq. ft. equals to 03 (Three) Katha 08 Chatak situated at village Bariatu, P. S. Bariatu, P. S. No. 193, District, Ranchi which is part of Holding No. 0080009954000A2 within Old Ward No. 8 New Ward No. 9 of the Ranchi Municipal Corporation, Ranchi.

IN WITNESS WHEREOF the parties aforesaid to this memorandum of family partition cum settlement have signed at Ranchi on the day, month and the year first above mentioned.

WITNESSES :-

1. Md. Nabreez Akhtar
S/O late Raga
Bariatu Bashi, Ranchi
Rn. 834009
Shashband

2. Humayoon Rasheed
28/08/2023
S/o Md Akhter Khem
R/o S. Tower church Road
Lower bazar
Ranchi-834001

1. *Shaheraz*
28/08/2023
(SIGNATURE OF FIRST PARTY)

2. *Wahid Akhtar*
28-08-2023
(SIGNATURE OF SECOND PARTY)

3. *Jasmin Akhtar*
28-08-2023
(SIGNATURE OF THIRD PARTY)

4. *Sohail Ahmed*
28-08-2023
(SIGNATURE OF FOURTH PARTY)

M TECH BUILDCON PVT. LTD.
Wahid
DIRECTOR

Typed and drafted by

Humayoon Rasheed
28/8/2023.

(Humayoon Rasheed)
Advocate, Ranchi

*Id by
Humayoon Rasheed
28/8/23*

14 SEP 2023



Humayoon Rasheed
NOTARY PUBLIC
RANCHI

Signature Attested on
Identification of Lawyer



जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	बढ़ागाई	हल्का	हल्का-04
श्रेष्ठ का नाम	झारखण्ड	भाग वर्तमान (VOL)	29	पृष्ठ संख्या वर्तमान	21	धाना न.	193
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्रेत विधेय नामांतरण संबंधित है खता न.	भाग वर्तमान पृष्ठ संख्या वर्तमान
27044	3131 /R27 2023 - 2024	बाँयालु/ 193	राँची	09/12/2023	By Succession आपसी पारिवारिक संवारा का Notary Public द्वारा निर्मित शपथ पत्र Dated	खता न. क्षेत्रफल	काटोना विसुत सूचना परीचय न. क्षेत्रफल
						130 16 131 130 25 65	4.95 हिस्सेत 0.825 हिस्सेत
ब्रेता का नाम :	विश्रेता का नाम :						
(SHAKIL AHMAD)पिता-LATE GULAM MUSTAFA, जाति-----, पता-KAISER COLONY JORA TALAB BARIATRU) एवं (WAKIL ANSARI)पिता-LATE GULAM MUSTAFA, जाति-----, पता-KAISER COLONY JORA TALAB BARIATRU) एवं (JAMIL AKHTAR)पिता-LATE GULAM MUSTAFA, जाति-----, पता-KAISER COLONY JORA TALAB BARIATRU) एवं (SOHAIL AHMED)पिता- LATE GULAM MUSTAFA, जाति-----, पता-KAISER COLONY JORA TALAB BARIATRU)	गुलाम मुस्तफामो० उस्मान						
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनाएं हस्तांतरित। यह एक कम्प्यूटर जनित प्रति है यह प्रश्न केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	Signature valid Digitally signed by Manoj Kumar अचलपिकारी बढ़ागाई						

कोरोना के उड जाणे प्राण, जब सडक पर न जाएं इत्सान।

M TECH BUILDCON PVT. LTD.

DIRECTOR

V

खाता संख्या	खेसरा संख्या	रकबा (एकड मी)
130	654	0 एकड 5 775 डिसेमीम 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिस्साब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया घो हाल) मीजूदा साल का।

मांग बावत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	1 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	15.00					15.00
गुजारी (भावली)	3.75					3.75
सेस	7.50					7.50
सूद	7.50					7.50
मुतफरकात	3.00					3.00
मीजान	36.75					36.75

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फजिल
	तीन वर्ष से ज्यादा	1 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					15.00	
गुजारी (भावली)					3.75	
सेस					7.50	
सूद					7.50	
मुतफरकात					3.00	
मीजान अदायकारी					36.75	

(1) मीजान कुल (तफर्जा मे) : Thirty Six Rupees and Seventy Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 36.75

तारीख अमला तहसील कुनिन्दा : 09-12-2023

खास महल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सटिफिकेट 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.

Wanifig
 DIRECTOR



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Defeat of realization at the period of
addition on the balance account to the
circulation of 94222
Rs. 1,57,500/-
287
460/-
23
Rs. 3160/-
Rs. 54/-
Rs. 250/-
Rs. 294/-
3217/-44

भारतीय मुद्रा ...
श्री 126
उपरोक्त ...
काद सं 24102
मुद्रा है।

28/1/03

28-01-03
Md Zafar Khan

THIS DEED OF ABSOLUTE SALE is made on this the 28th day of January, 2003 at Ranchi;

B E T W E E N

MD. ZAFAR KHAN son of Ml. Farid Khan by caste Muslim, by occupation business resident of Village Pariatu, P.S. Bariatu, District Ranchi (hereinafter called THE VENDOR for the sake of brevity) of the ONE PART;

A N D

MR. GULAM MUSTAFA son of Ml. Usman by caste Ansari by occupation Service resident of Village Horiladih, P.S. Jharia, District Dhanbad at present residing at Village Bariatu, P.S. Bariatu, District Ranchi (herein after called THE PURCHASER for the sake of brevity) of the OTHER PART;

M TECH BUILDCON PVT. LTD.

Handwritten signature

DIRECTOR Scanned by CamScanner

15/1/03
24/300

10965
6825
20167

Income tax form
No. 70 F d on
dated



- 2 -

03AA 379855

18 JUN 2014
The expressions THE VENDOR and THE PURCHASER unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns.

WHEREAS the land of R.S.Plot No. 654 under Khata No.130 measuring 34 decimals situated at Village Bariatu, Thana No.193, P.S.Bariatu, District Ranchi was recorded in the name of Aju Bibi as raiyati Kaimi.

AND WHEREAS the land of R.S.Plot No.654 under Khata No.130 measuring 27 decimals situated at Village Bariatu, Sattar Colony, Thana No.193, P.S.Bariatu, District Ranchi was purchased by 'M. Abbas Khan son of Mhiddin Khan from Aju Bibi by virtue of registered deed of Sale on 11.11.1942 appeared in Book No.1, Vol. 36, Pages 212 to 215 being No.4878 for 1942 and got his name mutated in the office of landlord through Circle Officer Town, Ranchi.

AND WHEREAS the said 'M. Abbas Khan has gifted the property fully detailed in schedule below besides other landed property to the VENDOR by virtue of registered Deed of Gift dated 13.4.1966 appeared in Book No.1, Vol.48 Pages 72 to 75 being Deed No.3237 for

M TECH BUILDCON PVT. LTD.

Handwritten signature

DIRECTOR

Contd.. P/3

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*Md Zabir Khan
28-01-03*



- 3 -

the year 1966 registered before the D.S.R., Ranchi.

AND WHEREAS the VENDOR is coming in peaceful possession over the property as absolute owner.

AND WHEREAS THE VENDOR has approached the PURCHASER to purchase the land measuring 3 Kathas 88 Chhatakas more or less described in Schedule below at the rate of Rs. 36,000/- per katha and the PURCHASER is ready to purchase the same at that price.

AND WHEREAS the VENDOR has applied for No Objection Certificate U/s 26 U.L.C. Act before the Competant authority, Ranchi cum-Deputy Commissioner, Ranchi vide U.L.C. Case No. 2403/2002 dated 9.9.02 but the same is still pending and period of Sixty days has been passed and hence the Authority has no any objection in transferring the property fully detailed in Schedule below.

NOW THIS DEED OF SALE WITNESSETH as follows:-

1. In pursuance of the said agreement and for the consideration of Rs. 1,30,500/- (Rupees One lac thirty thousand five hundred) only in cash paid by the PURCHASER to the VENDOR before the District Sub

Registrar, Ranchi which sum the VENDOR does hereby

28-01-03
Md Zagor Khan

M TECH BUILDCON PVT. LTD.
DIRECTOR
M. K. Bhowmik



18 JAN 2011

- 4 -

hereby acknowledge as having received in full from
 (the) PURCHASER of his own accord free will and pleasure,
 without any pressure, persuasion, force, fraud, undue
 influence or any thing from any quarter and in sound
 state of his mind and do hereby grant, transfer, sell and
 assign unto and to the use of the PURCHASER absolutely
 and for ever free from all encumbrances, liabilities or
 on litigation and his right, title, interest and
 possession over the scheduled property to either with
 all right, title, liberties, appurtenances, whatsoever,
 appertaining to or belonging to the said property
 and to have and to hold the same by the PURCHASER
 absolutely and forever as the owner thereof.

2. That the VENDOR has covenanted with the
 PURCHASER as follows:-

A. That all the right, title and interest which
 the VENDOR had in the said property shall from the
 date of execution and registration of this deed
 shall vest entirely and absolutely in the PURCHASER.

Contd...P/5

M TECH BUILDCON PVT. LTD.

Murugesan
 DIRECTOR

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Md Zabbar Khan
 28-01-03



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B. That the property hereby transferred to the PURCHASER is free from all encumbrances, whatsoever and the VENDOR does hereby give guaranty to the PURCHASER that the VENDOR has not suffered, permitted or been party or privy to any act, deed, matter or things by reasons whereof the property subject matter of these presents or any part thereof has been alienated charged, mortgaged, encumbered or in any way impeached in title and possession.

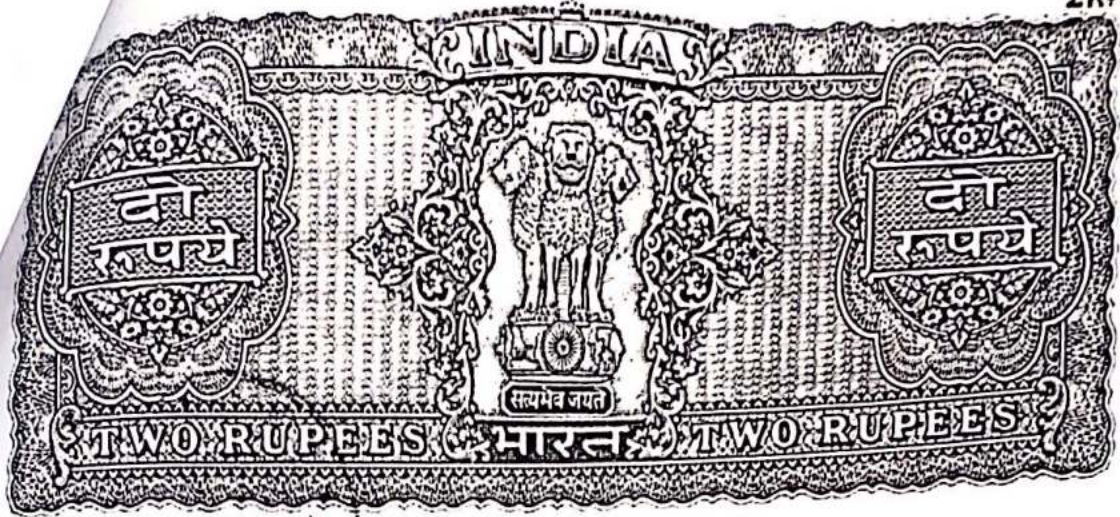
C. That at all times, hereafter, upon any reasonable requested by PURCHASER the VENDOR will perform and execute or cause to be done, acts and things as may be necessary for further or more perfectly assuring the title of the PURCHASER and in respect of the property referred to the scheduled property and the land conveyed by these presents to the PURCHASER.

Md Zahar Khan
 28-01-03

Contd...P/6

M TECH BUILDCON PVT. LTD.

DIRECTOR



D. That the PURCHASER shall be entitled to secure a separate mutation of his name in place of the VENDOR in the office the landlord, the State of Jharkhand through the Town Anchal, Fanchi and shall pay the deposit the annual rent and taxes in his own name and the VENDOR does hereby covenant and declare himself and for his successors that the VENDOR has now good right and title to convey the said presents a hereby conveyed or expressed to be conveyed unto the PURCHASER who shall hereafter peacefully hold, use and enjoy the same as his own chattel and property without any hindrance, interruption claim or demand by or from the VENDOR or other persons whatsoever.

AND it is hereby further declared that the said land is free from all encumbrances, charges claims or demands and that the VENDOR has not done by any thing whereby the property may be subjected to any attachment or lie in any court or person or persons whatsoever.

NOTE : (As described as Khatian land) do not come under Government land. The aforesaid land has not been acquired by the Government of CGL, BCGL or ECL, it is further certified that the aforesaid land is not

MD Zafar Khan
28-01-03

M TECH BUILDCON PVT. LTD.

[Handwritten Signature]

DIRECTOR

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recorded as Adivasi khata and not related with any tribal. The land is free from ceiling area and do not fall under Math, Mandir, Girja or Masjid.

SCHEDULE OF PROPERTY

HEREBY SOLD AND TRANSFERRED :

All that piece and portion of land measuring 3 Kathas 8 Chatakas more or less of R.S-Plot No.654 Sub Plot No.654/C-1 under Kasta No.130 situated at Village Barlatu Sattar Colony, Thana No.193, P.S.Barlatu, District Ranchi having raiyati right an annual rent of Rs. 1/- which is shown in RED WASH in the map attached hereto and bounded and butted as follows:-

North : Part Plot No-652/C & 654
South : Plot No.660
East : Plot No.661
West : 10' Wide Proposed Road

MD Zaban Khan
28-01-03

Contd...P/8

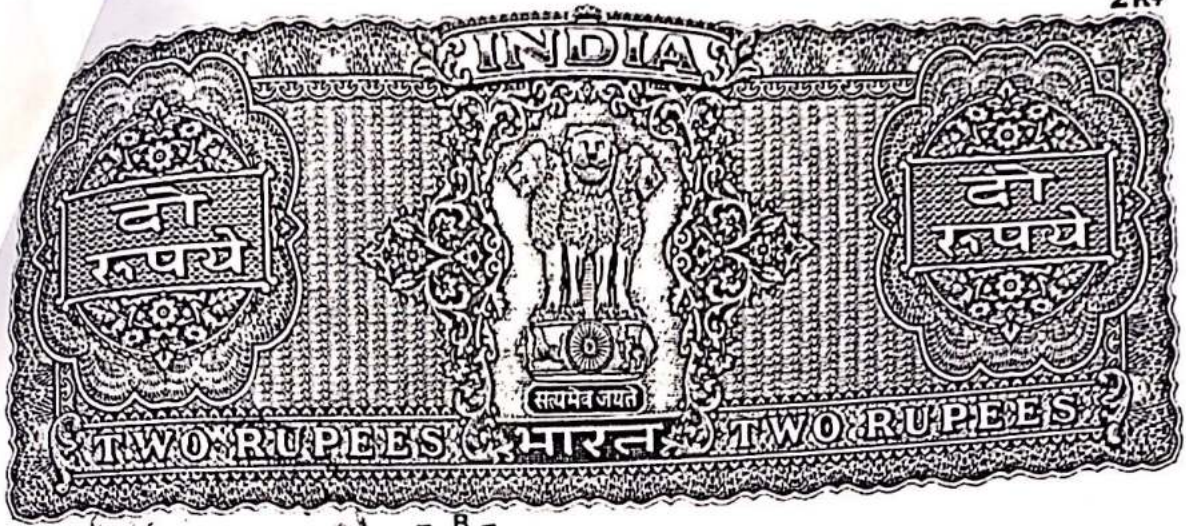
M TECH BUILDCON PVT. LTD.

Handwritten signature

DIRECTOR

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Certified that original and duplicate are true and exact copy with each other.

IN WITNESS WHEREOF THE VENDOR has put his signature on the day, month and year first mentioned above.

WITNESSES:-

1. Syed Khair Ahmed,
28/01/03.

Md Zabbar Khan
28-01-07

V E N D O R

2. Shaka
28/01/03.

Typed by:

(B.N. Prasad)

Drafted by:

Prasad
Adv.
28.1.03

28/1/03
28/1/03
28/1/03

M TECH BUILDCON PVT. LTD.

[Signature]

DIRECTOR



18 JAN 2003

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The PURCHASER hereby purchased at the rate of Rs. 36,000/- per katha but the rate has been fixed at the rate of Rs. 45,000/- and the VENDOR hereby paid the stamp for Rs. 45,000/- per katha and stamp paid of the total valuation of Rs. 1,57,500/- (Rupees One lac fifty two thousand five hundred) only.

Md Zabir Khan
28-01-03

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	25	पृष्ठ संख्या वर्तमान	65	थाना न.	193
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
17584	2431 /R27 2021 - 2022	बरियातु/ 193	राँची	16/12/2021	By Sale Registration Deed 950 Dated 18/01/2002	खाता न. 130 भाग 1 वर्तमान 213 पृष्ठ संख्या वर्तमान	खाता न. 130 प्लॉट न. 654 क्षेत्रफल 0.825 डिसमील लगान 5
रजिस्टर 2 अद्यतन तिथि अभ्युक्ति							
क्रेता का नाम:	(MR. GULAM MUSTAFA पिता-MD. USMAN, जाति-----, पता-BARIATU, P.S. BARIATU, RANCHI, JHARKHAND)	जमाबंदी रेंयत का नाम: अबास खां-पिता-मोहीउद्दीन	विक्रेता का नाम: MD. ZAFAR KHAN, पिता-MD. FARID KHAN, जाति-----, पता-BARIATU, P.S. BARIATU, RANCHI, JHARKHAND				
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनाएँ 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।							

Signature valid
Digitally signed by

MANOJ KUMAR

अंचलाधिकारी बड़ागाँई

M TECH BUILDCON PVT. LTD.

बड़ागाँई बरियातु 193 MR. GULAM MUSTAFA		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
130	654	0 एकड़ 0.825 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	5.00				5.00	
गुजारी (भावली)	1.25				1.25	
सेस	2.50				2.50	
सद	2.50				2.50	
मुतफरकात	1.00				1.00	
मीजान	12.25				12.25	

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					5.00	
गुजारी (भावली)					1.25	
सेस					2.50	
सद					2.50	
मुतफरकात					1.00	
मीजान अदायकारी					12.25	

(1) मीजान कुल (लफजों में) : Twelve Rupees and Twenty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 11-09-2023

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



M TECH BUILDCON PVT. LTD.
DIRECTOR

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 |