

5271

4657



झारखण्ड (JHARKHAND)

3AA 0584

सम्पत्ति का मूल्य

39.05 cr/-

11/2/19

यह दस्तावेज 11/2/19 को जारी किया गया है।
 यह दस्तावेज 11/2/19 को जारी किया गया है।
 यह दस्तावेज 11/2/19 को जारी किया गया है।



Shahjadi / Chatoor
 11/07/19

स पशुपालन की भूमि धो. 1
 खाशमहल लीन की सूची में
 गैर फॉट दर्ज नहीं है।

11/2/19

यह दस्तावेज 11/2/19 को जारी किया गया है।
 यह दस्तावेज 11/2/19 को जारी किया गया है।

11/2/19

म.स.प. 11/2/19
 यह दस्तावेज 11/2/19 को जारी किया गया है।

THIS DEED OF SALE is made on this the 11th day of July, 2019 at Ranchi

BETWEEN

MD. MANJUR, having UID No. 3310 5953 3222, son of Late Abdur Rauf
 by faith Muslim, by caste - Iraqui (Kalal), by occupation - Business, residents
 of Dr. Fatehullah Lane, P. S. - Lower Bazar, District -Ranchi (Jharkhand) -



U. Des Raich
 यह दस्तावेज 11/2/19 को जारी किया गया है।
 यह दस्तावेज 11/2/19 को जारी किया गया है।

834001, Indian Citizen, represented through his constituted Attorney Holder **SHAHZADI KHATOON** (UID No. 3633 6965 5130, PAN-AOUPK2427D, MOB-9304834051) daughter of late Haji Nesar and wife of Md. Shahid Raza by faith Muslim, by caste Iraqui (Kalal), by occupation Housewife, resident of Konka Kalal Toli, Opposite A.D Paul Tailor, Dr. Fatehullah Lane, P. S. Lower Bazar, District Ranchi, Indian Citizen vide Power No. BK4, Volume No. 35, Page No. 455 to 502, Power No. 2019/RAN/3394/BK4/389, dated 30.04.2019 in the year 2019 registered in the office of District Sub Registrar, Ranchi (hereinafter called the **VENDOR**) of the **ONE PART**.

AND

REHANA RAZA W/O ANWAR RAZA, by Caste – Momin, by Occupation – house wife, Resident of 158 Mani Tola, Near B.S.N.L Tower, Vill-Doranda, P.S.- Doranda, District– Ranchi, State- Jharkhand, Indian National (hereinafter called the **PURCHASER**) of the **OTHER PART**.

PAN –EHLPR6989H, UID – 5308 2052 7149, MOB – 9304834051

The terms and expressions “VENDOR” and “PURCHASER” referred to hereinabove and below shall mean and include their respective heirs, legal representatives, successor-in-interest, executors, administrators and assigns unless specifically excluded by or repugnant to the context or subject of these presents.

WHEREAS by virtue of an oral gift coupled with a memorandum of Oral Gift dated 31/03/1994, Md. Mushtaque Alam son of Late Muraduddin AN gifted all that piece and parcel of land measuring 04 (Four) Katha 10 (Ten) Chatak i.e. 7.64 Decimals with house constructed thereon bearing M.S. Plot No. 1688 being Sub Plot No. 1688/D corresponding to Jamabandi Khata No. 1405/4127 situated at village Konka, Church Road, Ranchi, Old Ward No. IV, New Ward No. 16, P. S. No. 198, P. S. Lower Bazar, District Ranchi.

Shahzadi Khatoon
11/08/19

WHEREAS by virtue of the aforesaid gift I am absolute owner and in peaceful possession of all that piece and parcel of the aforesaid land with house constructed thereon which is morefully detailed and described in the schedule herein below forming part of this deed.

AND WHEREAS after the aforesaid oral gift coupled with memorandum of Oral Gift dated 31/03/1994 I came in peaceful possession of my aforesaid gifted land and house constructed thereon and I got my name mutated in respect of the aforesaid land and house constructed thereon in the revenue record of the State of Jharkhand through the Circle Office, Town Anchal, Ranchi vide Mutation case No. 258R27/92 - 93 which has been registered in Volume No. 13 at page No. 178 of Register - II of the Circle Office, Town Anchal, Ranchi and I also got my name mutated in respect of the aforesaid property in the Office of the Ranchi Municipal Corporation, Ranchi wherein New Holding No. 0160001134000A2 within Ward No. 16 of Ranchi Municipal Corporation, Ranchi is allotted in respect of the aforesaid property of the schedule below and I have been paying rent and taxes thereof regularly in my name.

AND WHEREAS now the VENDOR wanted to sell the land measuring 04 (Four) Katha 10 (Ten) Chatak i.e. 7.64 Decimals with house constructed thereon bearing M.S. Plot No. 1688 being Sub Plot No. 1688/D corresponding to Jamabandi Khata No. 1405/4127 situated at village Konka, Church Road, Ranchi, Old Ward No. IV, New Ward No. strict - Ranchi within the jurisdiction of the District Registrar and Sub-Registrar, Ranchi morefully described in the schedule to this deed and thereof offered the same to the PURCHASER and the PURCHASER agreed to purchase the same which is shown in the red wash in the map annexed hereto with this sale deed. The purchaser paid a consideration of **Rs. 39,85,000/- (Rupees Thirty Nine Lakh Eighty Five Thousand)** only, for the land by a mutual consent. The said amount is paid to the VENDOR and the VENDOR acknowledged and accepted the said amount as being paid.

Shahgudi Chantoon
11/03/19

NOW THIS INDENTURE OF SALE WITNESSETH that in consideration of payment of Rs. 39,85,000/- (Rupees Thirty Nine Lakh Eighty Five Thousand) only by the PURCHASER to the Vendor as per memo for consideration (the receipt whereof the Vendor doth hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge the PURCHASER and the property for ever) the Vendor doth hereby grant, convey, assign, sell and transfer absolutely and for ever to and unto the PURCHASER all that piece and parcel of land measuring 04 (Four) Katha 10 (Ten) Chatak i.e. 7.64 Decimals with house constructed thereon bearing M.S. Plot No. 1688 being Sub Plot No. 1688/D corresponding to Jamabandi Khata No. 1405/4127 situated at village Konka, Church Road, Ranchi, Old Ward No. IV, New Ward No. strict - Ranchi within the jurisdiction of the District Registrar and Sub-Registrar, Ranchi morefully described in the schedule to this deed and delineated in RED WASH in the map attached together with all rights of easement, path, path ways, right, light, liberties, privileges, appendages and appurtenances whatsoever and the reversion or reversions, remainder or remainders, rent, issues and profits thereof and all the right, title, interest, claim and demand of the Vendor to into and upon the property hereby granted, conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof.

AND WHEREAS the Vendor covenants with the PURCHASER that the property hereby granted, conveyed, assigned, sold and transferred absolutely and forever is free from all encumbrances, trust, liens, tenancy, attachment and execution whatsoever.

AND WHEREAS the Vendor has indefensible title and exclusive right to grant, convey, assign, sell and transfer absolutely and forever the property hereby granted, conveyed, assigned, sold and transferred absolutely.

Shahgidi Chatur
11/07/19

AND WHEREAS the Vendor further covenants with the PURCHASER that the Vendor has not taken loan from any Bank, Financial Corporation or any other agency or person by encumbering and mortgaging the property hereby sold to the PURCHASER.

AND WHEREAS now the PURCHASER who has been put in possession of the property hereby sold shall continue to remain in possession thereof as absolute owner and shall be entitled to demolish the existing house and other structures, construct new building and structures, tube well or wells excavated, plant trees and garden and use the land in any manner He likes without any let, hindrance, interruption, claim or demand by or from the Vendor or any other person claiming through or under the Vendor.

AND WHEREAS the Vendor also covenants with the PURCHASER that the Vendor shall indemnify the PURCHASER against all losses, damages, claim, demand and liability whatsoever, if any, which the PURCHASER may sustain, or incur or be put to by reason of any defect in the title of the Vendor or any person claiming through or order the Vendor either in equity or in law or in case any encumbrance is discovered.

AND WHEREAS now the PURCHASER shall be entitled to get his name mutated in the Office of the Circle Officer, **Town Anchal**, Ranchi as well as in the Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in his names PROVIDED ALWAYS the Vendor shall at all reasonable times on the request and at the cost of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things which may be reasonably required for putting the PURCHASER in possession and assuring the title of the PURCHASER according to the true meaning and intent of these presents.

AND WHEREAS the PURCHASER shall now have absolute right to transfer the schedule property by way of sale, gift, lease and mortgage or in any other form in favour of any person/persons he likes.

Shahjodi Chutoon
11/07/19

DETAILS OF CONSTRUCTION

1.	Whether kutchha or pucca	:	Kutchha
2.	If pucca whether tiled or reinforced concrete	:	Asbestos
3.	Number of Story	:	NA
4.	Year of Construction	:	1994
5.	A brief description of nature of sanitary, electrical and other fittings	:	Ordinary
6.	Area where the building is constructed in use whether residential, commercial or industrial.	:	Residential
7.	If on rent the amount of rent	:	No
8.	(A) Value of land measuring <u>7.64</u> Decimals		Rs 30,35,000/-
	(B) Value of House measuring 500 sq.ft.	:	Rs <u>9,50,000/-</u>
	Total	:	Rs <u>39,85,000/-</u>

Shahjodi Chhatoon
11/07/19

SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land measuring 04 (Four) Katha 10 (Ten) Chatak i.e. 7.64 Decimals with house constructed thereon bearing M.S. Plot No. 1688 being Sub Plot No. 1688/D corresponding to Jamabandi Khata No. 1405/4127 situated at village Konka, Church Road, Ranchi, Old Ward No. IV, new Ward No. 16, District - Ranchi within the jurisdiction of the District Registrar and Sub-Registrar, Ranchi and delineated in RED WASH in the Map attached forming part of this deed and bounded and butted as follows :-

- North : M.S. Plot No. 1089
- South : 22 feet wide proposed Road
- East : Plot No. 1688/E
- West : Plot No. 1688/C

MEMO OF CONSIDERATION

VENDOR has received full and final consideration of Rs. 39,85,000/- (Rupees Thirty Nine Lakh Eighty Five Thousand) only as sale consideration from the PURCHASER.

CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, GairmajaruaAam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the VENDOR belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

Shahzadi Usharoon
11/07/19

IN WITNESS WHEREOF the Vendor through his Attorney has put his hand on the date, month and year above written after fully understanding the contents of this deed.

Witness :

1. *Shamim Akter*
S/o Late Abdul Kazzaque
D/o Fatenullah Kame

Signature of Vendor
Through his Attorney






2. *Donith Afzal*
S/o Md. Abid
Ho: Betki, Ps-Banwadih
Dist-Latehar

Shahjadi Khatun
11/07/19 ✓



Signature of PURCHASER

Shahjadi Khatun
11/07/19

				
Little	Ring	Middle	Fore	Thumb

Certified that the finger prints of the left hand of each person whose photograph is affixed in the document have been obtained by me or before me.

Drafted by :

Rajag
Rajeev Ranjan K. ma
ADVOCATE
CIVIL COURT, RAIRAH
11/07/19

En-no-4872/06

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. CNT1603102018123849
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 03-10-2018
Ward No : 16
New Ward No. : 16
Holding No : 484/D,484/E,484/G,484/H
New Holding No : 0160001134000A2

Received From Shri / Smt. MR. MD KAMRAN C/O MR. MUJIBUR RAHMAN, MR. MD MANZOOR C/O MR. MD RAUF, MR. MD MAQSOOD C/O MR. MD RAUF, MR. SARFARAZ AHMAD C/O MR. MUJIBUR RAHMAN
Address : CHURCH ROAD GHOSH COMPOUND, RANCHI

Sum of Rs. 549.00 (in words) Five Hundred Fourty Nine Rupees Only
Towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No _____
Dated _____ Drawn on _____
Place Of The Bank _____

This is a computer-generated receipt and it does not require a signature.

I.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
00100A	Holding Tax Arrear	2008-2009 III - 2015-2016 IV	177.19
00100C	Holding Tax Current		
00200A	Water Tax Arrear	2008-2009 III - 2015-2016 IV	106.32
00200C	Water Tax Current		
00400A	Conservancy Tax / Latrine Tax Arrear	2008-2009 III - 2015-2016 IV	106.32
00400C	Conservancy Tax / Latrine Tax Current		
00500	Lighting Tax		
05201	Education Cess	2008-2009 III - 2015-2016 IV	70.88
05203	Health Cess	2008-2009 III - 2015-2016 IV	88.60
18002	Interest on Holding Tax Receivable	2008-2009 III - 2015-2016 IV	0.00
		Total	549.00
		Amount Received	549.00

Details Please Visit : www.ranchimunicipal.com
Call us at 18001212241 or 0651-7145511

In Collaboration with
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony,
Sahjanand Chowk, Harmu Road,
Ranchi - 834002

Shahjadi Chatterjee

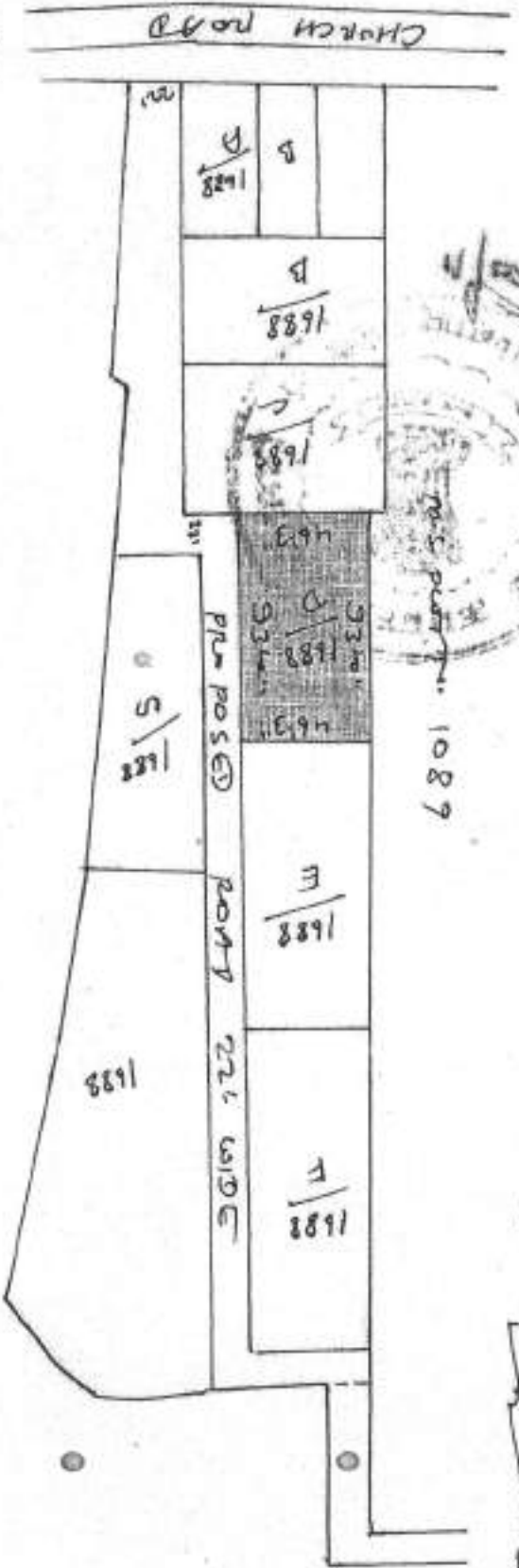


Plot No.	Holding No.	Street	Owner	Occupier	Description	Total area	Public area	Remarks
426	-	सिटी रोड	श्रीमती सुशीला देवी (Smt. Sushila Devi) पति श्री श्रीमती सुशीला देवी के सहित सिटी रोड	श्रीमती सुशीला देवी (Smt. Sushila Devi) पति श्री श्रीमती सुशीला देवी के सहित सिटी रोड	आवासीय	0-096		
1822	952	सिटी रोड	श्रीमती सुशीला देवी (Smt. Sushila Devi) पति श्री श्रीमती सुशीला देवी के सहित सिटी रोड	श्रीमती सुशीला देवी (Smt. Sushila Devi) पति श्री श्रीमती सुशीला देवी के सहित सिटी रोड	आवासीय	9-386		

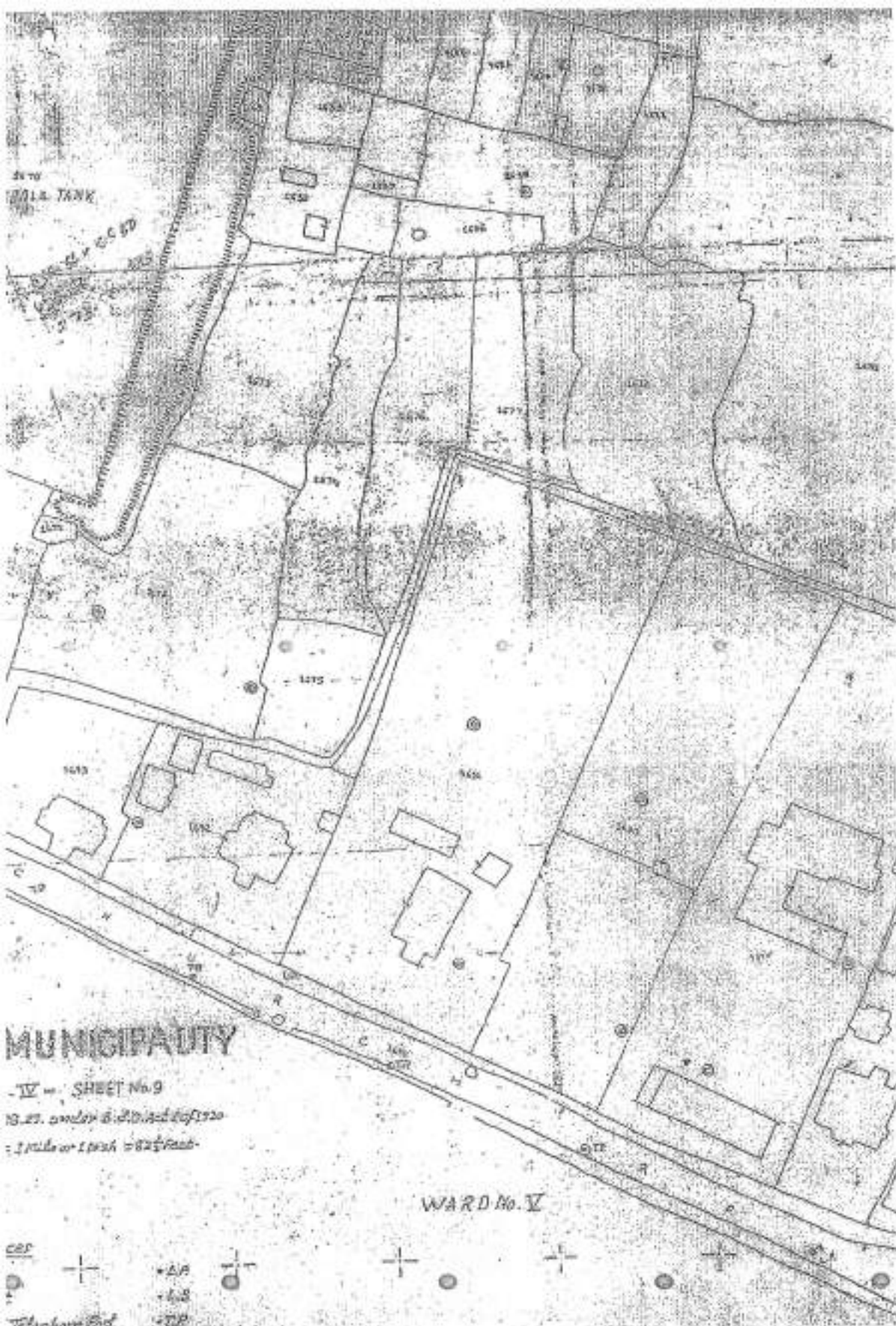
Shriyati Sushila Devi

Handwritten signature or name at the top of the page.

RANCHI MUNICIPALITY, WARD No-4, SCALE 64"=1MILE
SHEET No-9, NEW WARD No-16
M.S. PLOT No-1688, SUB PLOT No-1688/D
AREA - 4147.11, 10 CHHATAK
AREA SHOWN IN RED WASH



Handwritten notes in the bottom left corner: 'Dotted Area' and 'Prop Area'.



MUNICIPALITY

- V - SHEET No. 9

Scale of 1:10,000

Scale of 1:10,000 = 1 cm = 100 m

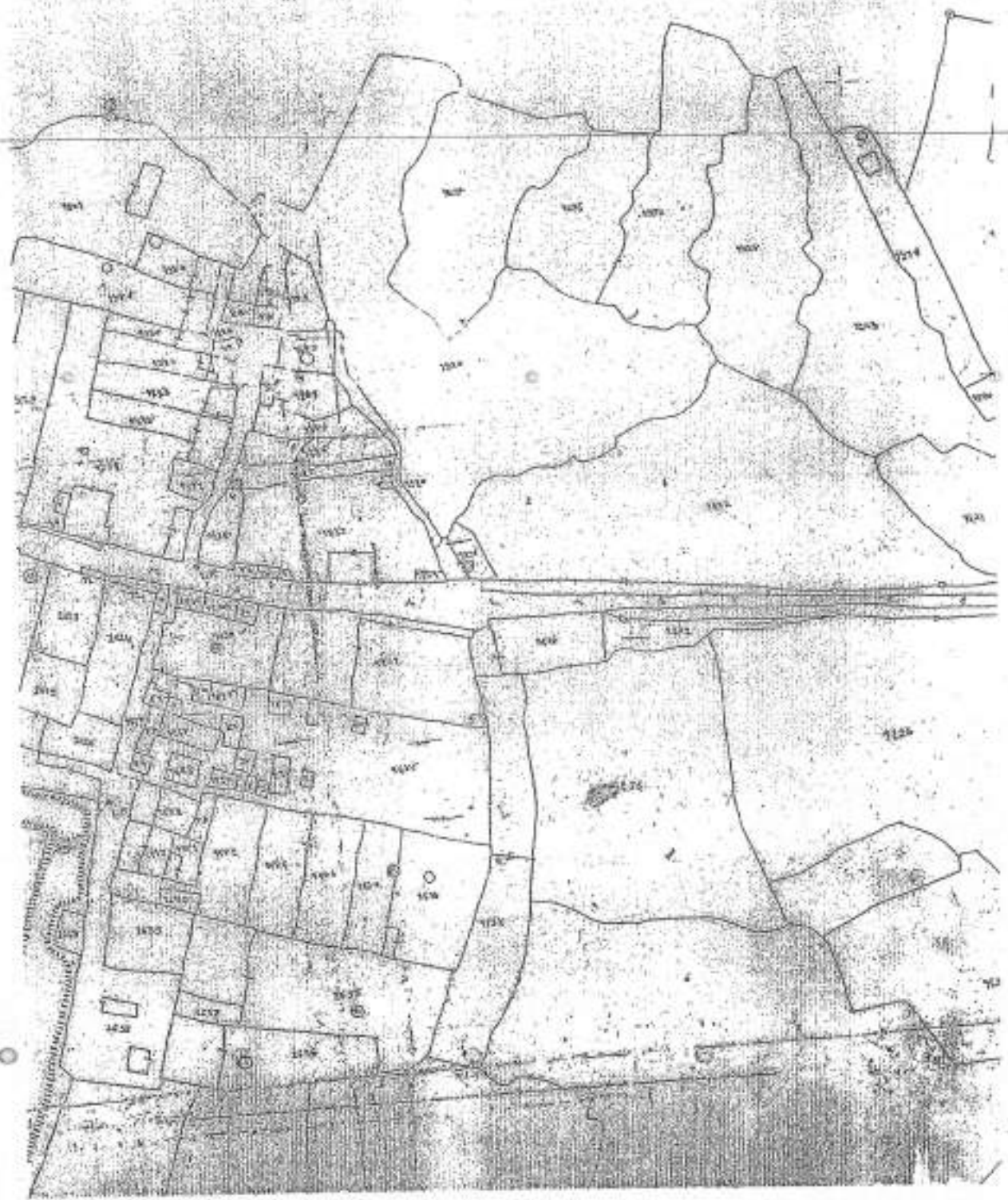
WARD No. V

+ (cross) = Water Tank
 + (circle) = Telephone Post

Shaligahi Khatoun

vol No. 5

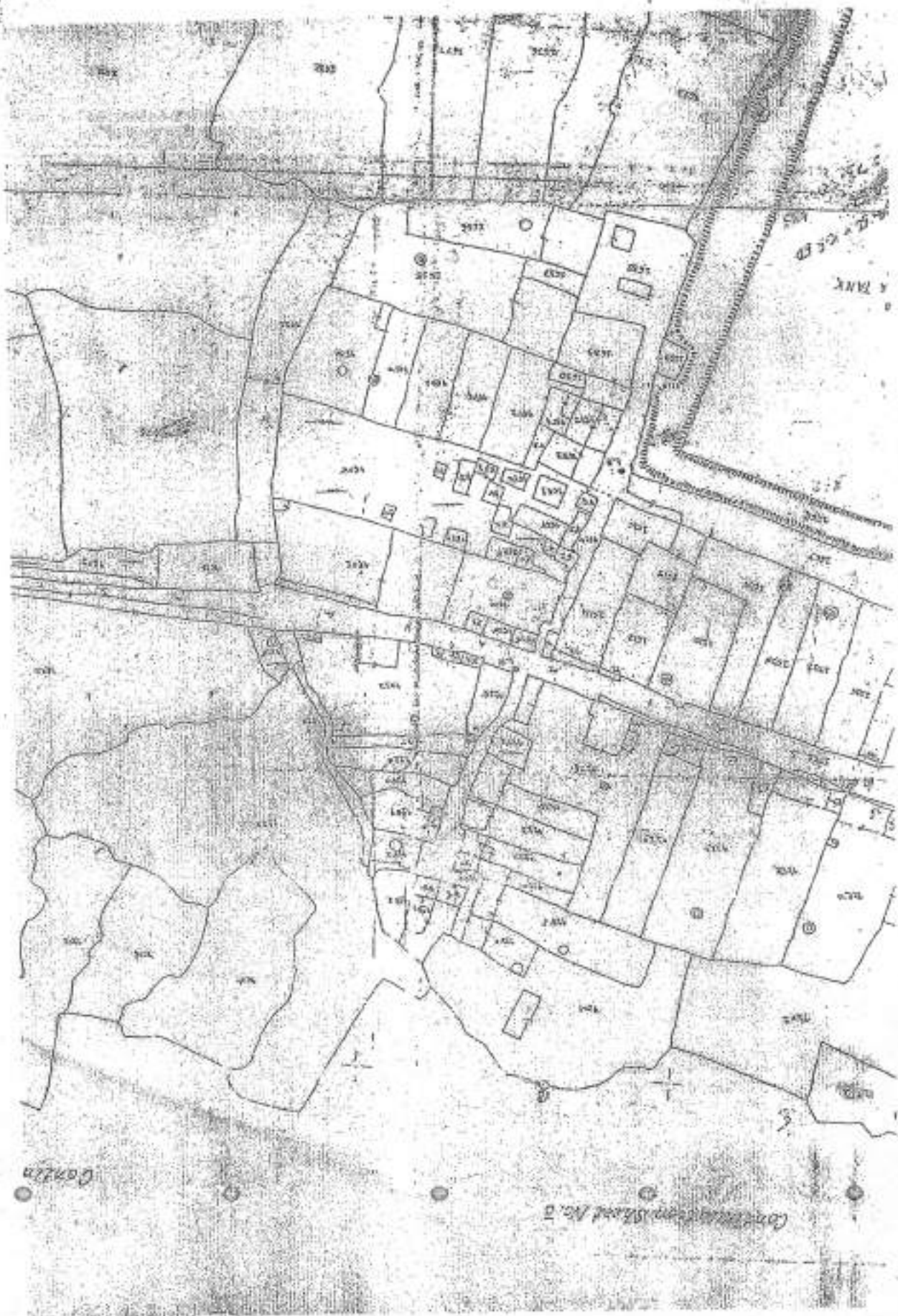
Continuation Sheet No. 4



Shahjadi Uchatou



Shahjahi Chatoon



Shahjahi Khatoon

Form XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्वेक्षक / नाम मीजा मय

धाना/वो धाना नम्बर

ग्राम / बोलका / 198 / मो 0 मंजूर

V

फरद मलकी / फरद रेवती Page No. : 178
नाम रेवत मय वसिदगत जगदबन्दी Vol. No. : 13
वो सकुनत नम्बर। Receipt No. : 0757424401

खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1405	1398 KM, 1688 MS	4 कठ 10 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

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

मांग बाबत	सालाना	बकाया				हल (2019-2020)
		तीन वर्ष से ज्यादा (2008-2009) - (2015-2016)	1 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	1 रा वर्ष (2018-2019)	
मात (नकदी)	18.50	148.00	18.50	18.50	18.50	18.50
गुजारी (भावती)	4.62	36.96	4.62	4.62	4.62	4.62
सेस	9.25	74.00	9.25	9.25	9.25	9.25
सूद	9.25	74.00	9.25	9.25	9.25	9.25
मुतफरकात	3.70	29.60	3.70	3.70	3.70	3.70
मीजान	45.32	362.56	45.32	45.32	45.32	45.32

तफसील अदाकारी

अदाकारी बाबत	सालाना	बकाया				मौजदा हाल (2019-2020)	फाविल
		तीन वर्ष से ज्यादा (2008-2009) - (2015-2016)	1 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	1 रा वर्ष (2018-2019)		
मात (नकदी)	148.00	18.50	18.50	18.50	18.50		
गुजारी (भावती)	36.96	4.62	4.62	4.62	4.62		
सेस	74.00	9.25	9.25	9.25	9.25		
सूद	74.00	9.25	9.25	9.25	9.25		
मुतफरकात	29.60	3.70	3.70	3.70	3.70		
मीजान अदाकारी	362.56	45.32	45.32	45.32	45.32		

(1) मीजान कुल (ताफ्ती में) : Five Hundred Forty Three Rupees and Eighty Four Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 543.84

तारीख अमला तहसील कुनिन्दा : 29-04-2019

खस मजल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं रिया जाता है।



यह एक कंप्यूटर जनित प्रति है।

यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी आखिल में सहाय के रूप में नहीं किया जा सकता है।

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

Shahzadi Khatoon



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृथी II प्रति

July 9, 2019

भाग वर्तमान	13	पृथ संख्या	178										
जिला का नाम	रोही	अनुमंडल नाम	सदर	अंचल का नाम	बहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखंड				
सौदा का नाम	सोनका	होस्टिंग संख्या	1405/4127	लौकी संख्या	0	प्लॉट नम्बर	108	सौदा का प्रकार	—				
मो: संदूर, पिला-मो: राजक, पति: —													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
1405	1088 MS	4 कन्ड्ड छ. 0 वर्गफीट	(1) वांछित खारिज स्वीकृत वाद संख्या 258 अर 27 /1992-93 (2) दांखिल खारिज वाद संख्या 2 अर 27/ 1994-95 द्वारा के नाम पर स्वीकृत						18.5	26.83			
1405	1395 KM	0 कन्ड्ड छ. 0 वर्गफीट											
	कुल परिमाण	4 कन्ड्ड छ. 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत वादु सात	रोड सेस बकाया	रोड सेस वादु सात	शिक्षा सेस बकाया	शिक्षा सेस वादु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वादु सात	कृषि सेस बकाया	कृषि सेस वादु सात
06/08/2007	173131	2006-07	2007-08	18.5	18.5	4.63	4.63	9.25	9.25	9.25	9.25	3.7	3.7
04-29-2019	0757424401	2008-2009	2019-2020	203.5	18.5	50.82	4.62	101.75	9.25	101.75	9.25	40.7	3.7

List Of Case Status Details

अपडेट



BACK

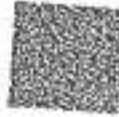
यह एक कम्प्यूटर जनित प्रति
यह प्रत्येक प्रती को वास्तविकी के लिए है
इसका उपयोग किसी भी माध्यम में सत्या के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से संपर्क करें
पत्र का नमूना देखने के लिए पत्र नंबर लिंक करें

Shahzadi Chatoor

भारत सरकार
GOVERNMENT OF INDIA



मंजिव आलम
Manjiv Alam
जन्म वर्ष: 1964
पुण्य माला



9310 5953 3222

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

पता:
S/O: अब्दुर रउफ, डॉ.
प्रदीपलाल लेन मेन रोड
(लोवर बाजार), रांची
डि.पि.ओ., रांची जो.पी.ओ.,
रांची
झारखण्ड, 834001

Address:
S/O: Abdur Rauf, Dr. Fatehah
Lane Main Road (Lower
Bazar), Ranchi G.P.O., Ranchi
G.P.O., Ranchi
Jharkhand, 834001

Aadhaar - Aam Aadmi ka Adhikar

*in party
kalyadi kalyan*

*15th Party
power*

~~XXXXXXXXXXXX~~

काका काका - Zaimul Abudon

7677478346

17-0-21

सहजदी खातून
 Shahezadi Khatoon
 जन्म तिथि/DOB: 21/12/1986
 महिला / FEMALE




3633 6965 5130

आधार-आम आदमी का अधिकार

Isk party
Dudhga Mahsoor in Abbas

2nd party -
power of Attorney.
50/2

भारतीय न्यायपालिका प्राधिकरण
 Ministry of Justice, Government of India

पता: Address:
 D/O: श्री. नेशार, 14, सोनका
 कवाल टोनी, सोनकाइन्सा
 लेन, मपोस्ट एंडी पाल
 टैनेर, सोनकाइन्सा, रांची
 वि.पि.ओ. 834001
 भारत-834001

D/O: Mr. Neeshar, 14, Sonaka
 W. Kaval Tonni, Sonaka
 Lane, M.P.O. and Pal
 Tainer, Sonaka, Ranchi
 V.P.O. 834001
 India - 834001

3633 6965 5130

Aadhaar-Aam Admi ka Adhikar

414 काता

Late Abdul Rauf

7283069283

Shahzadi Khatoon



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 2042/27011/22458

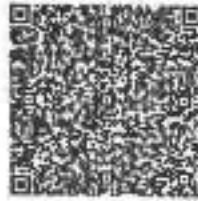
To
रेहाना रज़ा
Rehana Raza
W/O: Anwar Raza
158 Mani Tola
Near B.S.N.L Tower
Doranda
Doranda
Ranchi Ranchi
Jharkhand 834002
9304834051

04/02/2014

114312500



ML143125005FT



आपका आधार क्रमांक / Your Aadhaar No. :

5308 2052 7149

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



रेहाना रज़ा
Rehana Raza
जन्म तिथि / DOB : 01/01/1950
महिला / Female

रेहाना रज़ा



5308 2052 7149

आधार - आम आदमी का अधिकार



Identified

Late
[Signature] का शीक - Chaman Mehar

7627428346



भारत सरकार
GOVERNMENT OF INDIA



दानिश अफजल
Danish Afzal
DOB: 19-10-1993
Gender: Male



2291 5362 4685

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O मोहम्मद अबिद, ग्राम-पो-बेतला
धाना-बरवाडीह, बेतला, बेतला नेशनल
पार्क, नातेहार, झारखण्ड, 822111

S/o Mohammad Abid, Vill-po-betla
Ps-barwadih, Betla, Betla National
Park, Latehar, Jharkhand, 822111



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

गवाह

9308190404



Pre Registration Docket

Date :- 11-07-2019 11:55 am

Office Name :- SRO - Ranchi
Token No:- 20190000049127

Appoinment :- 13-Jul-2019 Time:- 12:30

Article	Sale Deed
Pre Registration Date	09-Jul-2019
No. Of Pages	27
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 814.

Property Id: 135885

Valuation No. : 179781 / 2019	:- 2019-2020	User Id : 3848	Date : 11-July-2019 11:36:AM
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Konka	Village/City : Konka	
Konka Word No 16 - Other Road			
Plot Number - 1688			
Volume Number - 13			
Page Number - 178			
Holding Number - 0160001134000A2			
Ward Number - 16			
Khata Number -			
Construction Type : KACHHA			
Property Rates			
Residential construction			
₹ 1888/- Square Feet			
Valuation Rule : Residential Construction			
Usage : Non Agri => Residential construction => Residential Construction			
Property Details			
1	Land area	7.64 Decimal	
2	Area of Constructed Property	500 Square Feet	
3	Have Depreciation certificate	No	
4	Age	21 to 30 years	
5	Certificate number		
Calculation Details			
Sr.No.	Description	Calculation	Total

1	Open Land Valuation	1. 7.64 x 396576=3029840.64	₹30,29,841/-
2	Constructed Property Valuation	1. 500 x 1888=944000	₹9,44,000/-
A	Total		₹39,73,841/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹39,73,900/-

Total Amount in Words: Thirty Nine Lakhs Seventy Three Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No-1688/E, West: Plot No-1688/C, South: 22 Feet Wide Proposed Road, North: M.S. Plot No-1089
Area	Land area : 7.64 Decimal, Area of Constructed Property : 500.00 Square Feet, Have Depreciation certificate : No , Age : 21 to 30 years , Certificate number :
Other Description of the Property	Pin Code - 834001
Government/Market Value	3973840.64
Transaction Amount	3985000

SELLER	-Mrs. Shahzadi Khatoun, Address - Dr.Fatehullah Lane, Lower Bazar Ranchi- ,Father/Husband Name Late Haji Nesar , PAN No.- *****427D,Permission Case No.- , Aadhaar No. *****5130
	-Mr. Md Manjur Through, Address - Dr.Fatehullah Lane, Lower Bazar, Ranchi- ,Father/Husband Name Late Abdur Rauf , PAN No.- *****473A,Permission Case No.- , Aadhaar No. *****3222
PURCHASER	-Mrs. Rehana Raza, Address - 158 Mani Tola, Near B.S.N.L Tower, Doranda Ranchi- ,Father/Husband Name Md Umar , PAN No.- *****989H,Permission Case No.- , Aadhaar No. *****7149

Witness Information	Mr. Danish Afzal , Address - Betla, Barwadih, Betla National Park, Latehar- , Father/Husband Name-Mohammad Abid
---------------------	--

Identifier Details	Mr. Shamim Akhter , Address - Dr.Fatheullah Lane, Near Mahboob Store, Lower Bazar, Ranchi- , Father/Husband Name- Abdul Razaque
--------------------	--

Property Id: 35885	
Fee Rule:Sale Deed	
1	Stamp Duty 1,59,400

Property Id: 35885	
Fee Rule:Sale Deed	
1	PR 1

2	SP	810
3	LL	3
4	A1	1,19,550
Total		1,20,364

Sr.No. Exemption Detail Amount

Female Exemption

1	Stamp Duty	159399
2	A1	119550

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.

Rajiv
11/03/19

Deed Writer / Advocate

روسیا ندر لیا

Vendee / Claimant

Shahzadi Khatoon

Vendor / Executant



सर्वोच्च न्यायालय

Date :-11-Jul-2019

Document Registration Summary 1

- Government/Market Value: ₹3973900/-
- Transaction Amount: ₹3985000 /-
- Paid Stamp Duty: ₹5 /-

Receipt : 166979

Receipt Date : 11-07-2019

Presenter Name: Shahzadi Khatoon

On Date 11-07-2019 Presented at SRO - Ranchi
Signature of Presenter

Shahzadi Khatoon

SRO - Ranchi

PR	₹1
SP	₹810
LL	₹3
Stamp Duty	₹5

Total ₹819

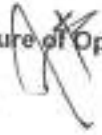
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	5	-4	Stamp Paper		Stamp Number : 03AA840584	5
PR	1	1	0	GRAS	SHAHZADIKHATOON	GRN Number : 1901591165 DEPT Transaction Id : c8ceec9ed0b45979dbe7 Transaction Type :	1
SP	810	810	0	GRAS	SHAHZADIKHATOON	GRN Number : 1901591165 DEPT Transaction Id : c8ceec9ed0b45979dbe7 Transaction Type :	810

A1	0	0	0				
LL	3	3	0	GRAS	SHAHZADIKHATOON	GRN Number : 1901591165 DEPT Transaction Id : c8ceec9ed0b45979dbe7 Transaction Type :	3
Sub Total	815	819	-4				

Article : Sale Deed Number of Pages : 54

Exemption Fee Rule	Fee Exemption
Female Exemption	159399 /-
Female Exemption	119550 /-

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer






OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000049127

Deed Type	Sale Deed
Number of Pages	54
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 810, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3973841/- ,Transaction Amount :- Rs.3985000/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Konka Location :- Other Road, Konka Word No 16 Property Boundaries :- East: Plot No-1688/E, West: Plot No-1688/C, South: 22 Feet Wide Proposed Road, North: M.S. Plot No-1089 Plot Number - 1688Volume Number - 13Page Number - 178Holding Number - 0160001134000A2Ward Number - 16Khata Number -- Area Of Land :- 7.64 Decimal 500.00 Square Feet

Sh./Smt.Shahzadi Khatoon s/o/o/w/o Late Haji Nesar has presented the document for registration in this office





today dated :- 11-Jul-2019 Day :- Thursday Time :- 14:58:34 PM





Shahzadi Khatoon(Individual)

Party Name	Document Type	Document Number
Shahzadi Khatoon	PAN/UID	AOUPK2427D

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Md Manjur Through ... Jharkhand PAN No.: AATPA8473A	No	Address:-	Shahzadi Khatoon ... Jharkhand PAN No.: AOUPK2427D	SELLER Age:65			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	Shahzadi Khatoon Address1 - Dr.Fatehullah Lane, Lower Bazar Ranchi, Address2 - ... Jharkhand. PAN No.: AOUPK2427D,Permission Case No.-	Yes	Shahzadi Khatoon Address:- 14,konka katal toll, OPPOSITE a d PAL talor, dr. fattahulla lane, lower bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:33			Shahzadi Khatoon
3	Rehana Raza Address1 - 158 Mani Tola, Near B.S.N.L Tower, Doranda Ranchi, Address2 - ... Jharkhand PAN No.: EHLPR6989H,Permission Case No.-	Yes	Rehana Raza Address:- 158, Near B.S.N.L Tower, Mani Tola, , Doranda, , Ranchi, 834002, , Jharkhand, India		PURCHASER Age:69			Rehana Raza

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Shamim Akhter S/o-D/o Abdul Razaque Address1 - Dr.Fatehullah Lane, Near Mahboob Store, Lower Bazar, Ranchi, Address2 - ... Jharkhand PAN No.:			Shamim Akhter

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Danish Afzal Address1 - Betla, Barwadih, Betla National Park, Latehar, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Shahzadi Khatoon), has/have admitted the execution before me. He/ She/ They has / have been identified by (Shamim Akhter) Son/Daughter/Wife of (Abdul Razaque) resident of (Dr.Fatheullah Lane, Near Mahboob Store, Lower Bazar, Ranchi) and by occupation (Business).

Signature  Registering Officer

Date:- 11-Jul-2019

Seal and Signature  of Registering Officer



Token No.: 20190000049127

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **11-Jul-2019** by **Shahzadi Khatoon, S/O, D/O, W/O Late Hajj Nesar** resident of Dr. Fatehullah Lane, Lower Bazar Ranchi. ,,
This deed was registered as Document No:- **2019/RAN/5271/BK1/4657** in Book No :- **BK1**, Volume No :- **565**
from Page No :- **313** to **366** at, office of **SRO - Ranchi**

Date:- **11-Jul-2019**

Registering Officer



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्किल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय बलिदपत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 25

Vol. No. : 28

Receipt No. : 0182520550

शहर | कौनका | 198 | MRS REHANA RAZA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1405	1688 MS	0 एकड़ 7.64 डिसमील 0 हेक्टर

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

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

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	30.00					30.00
सेस (भावली)	7.50					7.50
सूद	15.00					15.00
मुतफरकात	15.00					15.00
मौजान	6.00					6.00
	73.50					73.50

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)						30.00	
सेस (भावली)						7.50	
सूद						15.00	
मुतफरकात						15.00	
मौजान अदायकारी						6.00	
						73.50	

(१) मौजान कुल (लफजों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 25-12-2021

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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