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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH29818250768967S
Certificate Issued Date	: 09-Jul-2020 04:50 PM
Account Reference	: SHCIL (FI) Jhshcil01/RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0144740966178418S
Purchased by	: RASHID HASSAN
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 27,29,000 (Twenty Seven Lakh Twenty Nine Thousand only)
First Party	: POWER HOLDER SHAHZADI KHATOON
Second Party	: RASHID HASSAN
Stamp Duty Paid By	: RASHID HASSAN
Stamp Duty Amount(Rs.)	: 1,09,200 (One Lakh Nine Thousand Two Hundred only)



Please write or type below this line.....

एक लाख नौ हजार दो सौ रुपये का
 मूल्य का प्रमाण है। नाराजोव म्हाय बलिपिण्ड
 एके की संतुष्टि । या । व २३.....
 बहीन यथावत म्हाय म्हाय का म्हाय का
 म्हाय का म्हाय म्हाय म्हाय का ।

(Signature)

13/07/2020

SR 0008150612

Shahzadi Khatoon
13/07/2020

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

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25,29,000/-

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13/07/2020



13/07/20

THIS DEED OF SALE is made on this the 13 day of 07, 2020, at Ranchi.

BETWEEN

MOHAMMAD ZUBAIR (UID No.- 7543 3565 5899, Mob. - 7283069283) son of Md. Halim, by religion Islam, by caste - Momin, by occupation Business, resident of Church Road, Dr. Fatehullah Lane, Ranchi, P.S. Lower Bazar, District Ranchi, (Jharkhand), Indian Citizen,, through his lawful attorney SHAHZADI KHATOON (PAN - PAN - A0UPK2427D, UID No. 3633 6965 5130, Mob. - 7283069283) daughter of Late Haji Nesar and wife of Md. Shahid Raza, by religion - Islam, 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, Jharkhand, Indian Citizen, vide power of attorney dated 09.06.2020 executed before District Sub Registrar, Ranchi and entered in Book No. IV, Volume No. 25, Page No: 441 to 486, Deed No. 3218/253 for the year 2020 (hereinafter called and referred to as the VENDOR) of the ONE PART.

Shahzadi Khatoon
13/07/20

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कनिष्ठा अज्ञात महमम तजगी अज्ञात

महपति का मूल्य
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16.88

AND

RASHID HASSAN (UID No. - 4692 9554 1130, PAN - ACFPH7176R, Mobile No. - 9504068028) son of Md. Zamir Hasan, by faith Muslim, by caste Iraqui (Kalal), by occupation Business, resident of Ansari Mohalla, Village - Balsokra, P.S. - Chanho, District Ranchi, Jharkhand, Indian Citizen (hereinafter called and referred to as the PURCHASER) of the OTHER PART.

WHEREAS the expression VENDOR and PURCHASER wherever occurring in these presents unless excluded by or repugnant to the subject or context shall always mean and include their respective heirs, legal representatives, successors-in-interest, executors, administrators and assigns.

WHEREAS the properties bearing Municipal Survey Plot No. 1687 measuring 17 Karies and Municipal Survey Plot No. 1688 measuring one acre and 367 Karies corresponding to Municipal Holding No. 484, both measuring in total one acre and 384 Karies, situated at Church Road, Ranchi, P.S. Lower Bazar, District Ranchi, Old Ward No. IV, present Municipal Ward No. 16 of the Ranchi Municipal Corporation, Ranchi besides other properties were acquired, owned and possessed by Rev. A.C. Chatterjee son of Late W.C. Chatterjee. And Whereas on the death of the said Rev. A.C. Chatterjee the aforesaid properties besides other properties were inherited by his four sons and nine daughters. And Whereas during the year 1960, one of the daughters of Late Rev. A.C. Chatterjee namely Mrs. Grasa Niter Bala Banerjee wife of Mr. P.C. Banerjee filed a partition suit being Partition Suit No. 48 of 1960 in the court of the Special Sub Judge, Ranchi against her brothers and sisters in respect of the all the properties of Late Rev. A.C. Chatterjee (Mrs. Grasa Niter Bala Banerjee vrs. Mr. D.A. Chatterjee and others). And Whereas the aforesaid partition suit No. 48 of 1960 was keenly contested by all the co-sharers. And Whereas the learned Special Sub Judge, Ranchi was pleased to decree the above suit, confirmed the pleader commissioner's report and passed a final decree in 16.06.1965. And Whereas Mrs. Purnima Mitter and Romola Ghose were jointly allotted 16 Kathas and 6 Chhataks more or less in the aforesaid land consisting of land and house situated at Church Road, Ranchi in the said final decree dated 16.06.1965. And Whereas on death of her allotted share in the

Shahzadi Chatterjee
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aforesaid properties was inherited by her husband Mr. Surendra Nath Ghose as her only heir, successor and legal representative.

And Whereas said Mrs. Purnima Mitter widow of Late Samar Kumar Mitter and Mr. Surendra Nath Ghose son of Late Bankim Chandra Ghose being absolute owners and in peaceful possession sold 7 Kathas more or less out of the aforesaid 16 Kathas and 6 Chhataks more or less to Masoom Alam Siddiqui son of Late M.M. Siddiqui, resident of Darzi Mohalla, Doranda, P.S. Doranda, Dist. Ranchi by virtue of registered deed of sale on 29.06.1992, being Deed No. 7107, which is entered in the year of 1992 before the Sub Registrar, Ranchi and after purchasing said Masoom Alam Siddiqui came in peaceful possession over the same.

AND WHEREAS said Masoom Alam Siddiqui orally gifted the aforesaid land with house constructed thereon to Mohammad Zubair (the VENDOR) on 28.10.1992 coupled with a Memorandum of Oral Gift dated 31.03.1994 and thereafter the VENDOR came in peaceful possession over the same.

AND WHEREAS the VENDOR mutated his name in respect of his purchased land before the Circle Officer, Town Anchal, Ranchi vide Mutation Case No. vide Mutation Case No. 265 R 27/1992 and 3 R 27/1994-95 and paying rent to the state regularly, the rent receipt being No. 0335356382 till the year of 2019-2020 which has been recorded in the Register-II, Volume 13, Page No. - 182.

AND WHEREAS the VENDOR is rightful owner of the land which is morefully detailed and described in the Schedule herein below.

AND WHEREAS VENDOR being the lawful owner and in possession over the said land had approached to the PURCHASER and offered to sell the land and kutchha house bearing Municipal Survey Plot No. 1688, Khata No. 00, measuring an area 4.35 decimals out of 7 Katha corresponding to Municipal Holding No. 484, new Holding No. 0160001294000Z0 situated at Village - Konka, Church Road, Ranchi, P.S. Lower Bazar, District Ranchi, Old Ward No. IV, present Municipal Ward No. 16 of the Ranchi Municipal Corporation, Ranchi morefully and particularly detailed in the schedule herein below and the PURCHASER has agreed to purchase the said land morefully and particularly detailed in the schedule herein below and shown in RED WASH in the map attached hereto for a total

Shahzadi Khatun
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consideration of Rs. 27,29,000/- (Rupees twenty seven lacs and twenty nine thousand) only.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS :-

1. That in pursuance of the above agreement and in consideration of Rs. 27,29,000/- (Rupees twenty seven lacs and twenty nine thousand) only paid by the PURCHASER to the VENDOR, the receipt whereof the VENDOR do hereby admit and acknowledge, the VENDOR do hereby grant, convey, assign, sell and transfer the said land morefully and particularly described in Schedule herein below UNTO AND TO the use of the PURCHASER and all the right, title, interest, privileges, right of way, land conveyed and transferred to the PURCHASER absolutely and forever.
2. That the VENDOR have also delivered possession of the said land to the PURCHASER to enjoy the same in any way, they may like or by doing other act or acts, deed or deeds, which may be necessary or proper and better enjoyment of the said land hereby described.
3. That the PURCHASER shall get his name mutated in all public records before the Circle Office concern and Ranchi Municipal Corporation, Ranchi by filing the mutation application and shall pay rent and taxes in his own name.
4. That the VENDOR do hereby covenant and declare for himself, his heirs, executors, administrators, legal representatives and assigns that the VENDOR have good and indefeasible right and title to transfer and convey the said premises hereby conveyed or expressed to be conveyed UNTO THE PURCHASER, her heirs, successors, executors, administrators, legal representatives and assigns in the manner aforesaid.
5. That the VENDOR further covenant with the PURCHASER that the premises hereby sold and transferred are free from all encumbrances, trusts, liens, lispence, tenancies, attachment, demands and executions whatsoever charges, claims and that the VENDOR have not done anything whereby the land may be subject to any attachment of liens of any kind of any court or any person.

Subyedi Khatoon
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6. That the VENDOR further covenant that the VENDOR and the persons claiming under them shall indemnify the PURCHASER, her heirs, successors, executors, representatives and assigns against all losses, damages, claims demands and liabilities 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 under her if any encumbrance is discovered.
7. That the PURCHASER having been put in possession shall hereafter peaceably hold and enjoy as her own chattel land without any let or hindrances, interruption, claims or demands by or from the VENDOR or any person claiming through them either in equity or in law.
8. That the PURCHASER is further empowered and entitled to hold and enjoy the land in any manner she like and is further entitled to get her name mutated with respect to the land in the office of the State of Jharkhand, in the office of Circle Officer, Argora, Ranchi or in the office of Municipal Corporation, Ranchi and shall pay rents and cess to the State of Jharkhand and taxes to the Municipal Corporation, Ranchi in her own name and from this date onward.

SCHEDULE

All that piece and parcel of land and kutchha house bearing Municipal Survey Plot No. 1688, Khata No. 00, measuring an area 4.35 Decimals out of 7 Katha corresponding to Municipal Holding No. 484, new Holding No. 0160001294000Z0 situated at Village - Konka, Church Road, Ranchi, P.S. Lower Bazar, District Ranchi, Old Ward No. IV, present Municipal Ward No. 16 of the Ranchi Municipal Corporation, Ranchi and shown in RED WASH in the map annexed herewith forming part of this deed and which is butted and bounded as follows:-

- NORTH : Portion of M.S. Plot No. 1688/C
SOUTH : Portion of M.S. Plot No. 1688/B Part
EAST : 22 feet wide road
WEST : M.S. Plot No. 1689

Shahzadi Chatterjee
13/07/20

SPECIFICATION OF CONSTRUCTION

1.	Whether Katcha or Pucca	:	Kutch
2.	If Pucca, whether tiled or R.C.C.	:	N.A.
3.	Number of Storey	:	N.A.
4.	Area of House	:	400 sq.ft.
5.	Year of Construction	:	1994
6.	A brief description of the nature of sanitary, electrical and other fittings in the building and their quality	:	Normal
7.	Any where the building is constructed and its use residential, commercial or industrial.	:	Residential
8.	If on rent, its annual rent	:	No.
	Value of land	:	18,98,000/-
	Value of house	:	8,31,000/-
	Total	:	27,29,000/-

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules is not the Govt. land. The same was neither acquired by a Government for civil or military purpose nor it is Bhoodan land, The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L. or E.C.L.

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi land nor connected with any member of Scheduled Tribe and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

NOTE :- The VENDOR does not belong to the Schedule Castes, Scheduled Tribes or Backward Classes notified for the purposes of section 46 (6) of the C.N.T. Act, 1908.

IN WITNESS WHEREOF the VENDOR through his attorney and the PURCHASER have put their respective signatures in this deed of sale on the day, month and the year first above written.

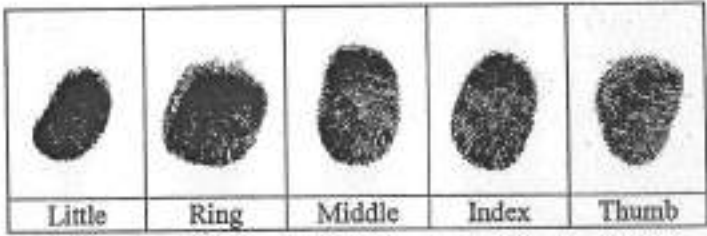
Shahjadi Khatoon
13/07/20

WITNESSES :

Signature of Attorney of
the VENDOR

1. Shami Afzal
S/o Late Abdul Kazzaque
Do Patchullah Lane
13/07/2020

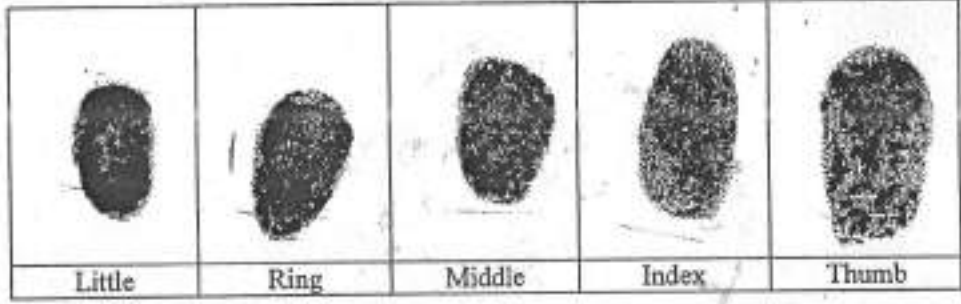
Shahzadi Ikhatoon
13/07/20



2. Danish Afzal
S/o Mol. Abid
Nowill + Po - Betla
PS - Baswadih
Dist - Larkhan (Jharkhand)
13/07/20

Signature, Photo and finger
prints of the PURCHASER

[Handwritten Signature]
13/07/20



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

Typed by :- Firoz Alam

Drafted by :-

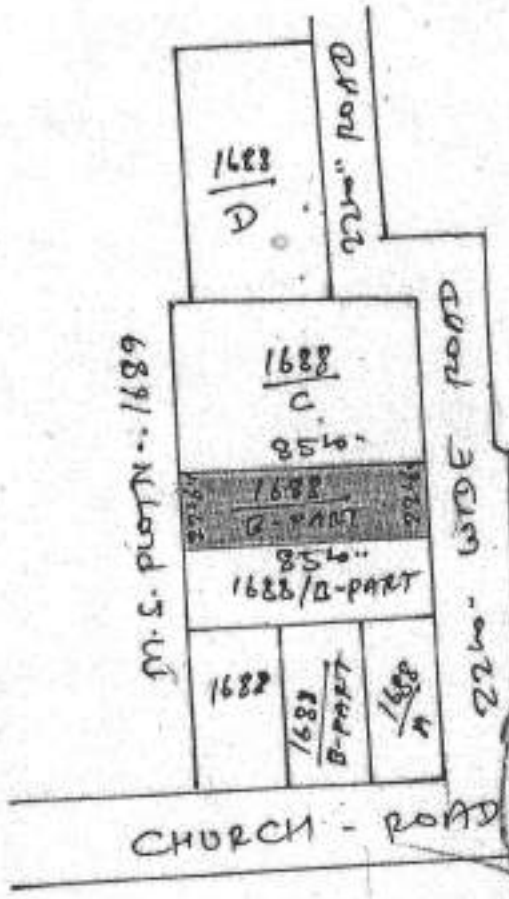
Page 7 of 7

Rajeev Ranjan Kumar
Rajeev Ranjan Kumar
ADVOCATE
Civil Court, Ranchi
13/07/20
Eno- 4872/06



RANCHI MUNICIPALITY
WARD No - 4, NEW - 16
SHEET No - 9, SCALE - 1/4" = 1 MILE
M.S. PLOT No - 1688
SHOWN IN THE WASH

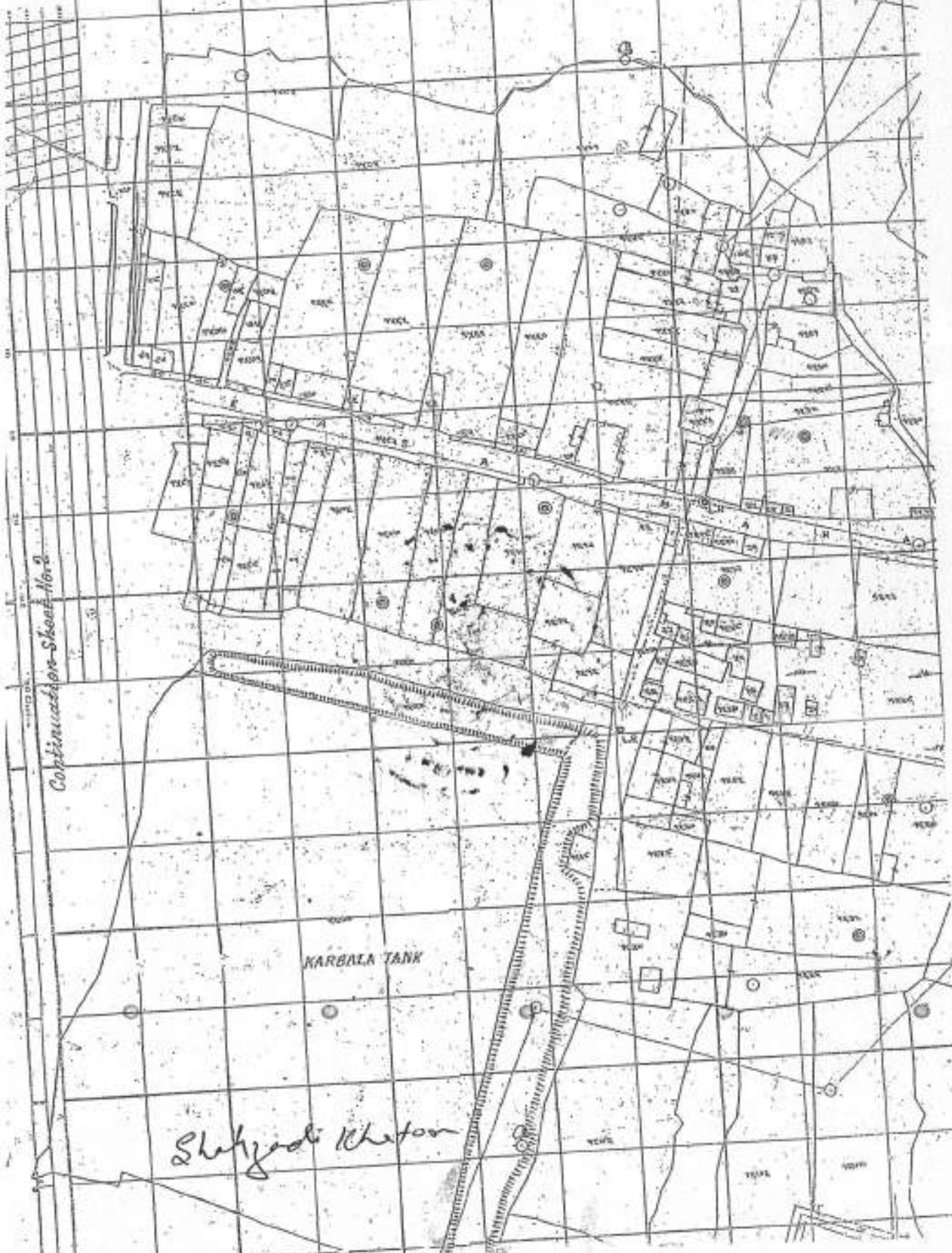
AREA
SUBPLOT No A-DEC
1688/B-PART - 0 - 4.35



COPY BY
RWA

1688/B-PART - 0 - 4.35

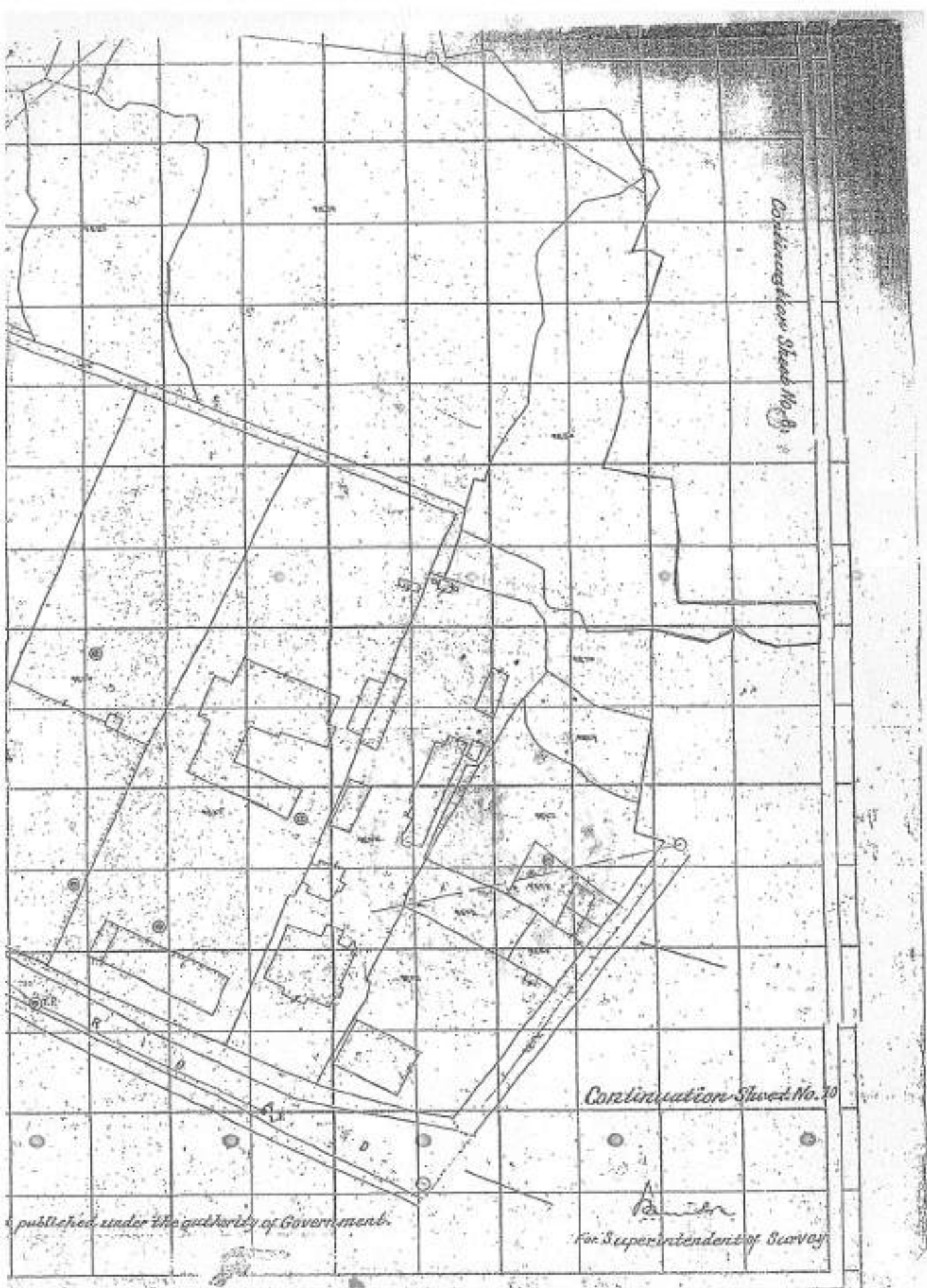
Continuation Sheet No. 3



Continuation Sheet No. 2

KARBALA TANK

Shahzadi Khator



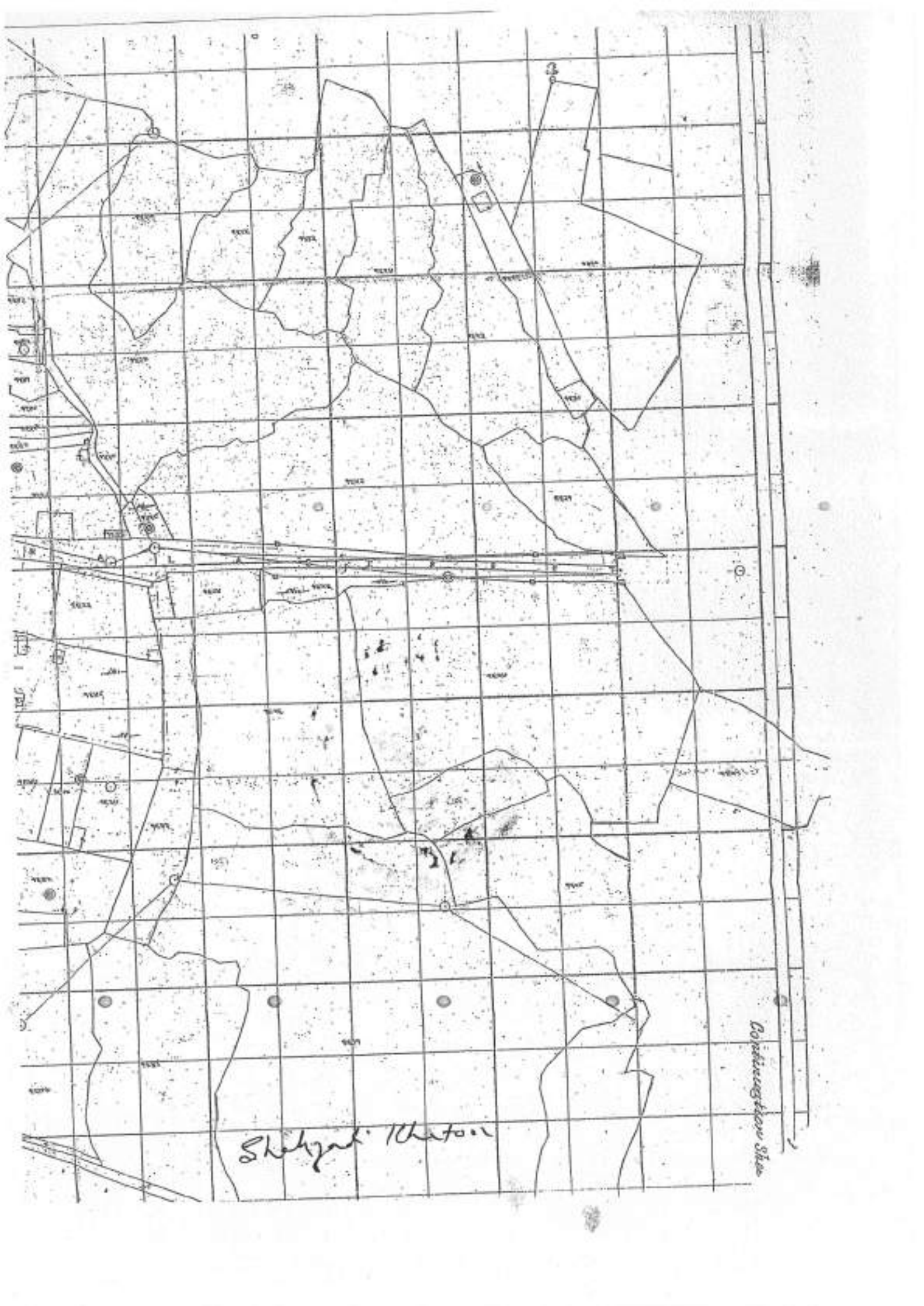
Continuation Street No. 8

Continuation Street No. 10

Published under the authority of Government.

[Signature]
For Superintendent of Survey

Sketch by Watson
1310720



Sketch of Khatoon

Positioning Sheet



राँची नगर निगम, राँची।

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

Memo No. : SAM/016/0130/1920
Date : 02-03-2020
प्रशस्ती : प्रथम तिमाही 2016-2017

श्री श्री गुरुजी सुबी
MOHAMMAD ZUBAIR C/O MOHAMMAD TALIM



पता
CHATTERJEE COMPOUND BAHUBAZAR ROAD, RAICHUR

प्लॉट द्वारा आवेको शुचित किया जाये है कि आकाश गुरु सं- 016000129403020 एवं नया कार्ड सं* 16 (पुराना कार्ड सं* 16) हुआ है, अतः स* निर्धारण प्रथम पत्र के अन्तर् पर सार्वजनिक विज्ञापन मूल्य - रु. 00/- रु* निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार-रखा।

स्व-निर्धारित कर की सूचना		
क्रम सं*	Particulars	Amount (In Rs.)
1.	गृह कर	167.66
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (सर्वा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		167.66



To be signed by the Applicant

नोट-

1. कर निर्धारण की सूची, सर्वे पत्र निम्न Website, www.raichurmunicipal.com पर प्रदर्शित है।
2. निगमपाली कंपनीका 11.4 के अंतर्गत में वर्ष जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर राश्या जखेड की सम्बन्ध कर का 50% होय।
दियाया की जाये है कि, सर्वा जल संरक्षण संरचना लगा कर निगम को शुचित की तथा अतिरिक्त गृह कर से राहत पाये।
3. पत्रके वितीत सर्व में सम्बन्धी कर कर भुगतान वैमर्निक देय होय।
4. यदि किसी वर्ष के लिए सम्पूर्ण पृष्ठ कर का भुगतान वितीत वर्ष के 30 दिन के पूर्व कर दिव्य जाता है, तो करदारा को 6% की रिमायण दी जायी।
5. किसी देय पृष्ठ को निर्दिष्ट सम्पत्ति (पत्रके विवाही) के अन्तर् या उसके पूर्व गरी बुझाया जाय है, तो 1% इतिवद्ध की दर से सम्पत्तय भाव देय होय।
6. या कर निर्धारण अन्तर्के का-निर्धारण एवं की गरी घोषणा के अन्तर् पर की जा रही है, इस स-निर्धारण, स-घोषणा पत्र को सम्बन्धित जल तथा सम्पत्तय निगम कर सकती है एवं सम्पत्तय पर जाने या निगमपाली कंपनीका 13.2 के अनुसार निर्धारित कर (Rate) एवं संश्लेषी देय होय।
7. सर्वे पत्र निगम द्वारा संश्लेषित इत सम्पत्ति कर इन इमारतों/घरों को कोई कानूनी वैधियत प्रदान नहीं करता है अतःप्राय न ही अपने भवितो, दखलदार को कोई कानूनी अधिकार प्रदान करता है।
8. अन्तर् अन्तर्के नये होस्टिंग नं० का अतिरिक्त संश्लेषी 2017/18 है तो वह विधि संरचनाओं की श्रेणी के अन्तर्गत मान जायेय।

Shahjahan Khan

Handwritten signature and stamp of Mohammad Zubair, dated 10/3/20.

Form No. 180v
 राज्याची
 नाम सौदा मय
 रीत नम्बर
 कोडका | 188 | नोंद क्षेत्र

V

परत मरतणी / परत रैयती Page No. : 182
 नाम रैयत मय वसिदयत यमवन्दी Vol. No. : 13
 यो सङ्कत नम्बर। Receipt No. : 0335356382

खाता संख्या 1405	खेसरा संख्या 1398 KM,1688 MS	रकबा (एकडू में) 7 कडा 0 कडाक 0 घाफोट
अदाजी नकदी	अदाजी भावती	सफरील हिसाब सङ्गन भावती

जोत का सालाना मोग मय सफरील (बकामा वो हात) मोजुदा सात का।

मोग बावत	सातना	बकामा				हात (2019-2020)
		तीन वर्ष से ज्यादा (2016-2017) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ सा वर्ष (2018-2019)	
माल (नकदी)	28.00	280.00	28.00	28.00	28.00	28.00
गुजारी (भावती)	7.00	70.00	7.00	7.00	7.00	7.00
संस	14.00	140.00	14.00	14.00	14.00	14.00
सुद	14.00	140.00	14.00	14.00	14.00	14.00
मुतफरकत	5.60	56.00	5.60	5.60	5.60	5.60
मोजान	68.60	686.00	68.60	68.60	68.60	68.60

हफसीत अदायकारी

अदायकारी बावत		बकामा				मोतालबा हात (2019-2020)	सजित
		तीन वर्ष से ज्यादा (2016-2017) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ सा वर्ष (2018-2019)		
माल (नकदी)		280.00	28.00	28.00	28.00	28.00	
गुजारी (भावती)		70.00	7.00	7.00	7.00	7.00	
संस		140.00	14.00	14.00	14.00	14.00	
सुद		140.00	14.00	14.00	14.00	14.00	
मुतफरकत		140.00	14.00	14.00	14.00	14.00	
मोजान अदायकारी		56.00	5.60	5.60	5.60	5.60	
		686.00	68.60	68.60	68.60	68.60	

(१) मोजान कुल (सफरी में) : Nine Hundred Sixty Rupees and Forty Paise
 (२) नाम देहिन्दा -
 (३) कुल बकामा- 960.40

सारीख अमला सहसीत कुनिन्दा : 17-06-2019

सास महल का बकामा मालगुजारी पर (सिमाय ऐसे बकामो पर जिन पर कि सर्टिफिकेट चाते हो) सुद नहीं लिखा जाता है।



LTJ of
 M. Zubair
 S.P.
 Rajiv
 18/3/20

यह एक कम्प्यूटर जनित प्रति है।
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें।

Print

Subjekt / Khata

ऑनलाइन जाँचा

19/10/20

आधार-आम नादमी का अधिकार

शहजादी खतून
Shahzadi Khatoun
जन्म तिथि/ DOB: 21/12/1986
महिला / FEMALE

3633 6965 5130

आधार-आम नादमी का अधिकार

1st party
Dinaj Mahmood ad Akbar

2nd party -
Power of Attorney.
50/2

भारतीय न्याय प्रणाली का प्रतिकरण
REPRODUCTION OF INDIA

पता: D/O: मो. नेशार, 14, कोनका
मनाच टोनी, डॉ. फटाहपुरा
सेन, अपोसीट ए सी फाल
टेमर, सोमर बाजार, रांची
बि.पि.ओ. रांची,
संख्यक - 834001

Address:
D/O: Mr. Noshar, 14, Konka
Dr. Fatah Pura, Opposite - 4
P.O. Near Bank, Ranchi
C.P.O., Ranchi,
Jharkhand - 834001

3633 6965 5130

Aadhaar-Aam Admi ka Adhikar

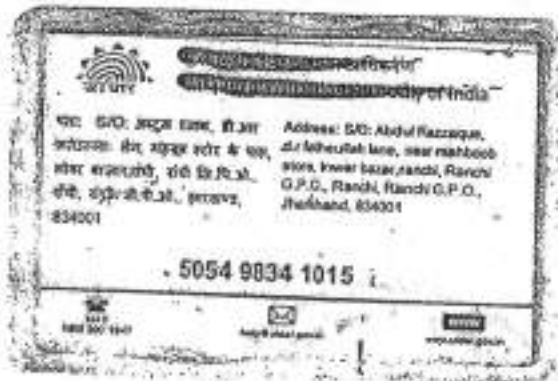
6141 - Late Abdul Rauf

7283069283

Shahzadi Khatoun



B



पहचान

Mob - 9304001491

Identifiable

श्रीमान अक्षर - Late Chuman Akshar

Stamp - 109250/-

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.35 x 436234 = 1897617.9	₹18,97,618/-
2	Constructed Property Valuation	1. 400 x 2077 = 830800	₹8,30,800/-
A			27,28,418/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			27,28,500/-
Total Amount in Words - Twenty Seven Lakhs Twenty Eight Thousands Five Hundred Rupee Only			

Land measurement, Sub Part and House No.	Property Boundaries East: 22 FEET WIDE ROAD, West: MS PLOT NO 1689, South: PORTION OF MS PLOT NO 1688/B PART, North: PORTION OF MS PLOT NO 1688/C
Area	Land area : 4.35 Decimal, Area of Constructed Property : 400.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 834001
Government/Market Value	2728417.9
Transaction Amount	2729000

SELLER	-Mrs. SHAHZADI KHATOON , Address - KONKA KALAL TOLI DR FATEHULLAH LANE LOWER BAZAR RANCHI- ,Father/Husband Name LATE HAJI NESAR , PAN No.- *****427D,Permission Case No.- , Aadhaar No. *****5130
	-Mr. MOHAMMAD ZUBAIR THRO, Address - CHURCH ROAD DR FATEHULLAH LANE LOWER BAZAR RANCHI- ,Father/Husband Name MD HALIM , PAN No.- ,Permission Case No.- , Aadhaar No. *****5899
PURCHASER	-Mr. RASHID HASSAN, Address - ANSARI MOHALLA BALSOKRA CHANHO RANCHI- ,Father/Husband Name MD ZAMIR HASAN , PAN No.- *****176R,Permission Case No.- , Aadhaar No. *****1130

Witness Information	Mr. SHAMIM AKHTER , Address - DR FATEHULLAH LANE LOWER BAZAR RANCHI- , Father/Husband Name-ABDUL RAZZAQUE
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Identifier Details	Mr. SHAMIM AKHTER , Address - DR FATEHULLAH LANE LOWER BAZAR RANCHI- , Father/Husband Name-ABDUL RAZZAQUE
--------------------	---

Fee Rule: Sale Deed		
Stamp Duty		1,09,160

		960
1	SP	960
Total		
Rule: Sale Deed		
1	PH	3
2	LI	81,870
3	AI	81,874
Total		

If 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



 Vendeo / Claimant



 Vendor / Executant





Document Registration Summary 1

Date :-13-Jul-2020

- Government/Market Value: ₹2728500/-
- Transaction Amount: ₹2729000 /-
- Paid Stamp Duty: ₹109200 /-

Receipt : 336031

Receipt Date : 13-07-2020

Presenter Name: SHAHZADI KHATOON

On Date 13-07-2020 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

PR	₹1
SP	₹960
LL	₹3
A1	₹81870
Stamp Duty	₹109200

Total

₹192034

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	109160	109200	-40	E-STAMP	RASHID HASSAN	Certificate Number : IN-JH29818250768967S	109200
PR	1	1	0	GRAS	Shahzadikhatoon	GRN Number : 2001408544 DEPT Transaction Id : 02424d6fc2688cb69b9a Transaction Type :	1
SP	960	960	0	GRAS	Shahzadikhatoon	GRN Number : 2001408544 DEPT Transaction Id : 02424d6fc2688cb69b9a Transaction Type :	960

A1	81870	81870	0	GRAS	Shahzadikhatoon	GRN Number : 2001408544 DEPT Transaction Id : 02424d6fc2688cb69b9a Transaction Type :	81870
LL	3	3	0	GRAS	Shahzadikhatoon	GRN Number : 2001408544 DEPT Transaction Id : 02424d6fc2688cb69b9a Transaction Type :	3
Sub Total	191994	192034	-40				

Article : Sale Deed Number of Pages : 64

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 :- 20200000051406

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 109160, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 81670, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2728418/- ,Transaction Amount :- Rs.2729000/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Konka Location :- Other Road, Konka Word No 16 Property Boundaries :- East: 22 FEET WIDE ROAD, West: MS PLOT NO 1689, South: PORTION OF MS PLOT NO 1688/B PART, North: PORTION OF MS PLOT NO 1688/C Khata Number - -Plot Number - 1688Volume Number - 13Page Number - 182Holding Number - 016000129400020 Area Of Land :- 4.35 Decimal 400.00 Square Feet

Sh./Smt.SHAHZADI KHATOON s/o/d/o/w/o LATE HAJI NESAR has presented the document for registration in this office





today dated :- 13-Jul-2020 Day :- Monday Time :- 15:14:38 PM





SHAHZADI KHATOON (Power Of Attorney)

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHAHZADI KHATOON Address1 - KONKA KALAL TOLI DR FATEHULLAH LANE LOWER BAZAR RANCHI, Address2 - ... Jharkhand PAN No.: AOUPK2427D, Permission Case No.-	Yes	Shahzadi Khatoon Address:- 14, konka kalal toli, OPPOSITE a d PAL tailor, dr. fatiahulla lane, lower bazar, Ranchi G.P.O.,, Ranchi, 834001, , Jharkhand, India		SELLER Age:34			<i>Shahzadi Khatoon</i>
2	MOHAMMAD ZUBAIR THRO ... Jharkhand PAN No.:	No	Address:-	SHAHZADI KHATOON ... Jharkhand PAN No.: AOUPK2427D	SELLER Age:65			
3	RASHID HASSAN Address1 - ANSARI MOHALLA BALSOKRA CHANHO RANCHI, Address2 - ... Jharkhand PAN No.: ACFPH7176R, Permission Case No.-	Yes	Rashid Hassan Address:- , ansari mohallah, vill- balsokra - ps-chanho, Balsokra, , Ranchi, 835213, , Jharkhand, India		PURCHASER Age:51			<i>Rashid Hassan</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHAMIM AKHTER S/o-D/o ABDUL RAZZAQUE Address1 - DR FATEHULLAH LANE LOWER BAZAR RANCHI, Address2 ... Jharkhand PAN No.:			<i>Shamim Akhter</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

13/2020

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;">SHAMIM AKHTER</p> <p>Address1 - DR FATEHULLAH LANE LOWER BAZAR RANCHI, Address2 - , , , Jharkhand</p>			

Signature of Operator *[Handwritten Signature]*

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 RAZZAQUE**) resident of (**DR FATEHULLAH LANE LOWER BAZAR RANCHI**) and by occupation (**Business**).

Signature of Registering Officer *[Handwritten Signature]*

Date: - 13-Jul-2020

Seal and Signature of Registering Officer *[Handwritten Signature]*



Token No.: 20200000051406

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **13-Jul-2020** by **SHAHZADI KHATOON**, S/O, D/O, W/O **LATE HAJI NESAR** resident of **KONKA KALAL TOLL DR FATEHULLAH LANE LOWER BAZAR RANCHI** ..

This deed was registered as Document No:- **2020/RAN/3903/BK1/3591** in Book No :- **BK1**, Volume No :- **495** from Page No :- **211** to **274** at, office of **SRO - Ranchi**

Date:- **13-Jul-2020**

Registering Officer



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 30
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 28
 वो सकुनत नम्बर। Receipt No. : 0024538107

शहर कोनका 198 RASHID HASSAN		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1405	1688 MS	0 एकड़ 4.35 डिसमील 0 हेक्टर

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 (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	20.00					20.00
संस (भावली)	5.00					5.00
सूद	10.00					10.00
मुतफरकात	10.00					10.00
मीजान	4.00					4.00
	49.00					49.00

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालाबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)	20.00					20.00	
संस (भावली)	5.00					5.00	
सूद	10.00					10.00	
मुतफरकात	10.00					10.00	
मीजान अदायकारी	4.00					4.00	
	49.00					49.00	

(१) मीजान कुल (लफ्जों में) : Forty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 49.00

तारीख अमला तहसील कुनिन्दा : 25-12-2021

खास महाल का बकाया मालगुजारी पर (शिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया 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 अंचलाधिकारी से संपर्क करें।

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