



भारत सरकार
Government of India



Aadhaar no. issued: 22/08/2014



Saadat Bilal Khaki

Date of Birth/DOB: 01/07/1978

Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं ।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफ़लाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए ।
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or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).**

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मेरा आधार, मेरी पहचान

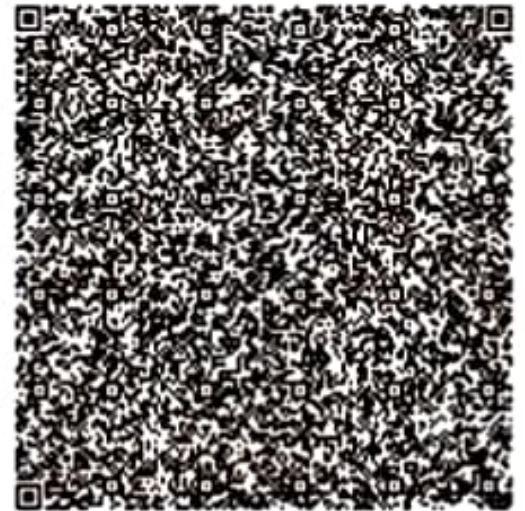


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Details as on: 29/04/2025

Address:
C/O: Gulzar Ahmad Khaki, 117, IQBAL ABAD,
K.P.ROAD, Anantnag, PO: Anantnag, DIST:
Anantnag,
Jammu and Kashmir - 192101



5870 3363 9023

VID : 9157 4906 5042 9794



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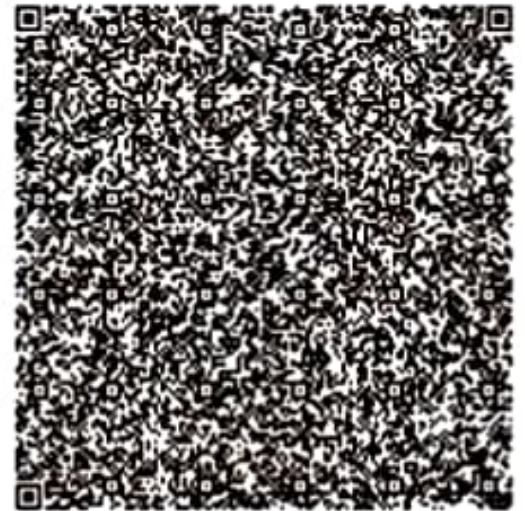


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VID : 9157 4906 5042 9794



SALE DEED

THIS SALE DEED is executed today on 04th Day of November, 2025 at Anantnag by and between:-

Shah Aadil Ahmad Reshi

S/o: Ghulam Mohd Reshi

R/o: Sarnal Bala Tehsil and District Anantnag.

(HEREINAFTER CALLED "The Vendor" of the first part) which expression shall be deemed to mean and include his heirs, executors, administrators, assignees, attorney holders, successors and legal representatives etc unless repugnant to the context thereof.

AND

Saadat Bilal Khaki

S/o: Gulzar Ahmad Khaki

R/o: Iqbalabad Tehsil and District Anantnag

(HEREINAFTER CALLED "The Vendee" of the second part) which expression shall be deemed to mean and include his heirs, executors, administrators, assignees, attorney holders, successors and legal representatives etc unless repugnant to the context thereof.

WHEREAS the Vendor is the owner in possession of land measuring 07 Marlas falling under Khasra Number 196 Min, Khewat Number 184 and Khata Number 1449 situated at Sarnal Tehsil and District Anantnag more specifically denoted and defined in the Fardah Intikhab, Jamabandi, Girdwari and the map issued by Patwari Halqa concern. The said land is in exclusive ownership and possession of the Vendor of the first part.

Whereas the Vendor of the first part having all the rights and titles over the said land do hereby transfer the above said land in favour of the Vendee/party 2nd along with all rights attached to the same. The said land involved is free from all encumbrances.



NOW THIS DEED OF SALE/WITNESSES AS UNDER:

1. That the Vendor of the first part sell the above said land with its ownership, possessory and easementary rights and titles to the Vendee of the 2nd part against the total consideration of **Rs.8,49,000/=(Rupees Eight Lac Forty Nine Thousand Only)** which has been received by the Vendor from the Vendee and nothing remains outstanding against the Vendee of the 2nd part. The said consideration is not less than the value of the land accessed by the competent authority for the transaction of sale purposes.
2. The actual physical possession of the said land with all rights and titles thereof has been handed over to the Vendee party of the 2nd part on spot.
3. That the said land is situated within the limits of NAC/TAC/municipal limits and is not covered under section 4 and 8 of Agrarian Reforms Act.
4. The Vendee shall be free to enjoy the benefits of the said property as its exclusive owner and the Vendor of the first part shall have no claim or right over the said land in future.

IN WITNESSES WHEREOF, parties hereto have signed this deed out of their own free will and consent without any fraud, coercion, undue influence from any quarter whatsoever, in presence of the below mentioned witnesses in the court premises, Anantnag on the day and date herein above mentioned.

SCHEDULE OF PROPERTY

Land measuring 07 Marlas falling under Khasra Number 196 Min, Khewat Number 184 and Khata Number 1449 situated at Sarnal Tehsil and District Anantnag.

WITNESSES:

1. Zahid Qutub Khan:-
S/o: Qutub Ahmad Khan:-
R/o: Jafarabad, Anantnag

2. Hassan Muhammad Khan
S/o: Hassan Muhammad Khan
R/o: Kanganoo, Mattan - Anantnag

Vendor 

Vendee 

Witnessed By:
Rasool Farooq
Advocate
District & Sessions




Pre Registration Summary

Date :- 13-12-2025 02:55 pm

Office Name :- SRO Anantnag

Token No:- 20250000125810

Appointment :- 13-Dec-2025 Time:- 14:50

Consideration	₹8,49,000
Market Value	₹8,48,750
Document Execution Date	04-Nov-2025
No. of Pages	2
Total Stamp Fee	₹ 59,430
Total Registration Duty	₹ 10,190

Property Id: **489515**

Village Name	Sarnal, Anantnag, Anantnag
Property Attributes	, Khewat Number - 184, Khata Number - 1449, Khasra Number - 196 Min
Property Description	Land area : 7.00 Marla
Area	7.00 Marla

Vendor	Name/Representative Name -Mr. Shah Aadil Ahmad Reshi, Father/Husband Name - Ghulam Mohd Reshi, Sarnal Bala Anantnag Age : 43 PAN No. - ALZPR6227Q Aadhar Consent : YES
Vendee	Name/Representative Name -Mr. Saadat Bilal Khaki, Father/Husband Name - Gulzar Ahmad Khaki, Iqbalabad Anantnag Age : 47 PAN No. - BOEPK5380Q Aadhar Consent : YES

Witness Information	Full Name -Mr. Riyaz Ahmad Khan Age :53, Photo I Card :994682521489, Address :Krangsoo Mattan Anantnag, , ,
---------------------	---

Identifier Details	Full Name -Mr. Zahid Gulzar Khaki, Photo I Card :587900698632 , Age : 40 , Address :Iqbalabad Anantnag, ,
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Fee Rule:Home visit	
Total	0



Property Id:489515		
Fee Rule:sale deed jk		
1	Stamp Duty	59,430
2	Registration Fee	10,190
Total		69,620

Declaration

Declaration To Be Made In The Data Entry Summary Sheet Print Out

All the entries made have been verified by me and is 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


Vendee/Claimant


Vendor / Executant

Property Valuation

Valuation No. : 717262 / 2025	: - 2025-2026	User Id : 29283	Date : 13-December-2025 14:53:PM
State : Jammu and Kashmir	District : Anantnag		Tahsil : Anantnag
Land Type : Urban	Corporation : Muncipal Council Anantnag		Village/City : Sarnal
Sarnal - Sarnal Bala		-	
Khasra Number - 196 Min			
Khewat Number - 184			
Khata Number - 1449			
Property Rates			
irrigated Land (Y)			
₹2425000/- Kanal			
Valuation Rule : Agriculture Irrigated land			
Usage : Agriculture => irrigated Land => Agriculture Irrigated land			
Property Details			
1	Land area	7 Marla	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Property Valuation	1. 1905.75 x 445.36271808999=848750	₹8,48,750/-
A	Total		₹8,48,750/-



Note : Final Valuation is Rounded to Next /-

Total Valuation (A)	₹8,48,750/-
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Total Amount in Words : Eight Lakh Forty Eight Thousands Seven Hundred And Fifty Rupees Only.
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Final Report



Document Registration Summary 1

Date :-13-Dec-2025

Article : 18 - Conveyance/Sale deed (Conveyance/Sale deed)

Office/2025/25/1/1790

- Market Value: ₹848750/-
- Consideration Amount: ₹849000 /-
- Paid Stamp Duty: ₹59430 /-

Sr. No. 2025/25/1/1790 On Date 13-Dec-2025
02:48:50 pm Presented at SRO Anantnag


Signature of Presenter

Receipt : 549020

Receipt Date : 2025-12-13 14:49:06

Presenter Name: Saadat Bilal Khaki

Registration Fee ₹10190.00

No.of Pages:2

Total ₹10190


SRO Anantnag


SRO Anantnag

Payment Head	Amount To Be paid	Paid Amount	Payment Mode	Reference No.	Payment Amount
Stamp Duty	59430	59430	E-STAMP Certificate	- Certificate Number : IN-JK95025407078515X	59430
Registration Fee	10190	10190	J&K Bank	- Receipt Number : dd4be86b626dc694efb7 - Payment Reference : pay_RoOEoEJuajFJH3	10190.00
Sub Total	69620	69620	0		

Stamp No. 1 13-Dec-2025 02:48:50 pm Time (Presentation)

Stamp No. 2 13-Dec-2025 02:49:06 pm Time (Fee)



**Before the Sub Registrar Anantnag
Present: Showkat Ahmad Bhat JKAS**

Deed Type :- **18 - Conveyance/Sale deed** ,Consideration Amount :- Rs.849000/-

Stamp Duty :- Rs. 59430, Registration Fee :- Rs. 10190,

Property ID	489515
Market Value	Rs.848750/-
Property Description	District :- Anantnag , Tehsil :- Anantnag , Village :- Sarnal Khewat Number - 184 Khata Number - 1449 Khasra Number - 196 Min Area Of Land :- Land area - 7.00 Marla, Type Of Land :- Agriculture - irrigated Land

This document of **18 - Conveyance/Sale deed** has been presented before me for registration by **Saadat Bilal Khaki s/o/d/o/w/o Gulzar Ahmad Khaki**

Both the parties have been identified by **Zahid Gulzar Khaki** (Identifier)

Heard the parties and the contents of the document/deed were read out and explained to the parties, who having heard, admitted the same to be correct. The vendor has admitted to have received full amount of consideration., who having heard, admitted the same to be correct. An amount of **Rs.59430/-** on account of stamp duty of **18 - Conveyance/Sale deed** has been received in front of me through **E-STAMP Certificate** and registration fee of **Rs.10190/-** also stands deposited through **J&K Bank**. There is no balance of any stamp/fee. Hence, the document is admitted to registration.

Date:- 13-Dec-2025

Signature of Sub-Registrar

SUB REGISTRAR
ANANTNAG

Execution -Party Details

Sr.NO	Party Name and Address	Party Type	Party Photo	Finger Print	Signature
1	Saadat Bilal Khaki S/o,D/o,W/o - Gulzar Ahmad Khaki , Iqbalabad Anantnag Pehroo Anantnag Anantnag Jammu and Kashmir PAN No.: BOEPK5380Q	Vendee Age:47			
2	Shah Aadil Ahmad Reshi S/o,D/o,W/o - Ghulam Mohd Reshi , Sarnal Bala Anantnag Sarnal Anantnag Anantnag Jammu and Kashmir PAN No.: ALZPR6227Q	Vendor Age:43			

Identification:



Sr.NO	Identifier/Witness Name and Address	Photo	FingerPrint	Signature
1	Zahid Gulzar Khaki Jammu and Kashmir PAN No.:		Device Not Working	

Admission -EKYC Details

Type of Party,Name,UID	Date & Time of Verification with UIDAI	Information received from UIDAI(Name, Gender, Aadhar No)	Photo
Vendor, Shah Aadil Ahmad Reshi	025-12-13T02:50:24	Shah Aadil Ahmad Reshi, M,	
Vendee, Saadat Bilal Khaki	025-12-13T02:51:15	Saadat Bilal Khaki, M,	

Above signature & thumb Impression are affixed in my presence.

Document No :- 2025/25/1/1790

Book No :- 1

Volume No :- 2 R

Page No :- 345890

Receipt No. :- 2025/25/2104

MNO! 2077

The Registered document has been pasted in the concerned Register.

Signature of Sub Registrar
SUB REGISTRAR
ANANTNAG



Pre Registration Summary

Date :- 06-12-2025 09:23 pm

Office Name :- SRO Anantnag
Token No:- 20250000125810

Appointment :- 13-Dec-2025 Time:- 14:50

Consideration	₹8,49,000
Market Value	₹8,48,750
Document Execution Date	04-Nov-2025
No. of Pages	2
Total Stamp Fee	₹ 59,430
Total Registration Duty	₹ 10,190

Rate per Kanal
24.25 Lakh.
Agriculture
irrigated.

Accepted

Property Id: **489515**

Village Name	Sarnal, Anantnag, Anantnag
Property Attributes	, Khewat Number - 184, Khata Number - 1449, Khasra Number - 196 Min
Property Description	Land area : 7.00 Marla
Area	7.00 Marla

Vendor	Name/Representative Name-Mr. Shah Aadil Ahmad Reshi, Father/Husband Name- Ghulam Mohd Reshi, Sarnal Bala Anantnag Age: 43 PAN No. - ALZPR6227Q Aadhar Consent : YES
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Identifier Details	Full Name-Mr. Zahid Gulzar Khaki, Photo I Card:587900698632 , Age: 40 , Address:Iqbalabad Anantnag,
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Fee Rule:Home visit	
Total	0
Property Id:489515	
Fee Rule:sale deed jk	



GOVERNMENT OF JAMMU AND KASHMIR

FARD

Application No : 06010310202522380356

Name : Shah Aadil Ahmad Reshi

District : Anantnag

Tehsil : Anantnag

Mobile : 6006263104

Details (Area: Urban - Revenue Village: Sarnal)

Khewat No.	Khata No.	Owner(s) name with full description	Cultivator/Occupant name with full description	Description of Area (As per Jamabandi)					Mutation	
				Khasra No	Area			Kind of Soil	No.	Type
					Kanal	Marla	Sqft			
184	1449	SHAH AADIL AHMAD RESHI SO SHAH GH MOHD RESHI	SELF	196 min	0	7	0	ABI AWAL	NA	DECREE
Mode of Ownership of Applicant	Description of application as per current Girdawari	Total Share of applicant(s) in Khewat	Total share of applicant(s) in the Khasra numbers(s)	Area already alienated in the Khewat	Area already alienated in the Khasra	Area Propsed for alienation	On Spot Position	Within Municipal Limit		
Self	SHAH AADIL AHMAD RESHI SO SHAH GH MOHD RESHI	7 MARLA	7 MARLA	0	0	7 MARLA FOR SALE DEED	Vacant	YES		
Alienee	Parentage	Aadhaar No.	Occupation	Total land Owned in the UT	Total land Owned in the Village	Mobile	Email	Residential Address	Permanent Address	
Saadat Bilal Khaki	Gulzar Ahmad Khaki		Na	Na	07 Marlas	7889354789	me.raoufhat18@gmail.com	Iqbalabad Anantnag	Iqbalabad Anantnag	

Detail of Last Mutation in which name of applicant appears.

#	Mutation No	Date of Attestation	Type of Mutation	Detail of 1st Party	Detail of 2nd Party	Description of Area				
						Khasra No	Area			Kind of Soil
							Kanal	Marla	Sqft	
1	2869	13 May 2023	DECREE	ABDUL HAMEED SON AND MST HALEEMA DO MUMMA GANIE	SHAH AADIL AHMAD RESHI SO SHAH GH MOHD RESHI	196 min	0	7	0	ABI AWAL

Disclaimer: (It is a Computer Generated Document, Signature not required and for Authentication of this Document Scan QR Code or visit official website jkrevenue.nic.in/revenueplus/)

This is to certify as per available records:

1. Issuance of this FARD Intekhab (for alienation like Sale/Gift/Mortgage/Exchange/Self perusal etc.) is not in contravention of the J&K Land Revenue Act 1939 AD, J&K Agrarian Reforms Act 1976, Govt. Order LB - 6 of 1958, Govt. Order S / 432 of 1966 dated 3rd June 1966, Govt. Order LB - &c of 1958, Govt. Order LB - 202 of 2007, Govt. Order LB - 66 of 2000.
2. Proposed land is not covered / transfered under J & K State Land(Vesting of Ownership to Occupants) Act 2001 / Rules.
3. Proposed Land is free from all encumbrances.
4. No Stay order has been issued by any competent Court for the proposed land.
5. The fard is issued only for the purpose of Registration/calculation of Stamp Duty fee. Mere registration does not entitle the vendor/vendee to claim Change in Land Use.
6. Proposed land has neither been proposed for acquisition nor has been acquired.
7. No violation of the land under J&K Migrant Immovable Property (Prevention, Protection and Restraint on Distress Sales) Act, 1997.
8. No Nazool, Kahcharie, Government or any land belonging to religious institutions is involved.

This is Further Certified that:

Patwari Remarks : THE APPLICANT BEING OWNER IN POSSESSION OF LAND MEASURING 7 MARLA FALLING UNDER KHASRA NUMBER 196 min AT ESTATE SARNAL IS RIGHTFUL TO ALIENATE IT AS PER RECORD AND SPOT.

Girdhwar Remarks : Verified found genuine

Naib Tehsildar Remarks : Undersigned has checked all the annexed documents with the original revenue record and is in concurrence with report of Patwari Halqa & Girdawar. Hence recommended for issuance of Fard Intkhab

Tehsildar Anantnag (Remarks) : The fard is issued as furnished by patwari verified by GQ and recommended by NT concerned (Finalized on) : 14 Oct 2025 (Valid upto: Monday, January 12, 2026)





भारत सरकार

Government of India



Issue Date: 03/07/2015



شاه عادل احمد ریشی

Shah Aadil Ahmad Reshi

تاریخ پیدائش / DOB : 01/06/1982

مرد / Male



4219 7311 8508

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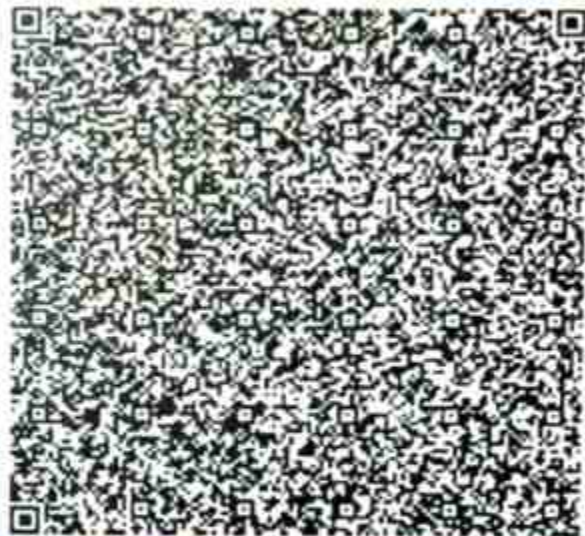
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ناگ، انتناگ، جموں و کشمیر، 192101

Address: -, -, kp road sarnal bala, anantnag,
Anantnag, Anantnag, Jammu and Kashmir,
192101



Print Date: 18/04/2023



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help@uidai.gov.in



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Saadat Bilal Khaki

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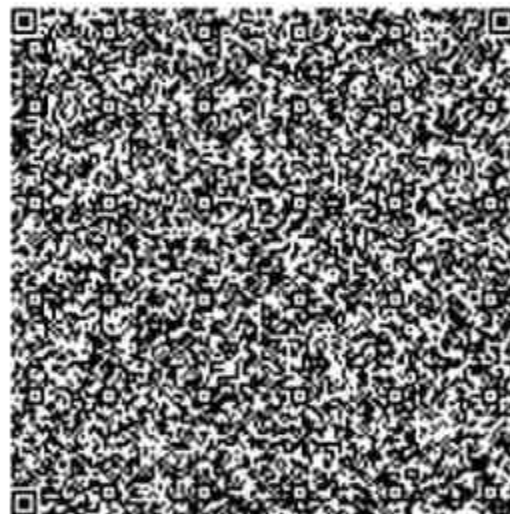
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VID : 9157 4906 5042 9794

نقل انتخاب محمدی / شہیت بابت موضع سہرا، تحصیل و ضلع اٹک مرتبہ سال ۲۰۱۸-۱۷ء

سلسلہ	رقبہ	نام مالک معاہدہ	نام کاشت کار معاہدہ	معاہدہ	رقبہ		معاہدہ	معاہدہ	معاہدہ
					م	م			
۱۸۳	۱۲۴	محمد الحمید بسرا علیم و فخر خانہ بسرا مہ نائی بچہ برابر سکنا درہ +	خود کاشت	۱۹۶۶	۱۹۶۶	۱۹۶۶	-	-	-

نوٹ: معاہدہ انتقال پر ۲۸۶۹ ڈگری و عقبہ لودھی کے مراد زیر مقررہ ۱۹۶۶ء
 محمد الحمید بسرا علیہ و فخر خانہ بسرا مہ نائی بچہ برابر ڈگری و فخر خانہ
 شاہ عادل احمد ریش ولد شاہ غلام احمد ریش سکندری ڈگری گورنمنٹ سکول
 یا اب شاہ عادل احمد ریش ولد شاہ غلام احمد ریش سکندری و عقبہ لودھی کے مراد
 نمبر ۱۹۶۶ بقبوضہ ملوکہ خود در دست سعادت لالہ خاکی ولد منظر احمد خاکی
 ساگر املہ آباد اٹک - معروف نرنے کافر اوانا ہے - یہاں عقبہ لودھی بسرا
 ریکارڈ ہر بار کفالت سے بدباع اور مذکورہ میں سبیل ایریا واقع ہے -
 یہ رقبہ زمین بابت بقورث موقع خالی ہے اور محلہ سہرا بالائے واقع ہے
 و زمین بابت قانون زری اصلاحات / خانہ چکداری / گورنمنٹ / مائیکرٹ
 ریزولوشن ایکٹ ۱۹۵۶ء سے بدباع ہے - یہاں عقبہ لودھی کفالت پر رہتا ہے
 کسی عدالت سے کوئی بھی زمین موصول نہیں ہوئے اور نہ ہی مادہ ایک - آرڈر
 معقولہ لا وصول ہوئے اور نہ ہی زمین چوریز ہے یا اس میں نقل طرز



نقل انتخاب خسرہ گرداوری باپت موضع سسر نل تحصیل ضلع اٹلت ناک

۱	۲	۳	۴	۵	۶
نمبر خسرہ	نام مالک معہ احوال	نام کاشت کار معہ احوال	تعداد رقبہ	قسم زمین	ریخ/خریف کاشت
		محوالہ اشتغال سسر ۱۸۶۶	کنال مرلہ	جنس	انقالات حقیقت کاشت و مکان
۱۶۶	محمد الحمید و عبیدہ مقرر انتخاب جعبندی مشمولہ ہذا + +	محمد الحمید پسر حلیہ دفعہ خانہ نشین سہ گنائی بچہ برابر ڈگری دھڑہ کمان شاہ عمارتہ اندول ولہ شاہ غلام احمد ولہ سائڈہ ڈگری پسر + +	۷	آبی اولہ	حلیہ -

نوٹ:- فصل و پورہ انتخاب جعبندی مشمولہ اپر درج سے ہے

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فعلی مکمل سمبرہ و ضرہ بگاڑیہ ۱۹۶۶ اور ذریعہ فونشن سرنگل مکمل و صلحہ اولیٰ

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①	②	③	④	⑤	⑥
تاریخ	نام مالک و پھر اولاد	نام کاغذ و شمارہ اور اولاد	مدرسہ اسٹریٹ	رقبہ کچھ	مکمل و صلحہ
۱۹۶۶	شاہ عمارت اور ریتی ولہ شاہ عظیم ریتی سائیکل +	فوکا سنٹ 	۱۱ (۱۹۶۶) پیپر درمات ریتی صرف	۱	اولاد
لوٹھ و صلحہ اور ریتی انما ب عیدری صحتیہ و صلحہ و صلحہ					





21/04/2025

29 Dec 2025



Adjoining Khasra details

	Khasra No.	Owner Details
North	14	ROAD CHITTI MAZHAMA LAND
East	14	NAZIR AHMAD BHAT CHITTI MANZHAMA
South	196	AB HAMEED DAR
West	196	BASHIR AHMAD DAR

Source of Tatima: COPY OF MASSAVI



Adjoining Khasra details

	Khasra No.	Owner Details
North	NA	NA
East	NA	NA
South	NA	NA
West	NA	NA
Source of Tatima: NA		