

18048

Ranjit's Sale Dhanbad 2,99,000/- + 12000/-

16/08
5000Rs.



5/11

Vide declaration no. 5859 dt-10/12/10

46
23

तपस्वीन कर्णित जमीन का मूल्य प्राग दर्शिका पत्रों के अनुसार निर्धारित न्यूनतम मूल्य से कम नहीं है

13/12/10

Vide Aff. No. 40, 46 dt-13/12/10
अनवर



M.D. Rashid
13.12.10



04

पावरवाला
71 (एडवोकेट)

अनुसार
13/12/10

DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the _____ day of DECEMBER, Two Thousand Ten BY & BETWEEN MASHHOOD ALAM, son of Late M.A.Rauf, by faith Muslim, by occupation Business, resident of Gulistan, Kanke Road, Ranchi-834008, hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assignees) of the ONE PART: On behalf of the vendor his constituted Attorney MD.RASHID, Fish Merchant, son of Late Nabi Bux, by faith Muslim, by occupation Business, resident of Shansher Nagar, Old Railway Gate Crossing No.1 Bhuli Road, Dhanbad, P.S. Bankmore, District Dhanbad

Fee paid

AM 2990 = ∞
E 250 = ∞
Sal 2 = 50
P. fee 0 = 94
3,243 = 44

13/12

107080/10

संख्या 107080/10
धनवाड

7278/10-11

shadam Parveem
Visti Pura Dhambad

8000/- (5000 + 500X6)

10/11/10
Joint Treasury Officer

13/12/10

10 महीने
959 दिने 12-15-2009

दिले ल. नको पुरवठा
उपलब्ध - के. कर्णिक - धनवाड

13/12/10



MD. Rasheed
13/12/10

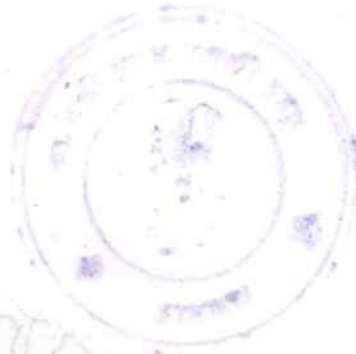


Handwritten notes and signatures on the right side of the page, including '107080/10' and other illegible text.



झारखण्ड JHARKHAND

267488



-- 2 :-

vide Power No.IV-959 dt.12.5.2009 Registered at
Ranchi Sub registry office.

AND IN FAVOUR OF

SHADAN PARWEEN, wife of Alam Hussain, by faith Muslim,
by caste Momin, by occupation Housewife, resident of
Vistipara, Hirapur, Dhanbad, P.S. Dhanbad, District Dhanbad
hereinafter called and referred to as the PURCHASER
(which expression shall unless excluded by or repugnant
to the context be deemed to mean and include her
heirs, executors, successors, administrators, legal
representatives and assignees) of the OTHER PART:



झारखण्ड JHARKHAND

453911



MD. Rashid
12.12.10

--: 3 :-

WHEREAS the survey settlement Plot No.2148 and others appertaining to khata no.71 of Mouza Pandarpalla, Mouza No.4 under P.S.Dhanbad, District Dhanbad, originally recorded in the name of M.A.Rauf in the last survey settlement records of firht.

AND WHEREAS after the death of vendor's father the vendor has been in peaceful and undisturbed possession thereof by virtue of inheritance by paying rent for the same under Thoka no.363.



झारखण्ड JHARKHAND

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MD. Rashid
18.11.10

-: 4 :-

AND WHEREAS the vendor while thus in peaceful and undisturbed possession thereof became desirous of selling a portion of land measuring an area 2.5 kathas or to say 4.12 dec. of land unto a willing purchaser to meet his financial requirements.

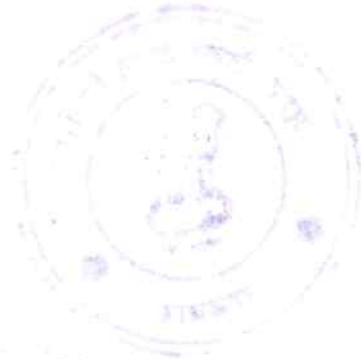
AND WHEREAS the purchaser knowing the intention of the vendor has agreed to purchase the said property and offered to pay a sum of Rs.2,99,000/- (Rupees two lacs Ninety nine thousand) only, as the highest consideration thereof which the vendor has accepted.

21/12/10



झारखण्ड JHARKHAND

267486



MD. Rashid
18.12.10

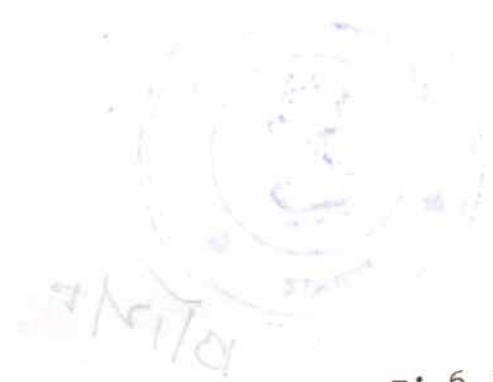
-: 5 :-

NOW THIS DEED OF SALE WITNESSETH that in consideration of the sum of Rs.2,99,000/- (Rupees two lacs Ninety nine thousand) only, has been paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said property which is more fully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained, the vendor doth hereby absolutely and indefeasibly grant, sell, convey transfer and assign unto the purchaser by way of ABSOLUTE SALE all his entire right, title, interest



झारखण्ड JHARKHAND

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MD. Rasool
18.12.10

-: 6 :-

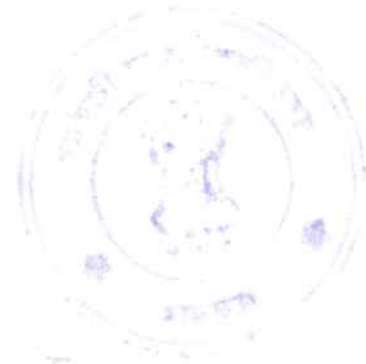
and possession etc.together with all claims,demands liberties,benefits,easements etc.belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for all times to come subject to the payment of rent that to the Landlord the State of Jharkhand,having full right and authority to transfer the same by sale,gift,mortgage by making houses etc.thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

7/1/2018



झारखण्ड JHARKHAND

267484



गण/द्व

MD. Rashid
13.12.10

-: 7 :-

2. That the vendor doth hereby covenant with the purchaser that he is the true and lawful owner of the property and is in sole and exclusive possession over the said property and the vendor has not in any way or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the





झारखण्ड JHARKHAND

266860

M.D. Rashid
13.12.10

--: 8 :-

vendor is not the true and lawful owner of the property or has other sharer or co-sharer or that the vendor has no right and authority to transfer the said property and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.



झारखण्ड JHARKHAND

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MD. Rashid
12.12.10

--: 9 :-

3. That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the Landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby sold to the purchaser by virtue of this sale deed.



झारखण्ड JHARKHAND

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MD. Rasool
13.12.10

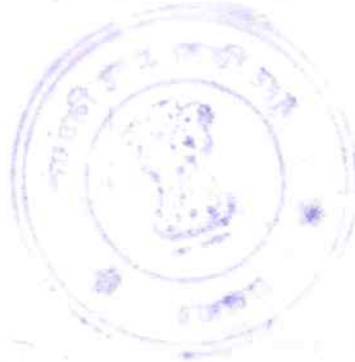
-: 10 :-

4. That the vendor doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's property and the vendor shall render all possible aid and assistance to the purchaser in the matter of mutation etc.



झारखण्ड JHARKHAND

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MD. Rashid
13.12.10

-: 11 :-

5. That the purchaser will leave two feet land towards road side out her urchased area for the purpose of making drain at her own cost.

२५११ कि आगमनिक हावना



झारखण्ड JHARKHAND

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MD. Rashid
13.12.10

--: 12 :-

IN WITNESS WHEREOF the vendor has set and subscribed his hands out of his own freewill and choice on this the day, month and year first above written.

STATE PANCAH
AMTS NO. 21(1) (VAT)
... ..
... ..
... ..
... ..
... ..



झारखण्ड JHARKHAND

266865



MD. Rashid
13.12.10

-: 13 :-

SCHEDULE

All that piece and parcel of RAIYATI LAND situated in Mouza: PANDARPALLA, P.S. Dhanbad, at present Bankmore chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: PANDARPALLA, Mouza No.4

KHATA NO.71 (SEVENTYONE)

PLOT NO.2148 measuring an area 2.5 kathas or to say 4.12 dec. (Two and half kathas or to say four point one two decimals) of land including one room Asbestos roof Plinth area 100 sqft. constructed in the year 2008 is hereby sold by this deed Marked as Lot No.111 NEW PLOT NO.3292.



झारखण्ड JHARKHAND

266866



MD. Rashid
13.12.10

--: 14 :-

As per plan attached herewith and whown in colour
Red which is butted and bounded as follows:-

NORTH: 12 feet wide Road.

SOUTH: Vendor's own

EAST: Vendor's own

WEST: Vendor's own



झारखण्ड JHARKHAND

266867



MD. Rashid
18/2-10

--: 15 :-

Valuation of land ...	Rs. 2,49,000/-
Valuation of const ...	Rs. 50,000/-
	<hr/>

[Faint, illegible text and signatures are visible at the bottom of the page, including what appears to be a signature and the number '171290']

MD. Rashid
13.12.10



Shadan Parween
13/12/10



Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the document have been duly obtained before me. Drafted by me and typed in my office.

Signature

md rashid

Licence No.

1/1990

WITNESSES :

1. *Shamir Akbar*
bet. Moimuddin
millat colony
wassypan
Dehli

2. *Tauveer Ahmad*
s/o late Abdu Razique
Rahmat Sani
P.O. Parykehwa

Mashhood Alam s/o Late M.A. Rauf of Gullistan, Kanke Road Ranchi

Rep. by Attorney: Mr. Rashid s/o Late Nabi Bux of Shamsher Nagar, Old Rly Gate crossing no: 1, Bhuli Road, P.S.: Bank More, Dhanbad.

Stamp With Agreement, Presenter Mr. Rashid, Shamsher Nagar, P.S. Bank More, Dhanbad, Date of Entry 13/12/2019, Total Pages 05, Stamp Value ₹3000, Book, Serial No. 0, CHIPPED

Purchaser:- Shadan Parveen w/o Alam Hussain of Bhisti Para, P.S. & dist. Dhanbad

Schedule:- mouza: Pandarpala no: -41, Khata no: 71
Plot no: 2148 Area: 2.5 Katha

Boundary:- North :- 12'-0" Road
South :- Vendor own
East :- Vendor own
West :- Vendor own

shown in red

MR. RASHID



TRUE COPY

NOT TO SCALE



निबंधन विभाग, झारखंड
धनबाद

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 55

Token Date/Time: 13/12/2010 15:47:05

Document Type **Sale With Agreement** Presenter **Md. Rashid**
 Presenter' Name & Address **Shamsher Nagar, P.S- Bank More, Dhanbad**
 Stampable Doc. Value **299000** DOE
 Document Value **299000** Stamp Value **12000** Date of Entry **13/12/2010**
 Special Type Serial No. **0** Total Pages **38**
 Remarks / Other Details CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	4	0	PANDARPALA	71	2148			OR_RES	4.12 Decimal	247200

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_KACCHA	4		PANDARPALA	Pandarpala, P.S- Bank More, Dhanbad	100	500 Sq. Ft.	50000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	Vendor	Md. Rashid	Late Nabi Bux	Business	Other		Shamsher Nagar, P.S- Bank More, Dhanbad
2	Vendee	Shadan Parween	Alam Hussain	House Wife	Other		Vistipara Hirapur Dhanbad, P.S & Dist- Dhanbad
3	Identifier	Shamim Akhtar	Late Moinuddin	Business	Other		Millat Colony Wasseypur, Dhanbad
4	Witness1	Shamim Akhtar	Late Moinuddin	Business	Other		Millat Colony Wasseypur, Dhanbad
5	Witness2	Tanweer Ahmad	Late Abdur Razique	Business	Other		Rahmatganj, P.S- Bank More, Dhanbad

Fee Details:

SN	Description	Amount
1	A1	2,990.00
2	E	250.00
3	LL	2.50
4	P	0.94
5	SP	570.00
Total		3,813.44

MD. Rashid

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़ॉर्म फॉर्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त मो० राशिद ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी शमीम अख्तर पिता मो० मीनूद्दीन ने की।
 पहचान वासेपुर पेशा व्यवसाय

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.55 Token Date: 13/12/2010 15:47:05
Serial/Deed No./Year :18048/16108/2010
Deed Type: Sale With Agreement

SN	Party Details	Photo	Thumb
1	Md. Rashid Father/Husband Name:Late Nabi Bux (Vendor) Shamsher Nagar, P.S- Bank More, Dhanbad		
2	Shadan Parween Father/Husband Name:Alam Hussain (Vendee) Vistipara Hirapur Dhanbad, P.S & Dist- Dhanbad		
3	Shamim Akhtar Father/Husband Name:Late Moinuddin (Identifier) Millat Colony Wasseypur, Dhanbad		
4	Shamim Akhtar Father/Husband Name:Late Moinuddin (Witness1) Millat Colony Wasseypur, Dhanbad		
5	Tanweer Ahmad Father/Husband Name:Late Abdur Razique (Witness2) Rahmatganj, P.S- Bank More, Dhanbad		

Book No. I
Volume 497
Page 137 To 174
Deed No 18048/16108
Year 2010
Date 13/12/2010 16:09:15

District Sub Registrar

Signature of Operator

रस्ताद मालगुजारी
 फरद मालकी/फरद रैयती
 नाम रैयत मय वल्लियत जमाबन्दी
 वो सकुनत नम्बर

3829

6021056

खेसरा संख्या	खेसरा संख्या
71	कोट - 2148 2491 - 2515

अराजी भावली तफसील हिसाब लगान भावली
 शादन पत्नीन प्रति आलम हुसेन

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

मांग बाबत	सालाना	बकाया				हाल 20/2/13
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	200	X				200
गुजारी } (भावली)	050					050
सेस	100					100
*सूद	100					100
मुतफरकात	040					040
मीजान	490					490

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मोतालवा हाल 20/2/13	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष			
माल } (नकदी)	X				200	X	
गुजारी } (भावली)							050
सेस							100
*सूद							100
मुतफरकात							040
मीजान अदायकारी							490

WITHOUT PREJUDICE

- (1) मीजान कुल (लफजों में)
- (2) नाम देहिन्दा -
- (3) कुल बकाया -

490
 (बकायें प्रकृत चेंद्रे)
 दस्तखत वो तारीख अमला तहसील फतेहगढ़
 30/5/2012

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

घां खाने प्र. सं. 23 (D) 2012-13

NCCF-2010

16108
5000Rs.



र में निहित इस्टेटों के अभिधारियों (रिजते) का नामान्तरण (दाखिल-खारिज) दिखानेवाला शुद्धि-पत्र

आवेदन की तिथि- 28/05/12
अधिसूचना तिथि- 29/05/12
निर्गत तिथि- 30/05/12

जिला- चन्दाद अनुमानित- चन्दाद सर्किल/अंचल- चन्दाद हल्का- I इस्टेट का नाम- खारखंड

क्रम संख्या	पंजी संख्या 27 में नामान्तरण केस संख्या	गाँव	धाना और धाना संख्या	नामान्तरण और संबद्ध अभ्युक्ति की संख्या	नामान्तरण मंजूर करनेवाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण से होना है विक्री, दान विनियम, उत्तराधिकार या बटवारा हुआ है ?	नामान्तरण से प्रभावित विनियम का पूरा व्यौरा	कर्मचारी द्वारा हल्का पंजीकृत तारीख को शुद्धि की गई ?	अभ्युक्ति
1									
2	83 I 1/273	पाण्डरपाला	चन्दाद 04	खिला - 71 खेत - 2148 कुवा - 205 कहां. प्रमाण - 2.0060 अलावे सेष	अचल अधिकारी, चन्दाद	दखिल संख्या - 16108 दिनांक - 13/2/10	प्रमाण संख्या - 363 भरना खेत - महादुद आलम जमा खेत - शाहन पखीन पत्रि - आलम सुबैन धा - बिहारीपाड़ा, धीयभुद चन्दाद		
3									
4									
5									
6									
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8									
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10									

ज्ञापक संख्या 0..... ता 0..... 200
कर्मचारी हल्का सं 0..... को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।



गैरे द्वारा फोटोकॉपी किया गया
30/5/12
पतिलिपिक टंकक

सुखवीर राम
30/05/12
प्रधान सहायक
अध्यय कार्यालय
चन्दाद

सुखवीर राम
30/05/12
प्रधान सहायक
अध्यय कार्यालय
चन्दाद