



170

Handwritten notes in red ink:
 169/11-6-91
 11-6-91
 Ehsanur Rahman
 Asad Rahman
 Ghulam Afridi
 11-6-91
 9-7-91

Handwritten notes in red ink:
 23 JUN 2002
 11-9-12
 5072
 12587
 25942

THIS DEED OF ABSOLUTE SALE is made this the 11th day of June, 1991 (One thousand nine hundred and Ninetyone) BY AND BETWEEN (1) Ehsanur Rahman, son of Late Ghulam Rabbani (2) Asad Rahman, son of Late M. Attour Rahman, by faith Muslim by occupation Business, resident of Central Street, Hind Pirhi, Ranchi, P.S. & District Ranchi (3) Ghulam Afridi, son of Late Ghulam Samdani, by faith Muslim, by occupation Business resident of Pachayotia Akhara, Akhara Gaya, P.S. Kotwali, Dist. Gaya, hereinafter called and referred to as the VENDORS (whose expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the ONE PART:

A N D

1. Anwar Ismail Khan, son of Md. Sohrab Khan (2) Bilques Khanum, daughter of Late Md. Maqbool Khan (3) Nabi Rasul, son

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 10000/-
 22 MAR 2004
 1054/-

Handwritten notes in red ink:
 90/14
 29 SEP 2004

Handwritten notes in red ink:
 EXT-6/C
 T (E) S NO 40/2002

Handwritten notes in red ink:
 16 JAN 2004
 Munsif, Tah. Dhanbad

Sold to Sr.
for Rs.

अनवर इस्माइल खां, नया बाजार
२१५०/- व्यक्तिका

7.6.91
Stamps
Treasury, Hazaribagh

Ahsan ur Rahman
11.6.91

15/6/91
अनवर
इस्माइल - रसम
इस्माइल - रसम
आबुलक़ासिम - कौतवाली
उमि - कौतवाली
11.6.91



कौतवाली रसम
अनवर रसम

अनवर
इस्माइल
आबुलक़ासिम
उमि

अनवर रसम
अनवर रसम
(रसम)

162
7.28/91

Ahsan ur Rahman
11.6.91



Ehsan ur Rahman

Asad Rahman

11.6.7
Ghulam Afzali
9.7.91

23 JUN 2007

- : 2 :-

22 MAR 2007

of Late Ghulam Rased and (4) Shamin Ara, wife of Md. Taiyab, all by faith Muslim, by occupation Business and housewives respectively, resident of Naya Bazar, Dhanbad, P.O.P.S. and District Dhanbad, hereinafter called and referred to as the PURCHASERS (whose expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the OTHER PART:

29 SEP 2007

Whereas the property described in the schedules below is known as AATHSHARWA situated at Naya Bazar in Ward No.15(old) 13(New) at Plot No.153/3372, P.S.Bankmore, District Dhanbad.

16 JUN 2007

And whereas the property described in the schedules below originally belonged to Late Sk. Safdar Ali.

And whereas the said Sk. Safdar Ali died leaving behind his three sons namely (1) Abdul Rauf (2) Mukhdoom Bux (3) Mahboob Alam

OFFICE OF THE TREASURY DEPT.
RECEIPTS

Sold to Sr.
for Rs.

2940.00

11.6.91

Treasury, Hyderabad.

163
11.28/91

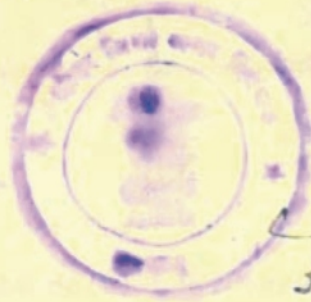
Asad Lehman

11.6.91

165
11.28/91

Sagor Hassam

11/6/91



11.6.91

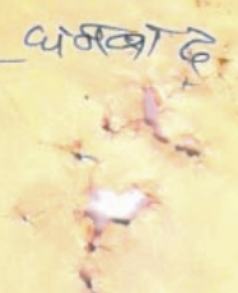
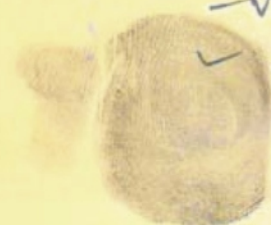
21 men sum 274

400/- Ebn
320/- Ebn

389
11.33/91

Ghulam Afridi
9.7.91

11/6/91





Ehsan ur Rahman

Asad Rahman

Ghulam Afzali
9.7.91

5 JUN 2007

- : 3 :-

and one daughter Bibi Fazilan as his heirs and successors.

And whereas said Bibi Fazilan was married with Sk. Salma and whereas the said Bibi Fazilan died leaving behind two sons namely (1) Ghulam Samdani (2) Ghulam Rabbani and one daughter Bibi Aiyasha Khatoon.

And whereas ~~all~~ said Ghulam Samdani, Ghulam Rabbani and Bibi Aisha Khatoon being heirs and successors of Bibi Fazilan filed a Partition Suit being T.S. (Partition) No. 53/71 before the Court of Sub Judge, 2nd Gaya to get their shares in the property of Sk. Safdar Ali and they got the property morefully described in the schedules below in shape of their shares besides other property which they inherited from Bibi Fazilan in the aforesaid T.S. (P) No. 53/71. The property morefully described in the schedules below is already mentioned in Sl. No. 1 of page 87 schedule 16 of the Takhtanama allotted to Bibi Fazilan which is filed in the aforesaid Title (P) Suit.

22 MAR 2007

9 SEP 2004

16 JAN 2007

OFFICE OF THE TREASURY OFFICER
MADRAS

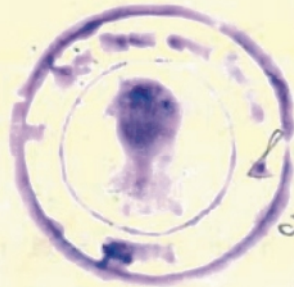
Sold to
for Rs.

2940.00

अनपद इस्पातले २वा, नश वरजा.
वज्रवादे

7.6.91
Treasury, Madras

391
4.33/91
Sagin Hasam
9.7.91



11.6.91



23 JUN 2007

Ehsanur Rahman

Asad Rahman

Ghulam Afridi

9.7.91

22 MAR 2007

4 :-

9 SEP 2004

And whereas the said Ghulam Samdani, Ghulam Rabbani and Aiyasha Khatoon after getting their shares in view of aforesaid Takhtanama in the aforesaid T.S.(P) became absolute and exclusive owners of the property morefully described in the schedule below and they were in actual physical and uninterupted possession of the same.

And whereas the names of Ghulam Samdani and others were mutated in the Sherista of Bihar in Mutation Case NO.44(III) Dhanbad/86-87 and they have been paying rent in respect of Homestead land morefully described in the schedule below.

16 JAN 2007

And whereas the said Ghulam Rabbani was married to one Akhtari Begum.

And whereas the said Ghulam Rabbani died leaving behind his only son EHSANUR RAHMAN and his wife Akhtari Begum as his heirs and successors.

OFFICE OF THE TREASURER, INDIA

RECEIPTS

Sold to Sr.

for Rs.

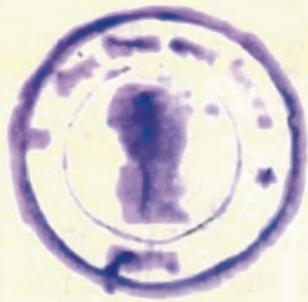
29/10=00

अनवर ब्रह्मभद्र ल २वाँ, नया बाजार
धर्मबादे

₹

7-6-91

Treasurer, India



५ /

11.6.91





Ehsanur Rahman

Asad Rahman

Ghulam Afreen

9.7.91

23 JUN 2007

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And whereas after the death of Ghulam Rabbani, his wife Akhtari Begum being a Muslim lady and unable to look after the entire properties and her share in the property left by her husband (Ghulam Rabbani) she executed a deed of power of attorney vide General Power of Attorney No. 156 of 1976 in favour of his only son Ehsanur Rahman appointing and nominating him as her attorney and also authorised him to sale the property morefully described in the schedules below besides other properties which stands in the name of her husband late Ghulam Rabbani or the said said Ghulam Rabbani inherited in shape of his share from Fazilan Bibi. The said Akhtari Begum also authorised Ehsanur Rahman, her son to execute a registered deed of sale in respect of the property morefully described in the schedules below besides other property.

And whereas on the strength of aforesaid Power of Attorney the said vendor No. 1 Ehsanur Rahman is entitled to execute a deed of absolute sale in favour of vendee in respect of the property morefully described in schedule 'B' below

22 MAR 2007

116 JAN 2007



Ehsanur Rahman

Asad Rahman

Ghulam Afridi
9.7.91

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23 JUN 2007

22 MAR 2007

9 SEP 2004

16 JAN 2007

which is shown in annexed plan with Red Ink.

And whereas adid Ghulam Samdani died leaving behind his three sons namely (1) Ghulam Afridi (2) Ghulam Md. Nafis (3) Ghulam Abu Mohammad Yasin (Aasain) one daughter Rana Noushad Khanum and his wife Bibi Kulsom as his heirs and successors.

And whereas the aforesaid Ghulam Md. Nafis, Ghulam Abu Md. Yasin (Aasain) Rana Noushad Khanum and widow Bibi Kulsom executed a deed of general power of attorney in favour of Ghulam Afridi who is energetic and active one appointing him (Ghulam Afridi) their attorney and authorising him to sale the property more fully described in the schedule below in their absence on their behalf by a Registered Deed of General Power of Attorney being deed No. 10 dated 8/9.2.89 and on the strength of aforesaid deed of General Power of Attorney the said Ghulam Afridi is entitled to execute a deed of sale before the Sub Registrar, Dhanbad in respect of property more fully described in the schedule below.

And whereas the said Aysha Khatoon, wife of Dr. H. Rahman died leaving behind two sons Attaur Rahman and Shah Nawas and five

Hassan ur Rahman

Asad Rahman

Ghulam Afroz

9.7.91

122

--: 7 :-

daughters namely Moiza Khatoon, Mahfooza Khatoon, Manfusa Khatoon, Shagufta Khatoon, Nafisa Khatoon.

And whereas the said Attaur Rahman, son of Aysha Khatoon died leaving behind his sons Asad Rahman and Tauqeer Anwar, wife Shafina Khatoon, daughters Afsana Rahman, Shamim Safia.

23 JUN 2007

And whereas the said Shah Nawas Anwar, son of Late Dr. H. Rahman (2) Nafisa Khatoon, daughter of Late Dr. Habibur Rahman and Shammi Sazya daughter of Late Attaur Rahman have executed a deed of General power of Attorney No. 320 dated 26.8.1986 in favour of Asad Rahman, ^{son} ~~daughter~~ of Late Attaur Rahman appointing him (Asad Rahman) their attorney and also authorising him to sale the property morefully described in the schedules below and also authorised him to execute a deed of sale before Registrar/Sub Registrar competent for the same and as such he (Asad Rahman) is legally entitled to sale the property morefully described in the schedules below and to execute a deed of sale before the Sub Registrar, Dhanbad, in their absence and on their behalf.

22 MAR 2007

9 SEP 2004

And whereas Moiza Khatoon, Manfusa Khatoon, Mahfuza Khatoon and Shagufta Khatoon all daughters of Late Attaur Rahman and son Touqeer Anwar have also executed a deed of General Power of Attorney vide deed No. 316 dt. 25.8.86 appointing Asad Rahman as their attorney and authorised him to sale their shares in the property morefully described in the schedules below

16 JAN 2007

And whereas Sabiha Rahman widow of Late M. Attaur Rahman a

Ehsan ur Rahman

Asad Rahman

Ghulam Afroz

9.7.71

123

--: 8 :-

Afsana Rahman, daughter of Late M. Attaur Rahman have also executed a deed of General Power of Attorney being deed No. 34 dated 23.1.86 appointing Asad Rahman son of M. Attaur Rahman as their attorney and have also authorised him to sale their shares in the property morefully described in the schedules below.

23 JUN 2007

And whereas on the strength of aforesaid deeds of General Power of Attorney the said Asad Rahman is entitled to sale shares of heirs and successors of Bibi Fazilan in the property morefully described in the schedules below.

22 MAR 2007

And whereas the vendors and executants of General Power of Attornies inherited the property morefully described in the schedule below as her (Fazilan Bibi) grand sons, great grand sons and Great Grand daughters.

9 SEP 2004

And whereas the vendors are legally entitled to sale their shares and shares of aforesaid executants of General Power of Attorney in the property morefully described in the schedule below.

16 JAN 2007

And whereas the vendors are in peaceful and uninterrupted possession of the property morefully described in the schedule below by exercising diverse acts of possession as well as by realising rents from the tenants.

Ehsan ul Jaleel

Asad Rehman

Ghulam Afrit

9.7.91

--: 9 :-

124

And whereas the vendors are in ~~urgent need of~~ cash money for their business affairs and to meet the family necessities of aforesaid executants of deeds of General Power of Attorney and as such they extended their desire to sell the property morefully described in the schedule 'B' below to the purchasers who are known to them from before.

23 JUN 2007

And whereas the purchasers accepted the offers of the vendors and agreed to purchase the property morefully described in the schedule 'B' below on valuable consideration of Rs. 25,000/- (~~Rupees twentyfive thousand~~) only, which is reasonable market price prevailing in the locality.

22 MAR 2007

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of the sum of Rs.25,000/- (Rupees twentyfive thousand) only being the agreed highest market price prevailing in the locality for the property described in the schedule 'B' below which is shown in colour Red in the annexed plan paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby acknowledge and admit) the vendors hereby convey and transfer by way of absolute sale all their rights and title, interest (and executants of Power of attornies) with possession, and all benefits, advantages, easements etc. unto the purchasers their successors-in-interest, representatives, administrators and assigns to the said property.

9 SEP 2004

116 JAN 2007

Ehsan ur Rehman
Asad Rehman
Ghulam Afid.
9.7.91

128

--: 10 :-

2. That if the purchasers will lose any part or share of the Schedule 'B' property for want of valid title of the vendors and other share holders the vendors and other share holders/ her legal heirs, representatives, administrators or assigns will compensate the said loss or damages incurred by the purchasers

23 JUN 2007

3. That the vendors have agreed to execute any further deed or documents in favour of the purchasers or their legal heirs and successors in interest which may be necessary in order to perfect the title of the purchasers in respect of the property described in the schedule 'B' which is shown in colour Red in the annexed plan at the expenses of the purchasers and their legal heirs and successors in interest.

22 MAR 2007

4. That if the purchasers will be deprived of the possession over the property described in the schedule 'B' below which is shown in colour Red of the annexed plan or any part thereof by virtue of any person or persons claiming title therein, the vendors/other share holders and their legal heirs and successors in interest or assigns shall always be bound to compensate the purchasers for such loss or damages for such act, determined at that time as per prevailing market value.

9 SEP 2004

16 JAN 2007

5. That the vendors will also render all possible assistance in getting the name of the purchasers mutated in the sherista of the state of Bihar and other authorities concerned.

6. That the vendors hereby declares that they have not here-inbefore entered into any agreement of deed with any person c

Ehsan ur Rahman

Asad Rahman

Ghulam Afroz

9.7.91

126

-: 11 :-

or persons including the property described in the schedule 'B' of conveyed herewith to the purchasers, but if it will transpire in future, then the vendors will be liable for cheating and criminal breach of trust as well.

7. That the purchasers from this day have taken possession of the property conveyed and shall from this day pay the rent to the state of Bihar being Rs.1/- annually in respect of the property morefully described in the schedule 'B' below.

8. That the vendors admit and declare that the land described in the schedule below are free from all encumbrances.

9. That the vendors admit and declare that the property described in schedule 'B' below does not come under the purview of land ceiling Act.

10 That the contents of this deed have been read over and explained to the vendors and witnesses Shah Nawas Anwar in presence of other witness in simple Hindi and the vendors and witnesses have understood the meaning of the same and put their signatures in sound state of mind and health and out of their own accord and freewill without coercion, misrepresentation, fraud or pressure whatsoever from any corner on the day, month and year first herein mentioned above.

SCHEDULE 'A'

All that piece and parcel of HOMESTEAD LAND situated in Mouza:DHANBAD, P.S. & Municipality Dhanbad, District Dhanbad.

23 JUN 2007

22 MAR 2007

9 SEP 2004

16 JAN 2007

Ehsan ur Rahman

Asad Rahman

Gulam Afida.

9.7.91

127

--: 12 :-

Mouza Dhanbad, Mouza No.51, Ward No.15 (Old) 13 (New)
Holding No.88 to 95 (Old) and 15 (New) area approximately
30 kathas (thirty kathas) more or less within PLOT NO.153/3372
which is butted and bounded as follows:-

North: House of Late Damri Singh and his family
South: House of Khoda Bux of Dhanbad Transport.
East: Parti land and Railway land.
West: House of Raja Babu and Main Road.

SCHEDULE 'B'

HEREBY SOLD BY THIS SALE DEED

Out of the aforesaid schedule and boundry a portion measuring
an area 1 katha (One katha) of land including kutcha dwell-
house etc. thereon is hereby sold by this sale deed as per
plan attached herewith and shown in colour Red.

Read over, explained and
drafted by me.

Witnesses:

[Signature]
Deed Writer, Dhanbad
Licence No.

1. Sagir Hassan
Dhanbad

2. *[Signature]*

3. Sagir Hassan
Dhanbad
9.7.91

Typed by:

23 JUN 2007

22 MAR 2007

9 SEP 2004

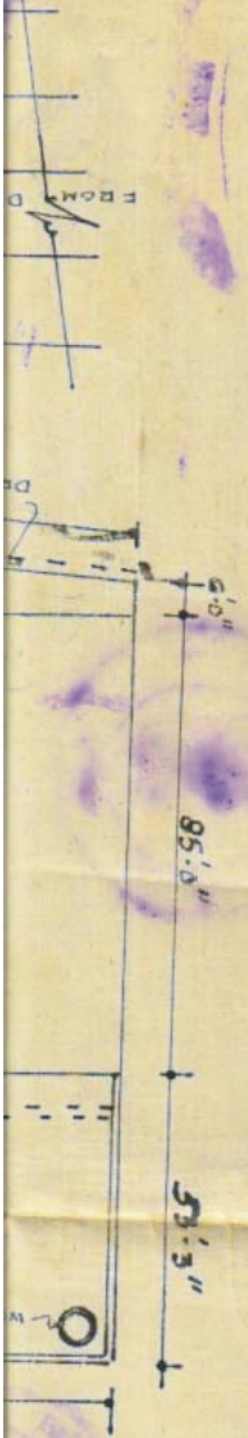
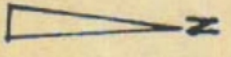
16 JAN 2007

Plan showing the land in Red Soil by (1) Ehsanur Rahman s/o Late Ghulam
 Ahlan, (2) Asad Rahman s/o Late M. Athur Rahman both Central Street Hind Pore
 Kunchi and (3) Ghulam Afridi s/o Late Gulam Samdani of Panchyati Akhara, Gaya.
 (1) Annwar Ismail Khan s/o Md. Sohrab Khan (2) Bilques Khanum s/o Late Md. Mughob
 Khan, (3) Nabi Rasul s/o Late Ghulam Rased and (4) Shamim Ara W/O Md. Tariq b. In Part
 of Plot. N^o 153 / 3372 of Mouza. Dhonbad. N^o 51. Under Khata N^o
 Municipal Holding N^o 88 (old) to 95 (old) and 15 (new) Area 14.04 (More or Less)

Scale: 1" = 33'-0"

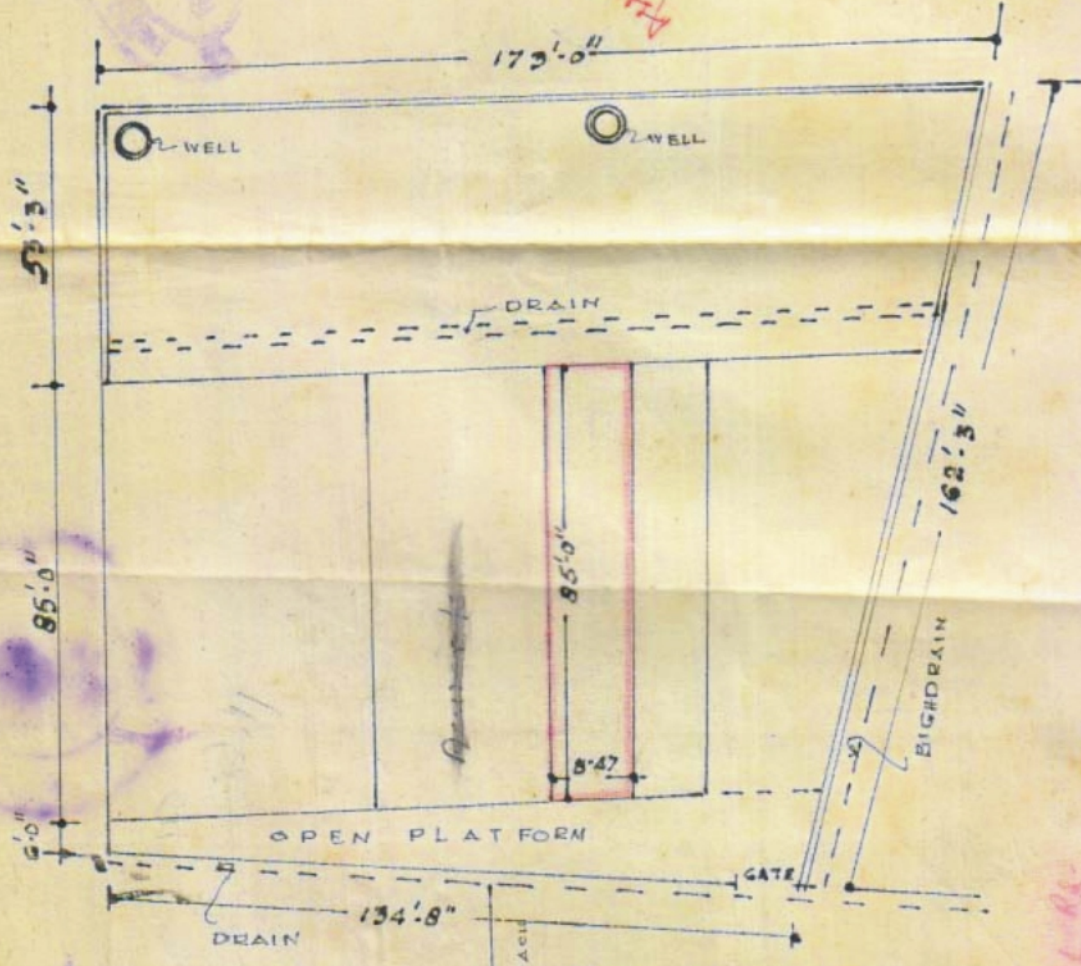
Ehsanur Rahman
 Asad Rahman

23 JUN 2012



Asad Rahman

Handwritten notes in red ink: "Sudha-Behang" and "Hassan Ali Khan 30/1" with a signature.



Handwritten notes in red ink: "Gulam Afridi" and "9-7-71".

Vertical handwritten note in red ink: "Re amended of Re."

23 JUN 2002

FROM DHARBAD

OF ROAD

22 MAR 2007

FLANK

Handwritten signature or mark at the bottom right corner.



3) जागतीयत गुलाग रगदागी एवं अगपिरेग
 का के वंरकार के का प्रस किग है का
 एकागु ररकाग पिग मुग गुलाग रचागी के केका
 सं० ६३॥ ताग १-७-११ के काग विरधि गल एका
 आगेदरु के धगका सिगंध अररका के सिगी
 किग है

4) अररकि पर आगेदरु आगी गंध अररका है/
 भाफरि गरी काग

5) अररकि गैर काद गापिठ/आगेदका ही/अररकि
 का के C. C. L. कागे ही अररकि गरी है
 एका एग अररकि कागका के काग पर
 गागागका ही एकाके के अररकि अररका
 किग है अररकि के का पर एका एकाके
 के सिग अररका किग है

कलः एका कागका है अररकि
 के गंय परिवाग एवं अररका के
 आगा पर अररकि अररकि कागका
 रचागी आगेदरु के गागे है

अगा की आगी है पर सिग का
 अगा का मुग पर सिग का
 एग एका कागका एग पर के अररका
 अररका अररकि अररका के एकाके
 के

सिगका एवं मुग सिग/
 अररका अररका

Handwritten notes and signatures on the right side of the page, including a large signature and some illegible text.

मर आग काग कापा
 किग गा
 30/11/16

मिगाग किग
 अररका गागे
 30/11/16

अगप्रमागित सग्ग प्रतिशिपि
 गुगाग 30/11/16
 अग सग्ग
 का अररका
 मिग 78 काग 1/1872 आग अररका



आदेश पत्र

अभिलेखा इस्तफ 1940 का नियम 121 ।

कार्यालय अंवल अधिकारी धनबाद

केश का प्रकार	दा. ला. मु. सं. 747 11/12-94	
आदेश की सं. और तारीख	आदेश और पर अधिकारी का हस्ताक्षर	आदेश पर की गई कारवाई के बारे में टिप्पणी, तारीख सहित ।

15-10-93 श्री ~~...~~ पिता प्र पति

श्री ~~...~~ श्री ~~...~~ सा. नया नगर धनबाद

नं. 57 के अन्तर्गत बाता नं. 1362

प्लॉट नं. 153 3372

रकबा 1 (1/2) अर्थात् 1/2 बी. जमीन के नामान्तरण

हेतु आवेदन पत्र दिया है। आवेदन पत्र जांच हेतु इल्का कर्मचारी को दे

एवं उन्हें निर्देश दे कि वे अपना जूज प्रोविदेन अंवल निरीक्षक के माध्यम

से अधोहस्ताक्षरी के कार्यालय में प्रस्तुत करें। इन बिच आम इस्तीफा

पिपत करें। अभिलेखा दिनांक 22-10-93 को उपलब्ध करें।

अंवल अधिकारी

29-10-93 आता इस्ताहर के तारिख प्रतिकर पर हुका
क्रि. क्र. 1/2 (1/2) अर्थात् 1/2 बी. जमीन के नामान्तरण हेतु आवेदन पत्र
दिया है। आवेदन पत्र जांच हेतु इल्का कर्मचारी को दे एवं उन्हें निर्देश दे कि वे
अपना जूज प्रोविदेन अंवल निरीक्षक के माध्यम से अधोहस्ताक्षरी के कार्यालय में प्रस्तुत करें। इन बिच आम इस्तीफा पिपत करें। अभिलेखा दिनांक 22-10-93 को उपलब्ध करें।

- (1) जमीन मूज प्रोविदेन अंवल निरीक्षक के द्वारा रैपरी क्रि. क्र. 1/2
- (2) आवेदनी सं. 1362 के अन्तर्गत जमीन के लक्षण सही मुजाबिया सही एवं जांच के माध्यम से M/E No. 44/86 का दे जूज प्रोविदेन अंवल निरीक्षक के द्वारा रैपरी क्रि. क्र. 1/2





793-94 (111) 7474 नं० ५० ५०

एकपत्र

एकपत्र

एकपत्र

III

21/11

793

श्री बाल काल काया
किमा गया
30.1.2016
अभिहित/दस्ता

Handwritten signature

प्रधान किमा
30.1.2016
कुला प्रियक

15- 13 210 88.75
2891 18861
210 16 3/4
3.00
1362 (882)
31

6211 9.991
कुला प्रियक
कुला प्रियक
30/1/16

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अभिहित सदा प्रियक
30/1/16

पत्र 76 नं० 1/1872





- 1. गतिविधि के विषय कावेदन का संख्या :- 25/1116
- 2. स्थाप्य/कर्मियों की अवधिगत संख्या सुनिश्च करने की तिथि का तारीख :- 31/11/16
- 3. अवधिगत स्थाप्य और कर्मियों की संख्या :- 31/11/16
- 4. तारीख, जवाब देने के विषय गतिविधि के लिए :- 31/11/16
- 5. संकेतकों गतिविधि देने की तारीख :- 31/11/16

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग
लगान रसीद

V

Sch XIV F. No. 180V

जिला का नाम पलामू
अनुमण्डल का नाम 1
अंचल का नाम पलामू
मौजा 51
थाना व/थाना नम्बर

1730
रसीद क्रमांक JH 21 A019806
रैयत का नाम अनवर इस्माइल खान
पिता का नाम विलकिश खान
जमावन्दी नम्बर नवी रसूल
श्रीमति सुनीम आन

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
88.85	153/3372	2 कना 01 क2बा

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया			2005-06	
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	2014-15 विगत वर्ष	2015-16
हाल	<u>W.P</u>					
लगान	3.00				30.00	3.00
सेस	0.75				7.50	0.75
*व्याज	1.50				15.00	1.50
विविध	1.50				15.00	1.50
योग	0.75				7.50	0.75
	<u>7.50</u>				<u>75.00</u>	<u>7.50</u>

अदायगी	बकाया			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	2015-16	
लगान				30.00	3.00
सेस				7.50	0.75
*व्याज				15.00	1.50
विविध				15.00	1.50
योग				7.50	0.75
				<u>75.00</u>	<u>7.50</u>

- कुल योग शब्दों में 82.50 विलकिश खान
- नाम अदाकर्ता अनवर
- कुल बकाया 7

(हलका कर्मचारी)

हस्ताक्षर/सिग्नेचर

* खाना महल का बकाया (मालगुजारी पर) सिवाय ऐसे बकायों जिन पर कि.सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

3221

2/5/1911 84,000/- 3089 2000Rs.



विशेष विवेक से कि कर्मीन कोर वसिष्ठान्त
 कीर्तिका की संत को कर्मीन कोर वसिष्ठान्त
 कोर वसिष्ठान्त की कीर्तिका कोर वसिष्ठान्त
 कोर वसिष्ठान्त की कीर्तिका कोर वसिष्ठान्त
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 कोर वसिष्ठान्त की कीर्तिका कोर वसिष्ठान्त

Ehsanur Rahman
 30/3

Ghulam Afridi
 30/3
 Asad Rahman
 30.3.91

100

22021
 9307
 2325
 5457

no 1050 no-31851

DEED OF ABSOLUTE SALE

This deed of Absolute sale is made this the 16th day of March, 1911 (one thousand nined hundred ninety one) BY and BETWEEN 1. Ehsanur Rahman son of late Ghulam Rabbani, 2. Asad Rahman son of late M. Aatur Rahman, by faith Muslim, by occupation business, resident of Central Street, Hind Pirhi, Ranchi, P.S. Ranchi, Dist. Ranchi, 3. Ghulam Afridi son of late Ghulam Saludani by faith Muslim, by occupation business, resident of Pachayotia Akhara, Akhara Gaya, P.S. Kotwali, Dist. Gaya hereinafter called and referred to as the Vendors (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the First Part

23 MAR 1911

1880 = 00
 90 = 00
 1950 = 00

22 MAR 2007

Est. 6/B
 No 40/2002
 Munsif Ist
 Phanto

16 JAN 2007

Sold to
for

5457=00

11-3-91

Stampa Clerk
Treasury, Hazaribagh

मवी रसुल नशावा मार वनवा दे

30/3/91

20-7

मनावा

M. Asad ur Rahman

30/3

इस्लामु रहमान
गुलाम खानी
हिन्दु पिरी राची
राजी मोरनि
व्यवसाय



30.3.91

इस्लाम रहमान वगैरे
गुलाम खानी वगैरे
हिन्दु पिरी वगैरे
राजी वगैरे
व्यवसाय

167

17/91

M. Asad ur Rahman

30/3

168

17/91

Asad Rahman

30/3/91

व्यवसाय



Chyancu/ahmar
30/3
Ghulam Rasool
30/3
Asad/ahmar
30-3-91

= 2 =

23 JUN 2007

9 SEP 2004

1. Anwar Ismail Khan S/o late Md. Sahrab Khan, 2. Bilquees Khanum D/o late Md. Maqbool Khan, 3. Nabi Rasool son of late Ghulam Rasool, 4. Shamim Ara W/o Md. Taiyub all of them by faith Muslim, by occupation business, service, and house wife, resident of Naya Bazar, Dhanbad, P.O., P.S. and Dist. Dhanbad, hereinafter called and referred to as the Purchasers (whose expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the Second Part.

16 JAN 2007

22 MAR 2007

Whereas the property described in schedule 'A' below is known as AATHGHARWA situated at Naya Bazar in Ward no. 15(old) 13(New) at plot no. 153/3372, P.S. Bank More, Dist. Dhanbad.



23 JUN 2007

Abdullah Rahman
30/3
Ghulam Afzal
30/3
Asad Rahman
30-3-91

= 3 =

22 MAR 2007

And whereas the property described in the schedule below originally belonged to late Sk. Safdar Ali.

- 9 SEP 2004

And whereas the said Sk. Safdar Ali died leaving behind his three sons namely 1. Abdul Rauf, 2. Mukhdoim Bux, 3. Mahboob Mahboob Alam and one daughter Bibi Fazilan as his heirs and successors.

And whereas said Bibi Fazilan was married with Sk. Salamata

16 JAN 2007

And whereas the said Bibi Fazilan died leaving behind two sons namely 1. Ghulam Samdani, 2. Ghulam Rabbani and one daughter, Bibi Aiyasha Khatoon.

And whereas said Ghulam Samdani, Ghulam Rabbani and Bibi Aiyasha Khatoon being heirs and successors of Bibi

103

500Rs.



Ghulam Rahman
30/3
Ghulam Afzal
30/3
Asad Rahman
30-3-91

23 JUN 2004

= 4 =

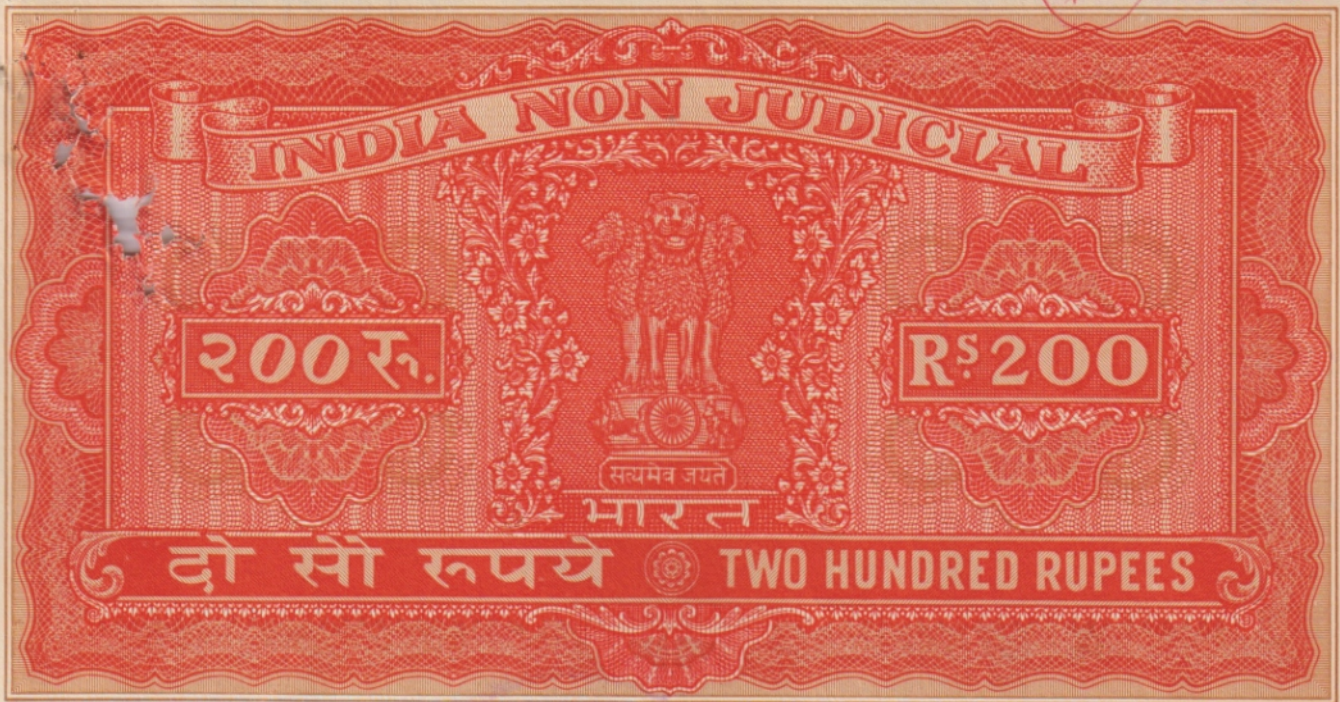
9 SEP 2004

16 JAN 2007

22 MAR 2007

before the court of Sub-Judge, Ind Gaya to get their shares in the property of Sk. Safdar Ali and they got the properties morefully described in the schedule below in shape of their shares besides other property which they inherited from Bibi Fazilan in the aforesaid T.S.(P) No.53/71. The property morefully described in the schedule below is already mentioned in serial no.1 of the plaint in page 37 schedule 16 of the Takhtanama allotted to Bibi Fazilan of the aforesaid Title (Partition) Suit.

And whereas the said Ghulam Samdani, Ghulam Rabbani and Alyasha Khatoon, after getting their shares in view of the order passed in the aforesaid T.S.(P) became absolute and exclusive owners of the property more.



2-33 JUN 2007

Ghulam Rabbani
30/3
Ghulam Afzal
30/3
Asad Rabbani
30-3-91

= 5 =

in actual physical and uninterrupted possession of the same.

9 SEP 2004

And whereas the name of Ghulam Samdani and others were mutated in the sherista of Bihar in Mutation case no. 44(III) Dhanbad 36-37 and they have been paying rent in respect of homestead land morefully described in the schedules below.

16 JAN 2007

And whwhereas the said Ghulam Rabbani was married to one Akhtari Begum.

And whereas the said Ghulam Rabbani died leaving behind his only son EHSANUR RAHMAN and his wife Akhtari Begum as his heirs and successors.

105



Ehsanur Rahman
30/3

Ghulam Ghidi
30/3

Asad Rahman
30-3-11

6 =

And whereas after the death of Ghulam Rabbani, his wife Akhtari Begum being a Muslim lady and unable to look after the entire properties and his shares in the property left by her husband (Ghulam Rabbani) she executed a deed of Power of Attorney vide General Power of Attorney no.156 of 1979 in favour of his only son Ehsanur Rahman appointing and nominating him as her attorney and also authorised him to sale the property morefully described in the schedules below besides other properties, which stands in the name of her husband late Ghulam Rabbani or the said Ghulam Rabbani inherited in shape of his share from Fazilan Bibi. The said Akhtari Begum also authorised Ehsanur Rahman, her son to execute a registered deed of sale in respect of the property morefully described in the schedules below besides other property.

9 SEP 2004

16 JAN 2007

22 MAR 2007

And whereas on the strength of aforesaid power of Attorney the said vendor no.1 Ehsanur Rahman is entitled to execute a deed of

Ehsanur Rahman

30/3

Ghulam Afridi
30/3

Asad Rahman
30-3-7

106

= 7 =

in respect of the property morefully described in schedule B below ~~which is shown in annexed plan with Red ink.~~

And whereas the said Ghulam Shamdani died leaving behind his three sons namely 1. Ghulam Afridi, 2. Ghulam Md. Nofis, 3. Ghulam Abu Mohmmmed Yasin (Aasin) one daughter Rana Noushad Khanum and his wife Bibi Kulsom as his heirs and successors.

And whereas the said Ghulam Md. Nofis, Ghulam Abu Md. Yasin (Aasin) Rana Noushad Khanum and widow Bibi Kulsom executed a deed of general Power of Attorney in favour of Ghulam Afridi who is energetic and active one appointing him (Ghulam Afridi) their attorney and authorising him to sale the property morefully described in the schedule below ~~in their absence on their behalf~~ by a registered deed of General Power of Attorney being deed no.10 dated 8/9.2.89 and on the strength of aforesaid deed of ~~General Power of Attorney~~ the said Ghulam Afridi is entitled to execute a deed of sale before the Sub-Registrar, Dhanbad in respect of property morefully described in the schedule below.

And whereas the said Miyasha Khatoon w/o Dr. H. Rahman

23 JUN 2007
16 JAN 2007
-9 SEP 2004
22 MAR 2007

Attaur Rahman

30/3

Cholan Afridi

30/3

Asad Rahman

30-3-91

107

= 8 =

died leaving behind two sons Attaur Rahman and Shah Nawaz and five daughters namely Moiza Khatoon, Mohfooza Khatoon Manfusa Khatoon, Shagufta Khatoon, Nafiza Khatoon.

23 JUN 2007

and whereas the said Attaur Rahman S/d Aiyasha Khatoon died leaving behind his sons Asad Rahman and Tanqueer Anwar, wife Shafina Khatoon, daughters Afsana Rahman Rahman, Shamin, Safia.

22 MAR 2007

and whereas the said Shah Nawaz Anwar S/o late Dr. H. Rahman 2. Nafusa Khatoon D/o late Dr. Habibur Rahman and Shammi Sazya daughter of late Attaur Rahman have executed a deed of General Power of Attorney no.320 of dated 26.8.1986 in favour of Asad Rahman S/o late Aataur Rahman appointing him (Asad Rahman) their Attorney and also authorising him to sale the property morefully described in the schedules below and also authorised him to execute a deed of sale before Registrar/Sub-Registrar, Competent for the same and such he (Asad Rahman) is legally entitled and to sale the property morefully described in the schedule below and to execute a deed of sale before the Sub-Registrar, Dhanbad in their absence and on their behalf.

9 SEP 2004

16 JAN 2007

And whereas Moiza Khatoon, Manfusa Khatoon, Mahruza Khatoon, and Shagurta Khatoon all daughters of late Attaur Rahman and son Tanqueer Anwar have also executed

Ahmed ul Rahman

30/3

Gholam Abbas
30/3

Asad Rahman
30-3-91

108

execute a deed of General Power Attorney vide deed no. 316 dated 25.8.86 appointing Asad Rahman as their attorney and authorised him to sale their shares in the property morefully described in schedules below.

23 JUN 2007

And whereas Sahiha Rahman widow of late M. Attaur Rahman and Afsana Rahman D/o late M. Attaur Rahman have also executed a deed of General Power of Attorney being deed no.34 dated 23.1.86 appoint Asad Rahman S/o M. Attaur Rahman as their Attorney and have also authorised him to sale their share in the property morefully described in the schedules below.

22 MAR 2007

And whereas on the strength of aforesaiddeeds of General Power of Attorney the said Asad Rahman is entitled to sale shares of heirs and successors of Bibi Fazilan in the property morefully described in the schedule below

9 SEP 2004

And whereas the vendors and executants of General Power of Attorney inherited the property morefully described in the schedule below as her (Fazilan Bibi) Grand Sons, great grand sons and great grand daughters.

16 JAN 2007

And whereas the vendors are legally entitled to sale their shares and shares of aforesaid executants of

Akbar Rahman

30/3

Sholam Affandi
30/3

Aseel Rahman

30-3-91

= 10 =

109

General Power of Attorney in the property morefully described in the schedule below.

23 JUN 2006

And whereas the vendors are in peaceful and undisturbed possession of the property morefully described in the schedule below by exercising diverse acts of possession as well as by realising rents from the tenants.

22 MAR 2007

And whereas the vendors are in urgent need of Cash money for their business affairs and to meet the family necessities of aforesaid executants of deeds of General Power of Attorney and as such they extended their desire to sale the property morefully described in the schedule 'B' below to the purchasers who are known to them from before.

9 SEP 2004

And whereas the purchasers accepted the offers of the vendors and agreed to purchase the property morefully described in the schedule 'B' below on valuable consideration of Rs.46,500/- (Rupees forty six thousand and five hundred) only which is reasonable market price prevailing in the locality.

16 JAN 2007

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :

Abdur Rahman
30/3

Gholam Afroz
30/3

Asad Rahman
30-3-91

= 11 =

110

23 JUN 2007

22 MAR 2007

9 SEP 2004

16 JAN 2007

1. That in pursuance of the said agreement and in consideration of the sum of Rs.46,500/- (Rupees forty six thousand and five hundred) only being the agreed highest market price prevailing in the locality for the property described in the schedule B below which is shown in colour Red in the annexed plan paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby acknowledges and admit), the vendors hereby convey and transfer by way of absolute sale all their rights and titles, interest (and executants of ~~Power of Attornies~~) with possession and all benefits advantages, easement etc. unto the purchasers, their successor-in-interest, representatives, administrators and assigns to the said property.

2. That the purchasers shall make construction just at the side of the ~~schedule 'A'~~ property from all sides and from any other sides of schedule 'A' property and other co-sharers will not make any interference, disturbance or obstruction, ~~even the construction will close~~ the door or windows of the vendors/other share holders/ their tenants/ and their ~~heirs and successors~~ to which they have no objection.

3. That if the purchasers will ~~lose any part or share~~

Fahs Anwar Rahman
30/3
Gholam Afroz
30/3

Asad Rehman
30-3-91

111

= 12 =

of the schedule 'B' property for want of valid title of the vendors and other share holders the vendors and other share holders/ her legal heirs, representatives, administrators or assign will compensate the said loss or damages incurred by the purchasers.

22 MAR 2007

4. That the vendors has agreed to execute any further deed or documents in favour of the purchasers or their legal heirs and successors in interest which may be necessary in order to perfect the title of the purchasers in respect of the property, described in schedule 'B' below which is shown in colour Red in the annexed plan at the expenses of the purchasers and their legal heirs and successor-in-interest.

23 JUN 2007

9 SEP 2004

5. That if the purchasers will be deprived of the possession over the property described in the schedule 'B' below which is shown in colour Red of the annexed plan or any part thereof by virtue of any person or persons claiming title, therein, the vendors/other share holders and their legal heirs and successors in interest, or assigns shall always be bound to compensate the purchasers for such loss or damages for such act, determined at that time as per prevailing market value.

6 JAN 2007

6. That the vendors will also render all possible assis-

Phasen in Golanen

30/3
Cholan / 30/3

Asad Rahman
30-3-91

= 13 =

112

assistance in getting the name of the purchasers mutated
-d in the sherista of the State of Bihar and other
authorities concerned.

7. That the vendors hereby declares that they have not
hereinbefore entered into any agreement of deed with any
any person or persons including the property described
in the schedule 'B' of conveyed herewith to the
purchasers, but if it will transpire in future, then
the vendors will be liable for cheating and criminal
breach of the trust as well.

8. That, the purchaseers from this day have taken
possession of the property conveyed and shall from this
day pay the rent to the State of Bihar being Rs.0.50/ais
annually in respect of the property morefully described
in schedule 'B' below.

9. That the vendors admit and declare that the land
described in the schedule below are free from all
encumbrances.

10. That the vendors admit and declares that the proper-
ties described in schedule 'B' below does not come
under the perview of land ceiling Act.

23 JUN 2003

16 JAN 2007

9 SEP 2004

22 MAR 2007

Bh Sanjay Kumar

30/3

Cholan Ajiwar
30/3

Asad Rehman
30-3-91

= 14 =

113

23 JUN 2007

22 MAR 2007

9 SEP 2004

16 JAN 2007

11. That the vendors have agreed themselves that they will allot their share in the purchased property described in the schedule 'B' below according to their mutual consent and convenience and for that they will prepare an un-registered agreement for amicable settlement and the terms and conditions and other clause as well as shares allotted to them in the said agreement shall be binding upon the purchasers.

12. That, the contents of this deed have been read over and explained to the vendors and witnesses Shah Nawaz Anwar in presence of other witnesses in simple Hindi and the vendors and witnesses have understood the meaning of the same and put their signatures in sound state of mind and health and out of their own accord and free will without coercion, misrepresentation, fraud or pressure whatsoever from any corner on the day, month and year first herein mentioned above.

Schedule 'A'

All that piece and parcel of Homestead land with all Dwelling house etc. including all fittings and fixtures etc. situated in mouza Dhanbad, P.S. and Municipality Dhanbad, Dist. Dhanbad, Mouza no. 51, Ward no. 15 (old) 13 (New) holding no. 253, 254, 255, 256, 257, 258, 259, 260 area

Ehsanullah Khan

30/3

Ghulam Afzal

Asad Rehman

30-3-07

114

= 15 =

area approximately 30 kattas (Thirty kattas) more or less within plot no. 153/3372 which is butted and bounded as follows

North : House of late Damri Singh and His family.

South : House of Khoda Bux of Dhanbad Transport.

East : Parti land and railway land.

West : House of Raja Banu and Main Road.

23 JUN 2007

Schedule - 'B'

Out of schedule A property a portion thereof measuring an area about 2 kattas more or less 1445 Sq.Ft. situated at Naya Bazar, Dhanbad, Ward no. 15 (old) 13 (new) plot no. 153/3372 which is shown in the plan annexed herewith and marked as colour Red 'A' along with platform towards Western side being holding no. 255, 257, 258 which is butted and bounded as follows

North: Portion of Holding no. 258 (portion of homestead land)

South : Vacant land of landlord and nala then land of Khoda Bux.

East : Vacant land of landlord.

West : Road.

22 MAR 2007

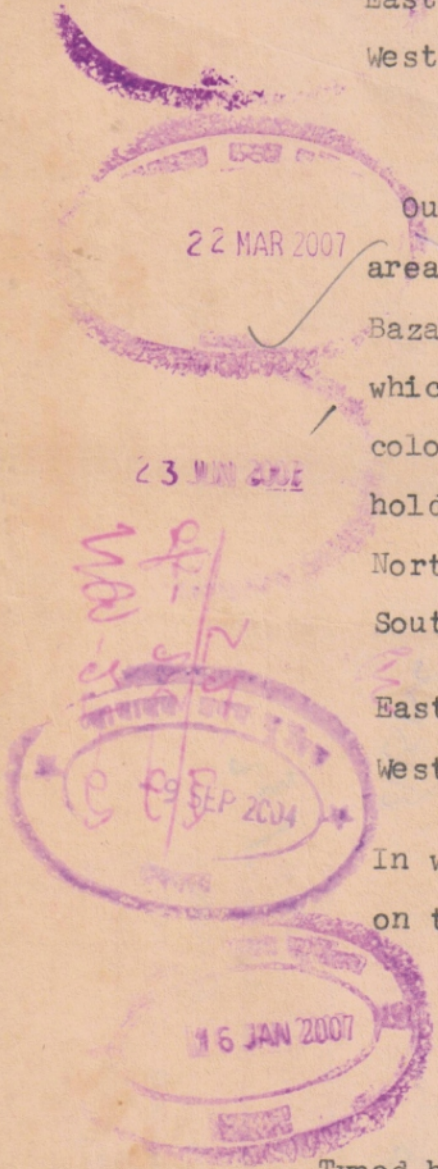
23 JUN 2007

In witness whereof the vendors put their respective signatures on this the day, month and year first above written.

Witnesses

1. Ghulam Md. Hafis
2. [Signature]
3. Ahmad Qadir Ghalib

Typed by,
 [Signature]
 L.T. 30.3.07



अंशक अधिकारी का कार्यालय, धनबाद

(1)



आदेश पत्र

अभिलेखा हस्ता 1940 का नियम 121

कार्यालय अंशक अधिकारी धनबाद

केश का प्रकार दादा लाल सुन 200 750 15/10-93

आदेश की नं० और तारीख	आदेश और पद अधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी, तारीख सहित।
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15.10.93 (1) श्री अमर 23 लाल सुन 200 750 पिता प्रवृत्ति
 (2) श्री लाल सुन 200 750 पिता श्री लाल सुन 200 750
 (3) श्री लाल सुन 200 750 पिता श्री लाल सुन 200 750

सा० बपना बाबा ने मौजा धनबाद
 नं० 5/1 के अंतर्गत बाता नं० जागतिकी सं० 1362 बिजुरी
 बात नं० 153/3372
 रूप 2 (दो) सुन प्रमोन्न के नामान्तरण हेतु आवेदन पत्र दिया है। आवेदन पत्र जाँच हेतु लाल सुन 200 750 के कर्मचारी को दे सके उन्हें निर्देश है कि वे अपना जाँच प्रतिवेदन अंशक अधिकारी के माध्यम से अधोहस्ताक्षरी के कार्यालय में प्रस्तुत करें। इस विषय आम इस्तीफा नमिस्त करें। अभिलेखा दिनांक 29-10-93 को उपस्थित करें।

(2)

आदेश पत्र

अंशक अधिकारी

29/10/93 आदेश पत्र के माध्यम से परिवर्तन प्राप्त हुआ किसे न किसे सुन की आपसी मुसीबतें हुआ का नाम के अंशक अधिकारी के माध्यम से अंशक अधिकारी किसे न किसे सुन अंशक अधिकारी किसे न किसे सुन अंशक अधिकारी किसे न किसे सुन

(1) जाति प्रमाणपत्र खतरा न किसे न किसे सुन
 (2) जागतिकी सं० 1362 में प्रस्तावित अंशक अधिकारी सुन 200 750 पिता श्री लाल सुन 200 750 बाता नं० 153/3372 के अंतर्गत बाता नं० जागतिकी सं० 1362 बिजुरी सा० बपना बाबा ने मौजा धनबाद नं० 5/1 के अंतर्गत बाता नं० जागतिकी सं० 1362 बिजुरी बात नं० 153/3372 रूप 2 (दो) सुन प्रमोन्न के नामान्तरण हेतु आवेदन पत्र दिया है। आवेदन पत्र जाँच हेतु लाल सुन 200 750 के कर्मचारी को दे सके उन्हें निर्देश है कि वे अपना जाँच प्रतिवेदन अंशक अधिकारी के माध्यम से अधोहस्ताक्षरी के कार्यालय में प्रस्तुत करें। इस विषय आम इस्तीफा नमिस्त करें। अभिलेखा दिनांक 29-10-93 को उपस्थित करें।

आदेश पत्र





(क) जमानगी का मुलानु हादारी बिल इस
 एलासल एवं अल्प के अर्थ - २ केंद्रका
 की जाति धाका निबंधन करील के
 एलासल है 3089 तार 30-3-91 के अंत
 आनेक गण के बिली बिले
 (ख) जाति पर आनेक गण आनी गण
 एलासल है धापति भी फल
 (ग) जाति केसु गेणुका / आदीनाही /
 आनेक / अदकरी / अदक अथ 16-16-
 एलासल की है एलासल एवं उपास
 वातावरण के आध्यापन नामावरण की
 एलासल के किं अगु संसल अनेके
 अंशक अनेके के भी एलासल एलासल
 के लिए अगु संसल अनेके

अतः एलासल अनेके एवं अनेके
 के अंशक अनेके एवं अनेके के अथ
 पर आनेके अनेके के अथ - एलासल
 आनेके के अथ है एलासल की
 आनी है
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वेरे द्वारा फोटो कापी
 किया गया
 15-12-2018
 प्रतिलिपिक/रंकक

मिलान किया
 अनेके अनेके
 अनेके अनेके

आभप्रमाणित सच्चो प्रातरी
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जिला अभिलेखागार
 नितान 76 एक्ट 1/1872 नारा अनेके

डॉ. विमल उर्फ विमलजी का कार्यालय, धानबाद
 4th Floor, 250 (111) 93-94

₹ 859/-

₹ 1000/-

₹ 1000/-

₹ 1000/-

₹ 1000/-

₹ 1000/-



₹ 750 (111) 93 94

₹ 1000/-
 51
 258
 153
 3592
 4901 9 (51)
 8501
 6.00
 1362 ₹ /

₹ 1000/-
 13
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 153
 3592
 4901 9 (51)
 8501
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 1362 ₹ /

₹ 1000/-
 13
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 153
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 4901 9 (51)
 8501
 6.00
 1362 ₹ /

1. ...
2. ...
3. ...
4. ...

₹ 1000/-

₹ 1000/-

मेरे द्वारा फोटो कापी
 किया गया

प्रतिलिपि टंकक

मिलान किया

₹ 1000/-

₹ 1000/-

₹ 1000/-



₹ 1000/-

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग
लगान रसीद



Sch XIV F. No. 180V

जिला का नाम **धनबाद**
अनुमण्डल का नाम **धनबाद**
अंचल का नाम **धनबाद**
मौजा **51**
थाना वो थाना नम्बर

V

जोखे = 1733
रसीद क्रमांक **JH 21 A019808**
रेयत का नाम **अनवर उलमास्किखान**
पिता का नाम **पिलकिसरवाहन**
जमाबन्दी नम्बर **बखी रसूल सप्रम आरा**

खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
नगरपालिका = 255, 257, 258, 153/3372		2क61

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया			2005-6	
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	2014-15 विगत वर्ष	2015-16
हाल W.P	2015-16					
लगान	6.00				60.00	6.00
सेस	1.50				15.00	1.50
*ब्याज	3.00				30.00	3.00
विविध	3.00				30.00	3.00
योग	1.50				15.00	1.50
	15.00				150.00	15.00

अदायगी	बकाया			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	2015-16	
लगान				60.00	6.00
सेस				15.00	1.50
*ब्याज				30.00	3.00
विविध				30.00	3.00
योग				15.00	1.50

- कुल योग शब्दों में **165.00 एकठा पैसे**
- नाम अदाकर्ता **अ.य**
- कुल बकाया **150.00**

(हस्ताक्षर)

इस्ताक्षर एवं दिनांक

* खास महाल का बकाया (माला पुजारी पर) (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूब नहीं लिया जाता है।

DHANBAD MUNICIPAL CORPORATION

Search...



Team Leader



Team Leader

Dashboard

Water Setup

JSK Water

Update Water Consumer

Water Report

Water DCB Report

Water Accountant

Trade Setup

TRADE JSK

Trade Back Office

Trade Colic Report

Trade App Report

Trade Level Report

Trade Accountant

Trade Denial

Property Setup

Property Payment

1. Search Property

2. Update Holding Details

3. Update Last Payment

4. View Property Details

5. View Payment Details

6. View Due Details

7. Update Existing Demand

8. Remove Additional Tax

Property Report

SAF Detail/Payment

SAF Report

PROPERTY ACCOUNTANT

All Module Report

Holding Details

Basic Details

Ward No	: 20	Holding No	: 019000933000M0
Address	: NAYA BAZAR	Entry Type	: New Assessment
Memo No	: 132378201017020207	Order Date	: 20-10-2017
Old Holding No	:	Property Type	: Vacant Land
Village/Mauja	: 51	Khata No.	: MUNICIPAL
Plot No.	: 153/3372	Total Area(in Decimal)	: 3.3

Owner Details

Sl. No	Owner Name	R/W Guardian	Guardian's Name	Contact No.
1	ANWAR ISMAIL KHAN,BILQISH KHATUN,NABI RASOOL SHAMIM ARA	C/O	LATE SHURAB KHAN LATE MAQBUL KHAN LATE GULAM RASOOL W/O MD TAYYAB	XXXXXXXX8781

Floor Details

Floor No	Use Type	Occupancy Type	Construction Type	Built Up Area (in Sq. Ft)	Carpet Area (in Sq. Ft)	Date of Completion (mm-yyyy)

Tax Details

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Lighting Tax	Quarterly Tax
1	0	1 / 2016-2017	83.00	0.00	0.00	0.00	0.00	0.00	83.00

2/30/1108 V3000, m 6990/- 1860/- 2563 5000Rs.



157 52 015

68

6990/-
1860/-
4657/-
13400/-

Handwritten notes in Hindi and English, including a signature and the date 15/3/91.

no declaration
no 850 no 151/151
15/3/91

Ehsanur Rahman
15/3/91

Ghulam Afridi
15.3.91

Asad Rahman
15.3.91

DEED OF ABSOLUTE SALE

23 JUN 2001
Ac - 3720/-
M(a) - 90/-
2810/-

THIS DEED OF ABSOLUTE SALE is made this the 15th day of March, 1991 (one thousand nine hundred and Ninety one) BY and BETWEEN 1. Ehsanur Rahman son of late Ghulam Rabbani, 2. Asad Rahman son of late M. Ataur Rahman, by faith Muslim, by occupation business, resident of Central Street, Hind Pirhi, Ranchi, P.S. Ranchi, Dist. Ranchi, 3. Ghulam Afridi son of late Ghulam Sauidani by faith Muslim, by occupation business resident of Pachayotia Akhara, Akhara Gaya, P.S. Kotwali, Dist. Gaya, hereinafter called and referred to as the V e n d o r s (whose expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administra-

T(6)S. No 140/2002
EXT/G
Hindustan Dist.
16 JUN 2001

13/00-00

11-3-91

अनुपम
हिसमाइल खान न 20 वाजार
चानवादे

Hussaini Rahuman
15.3.91

हिपपि - हिपि

हिसानुर रहमान

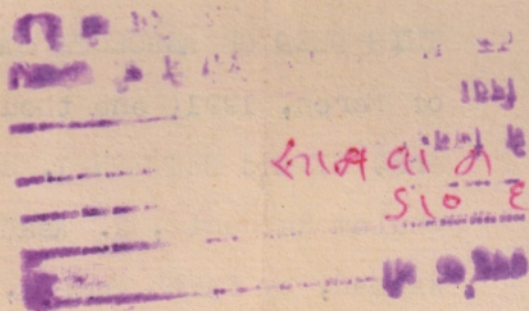
मुलकत रावली
पचासठिया अलाव
गया - मीरत



aurum

15/3/91

हिसानुर रहमान
21 मिन मिन
21/14 14 मिन



हिसानुर रहमान
510 14/3/91

333

v. 14/91

Hussaini Rahuman

16.3.91

334

v. 14/91

Ghulam Afridi

16.3.91

Handwritten signature

विशेष न्यायाधीश
1991



23 JUN 2007

Bilquesar Rahman
15/3/97

Ghulam Afridi
15/3/97

Asad Rahman
15/3/97

= 2 =

A N D

1. Anwar Ismail Khan S/o late Md. Sahrab Khan, 2. Bilquees Khanum D/o late Md. Maqbool Khan, 3. Nabi Rasool son of late Ghulam Rasool, 4. Shamim Ara w/o Md. Taiyub all of them by faith Muslim, by occupation business, service and house wife, resident of Naya Bazar, Dhanbad, P.O. P.S. and Dist. Dhanbad, hereinafter called and referred to as the Purchasers (whose expression shall unless excluded by or repugnant to the context be deemed to mean and includethier heirs, successors, administrators, ~~legal representatives~~ and assigns) of the Second Part :

Whereas the property described in schedule 'A' below is known as AATHGHARWA situated at Naya Bazar in Ward no.

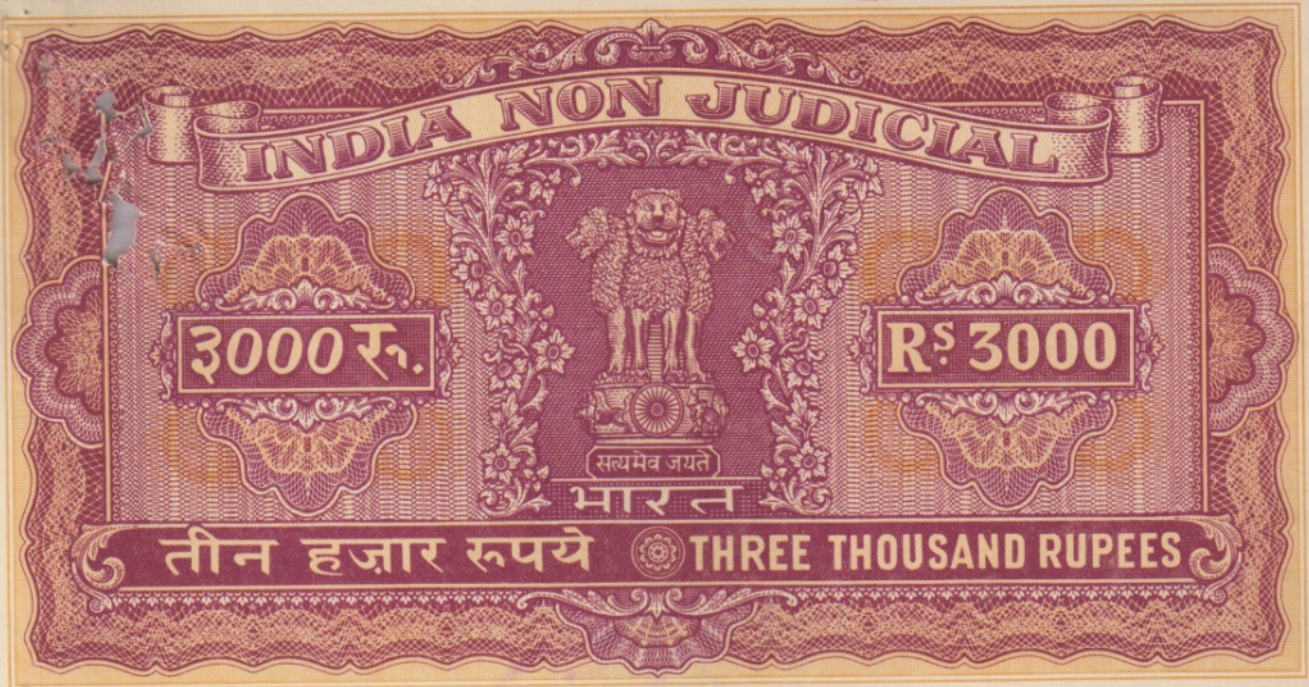
22 MAR 2007

3 SEP 2004

16 JAN 2007

70

3000Rs.



Faham ur Rahman
15.3.97

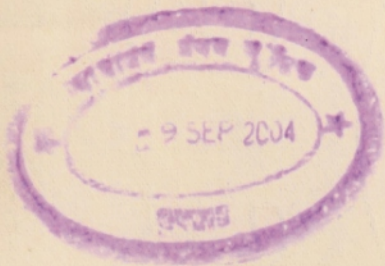
Ghulam Afridi
15.3.97

Asad Rahman
15.3.97

= 3 =



(Dhanbad) District Dhanbad.



AND WHEREAS the property described in the schedule below originally belonged to late Sk. Safdar Ali.

AND WHEREAS, ~~the said Sk. Safdar Ali~~ died leaving behind his three sons namely 1. Abdul Rauf, 2. Mukhdoom Bux, 3. Mahboob Alam and one daughter Bibi Fazilan as his heirs and successors. ✓

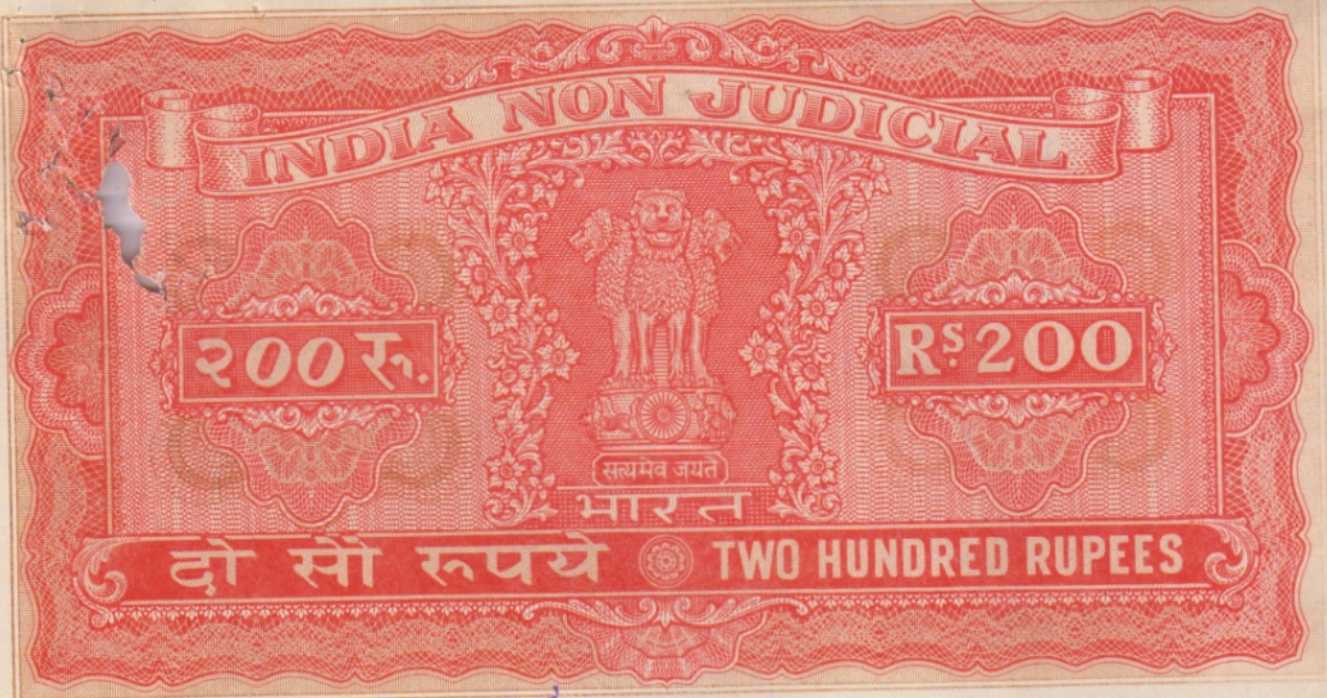


AND WHEREAS said Bibi Fazilam was married with Sk. Salamat.

AND Whereas the said Bibi Fazilan died leaving behind

71

200Rs.



Fazlan vs Ahsan
15/3/91

Ghulam Afidi
15/3/91

Aseel Rahman
15/3/91

= 4 =



and one daughter, Bibi Aiyasha Khatoon.

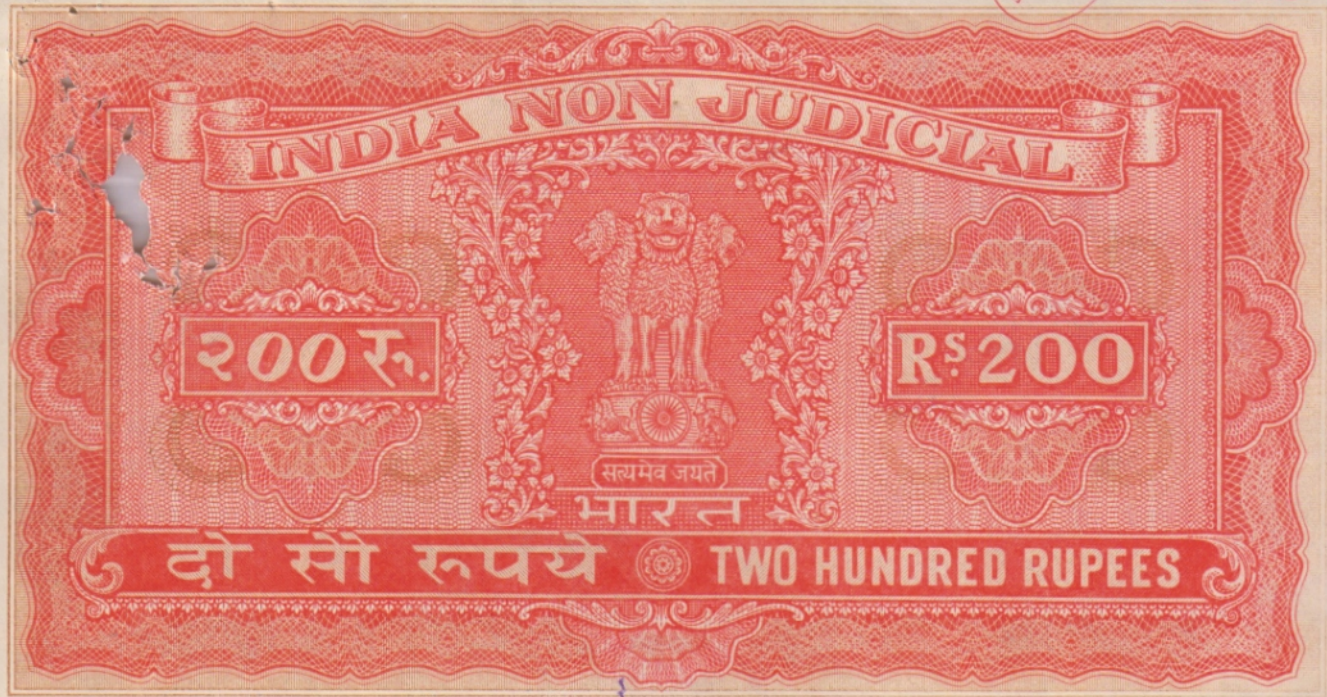
AND WHEREAS, said Ghulam Samdani, Ghulam Rabbani and Bibi Aisha Khatoon being heirs and successors of Bibi Fazilan filed a partition suit being T.S.(Partition) No.53/71 before the court of Sub-Judge, Ind Gaya to get their share in the property of Sk.Safdar Ali and they got the property more fully described in the schedules below in shape of their shares besides other property which they inherited from Bibi Fazilan in the aforesaid T.S.(P) no.53/71 .

The property morefully described in the schedules below, is already mentioned in serial no.1 of the plaint in page 37 schedule 16 of the Takhtnama allotted to Bibi Fazilan of the aforesaid Title(Partition) Suit, AND



72

200Rs.



23 JUN 2007

Iqbal ul Hasan
 15/3/91
 Ghulam Afzali
 15/3/91
 Asad Rahman
 15/3/91
 = 5 =

22 MAR 2007

Aiysha Khatoon, after getting their shares in view of the order passed in the aforesaid T.S.(P) became absolute and exclusive owners of the property morefully described in the schedules below and they were in actual physical and uninterrupted possession of the same. AND

9 SEP 2004

Whereas the name of Ghulam Samdani and others were mutated in the serista of Bihar in Mutation case no. 44(III) Dhanbad 36-37 and they have been paying rent in respect of homestead land morefully described in the schedules below AND

16 JAN 2007

Whereas the said Ghulam Rabbani was married to one Akhtari Begum , AND

Ehsan ur Rahman
15/3/97

Ghulam Afidi
15.3.97

Asad Rahman
15.3.97

73

= 6 =

Whereas the said Ghulam Rabbani died leaving behind his only son EHSANUR RAHMAN and his wife Akhtari Begum as his heirs and successors, AND

Whereas after the death of Ghulam Rabbani, his wife Akhtari Begum being a Muslim lady and unable to look after the entire properties and his shares in the property left by her husband (Ghulam Rabbani) she executed a deed of Power of Attorney vide General Power of Attorney no. 156 of 1979 in favour of his only son Ehsanur Rahman appointing and nominating him as her attorney and also authorised him to sale the property morefully described in the schedules below besides other properties, which stands in the name of her husband late Ghulam Rabbani or the said Ghulam Rabbani inherited in shape of his share from Fazilan Bibi. The said Akhtari Begum also authorised Ehsanur Rahman, her son to execute a registered deed of sale in respect of the property morefully described in the schedules below besides other property, AND

22 MAR 2007

16 JAN 2007

9 SEP 2004

23 JUN 2007

Whereas on the strength of aforesaid power of attorney the said vendor no. 1 Ehsanur Rahman is entitled to execute a deed of absolute sale in favour of vendee in respect of the property morefully described in schedule B below which is shown in annexed plan with red ink. AND

Abbas w/o Rahman
15/3/91
Gulam Afridi
15/3/91
Asad Rahman
15/3/91
= 7 =

74

Whereas the said Ghulam Shamdani died leaving behind his three sons namely 1. Ghulam Afridi, 2. Ghulam Md. Nofis (iii) Ghulam Abu Mohammed Yasin (Aasain) one daughter Rana Noushad Khanum and his wife Bibi Kulsom as his heirs and successors, AND

22 MAR 2007

Whereas the aforesaid Ghulam Md. Nofis, Ghulam Abu Md. Yasin (Aasin) Rana Noushad Khanum and widow Bibi Kulsom executed a deed of General Power of Attorney in favour of Ghulam Afridi who is energetic and active one appointing him (Ghulam Afridi) their attorney and authorising him to sale the property morefully described in the schedule below in their absence on their behalf by a registered deed of General Power of Attorney being deed no. 10 dated 8/9.2.89 and on the strength of aforesaid deed of General Power of Attorney the said Ghulam Afridi is entitled to execute a deed of sale before the Sub-Registrar, Dhanbad in respect of property morefully described in the schedule below, AND

16 JAN 2007

9 SEP 2004

23 JAN 2001

Whereas the said Aysha Khatoon w/o Dr. H. Rahman died leaving behind two sons Attaur Rahman and Shah Nawaz and five daughters namely Moiza Khatoon, Mahfooza Khatoon, Manfusa Khatoon, Shgufta Khatoon, Nafisa Khatoon, AND

Whereas the said Attaur Rahman s/o Aysha Khatoon died

Asad w/ Rahman
(15/3/91)

Sholem Afzidi
(15/3/91)

Asad Rahman
(15/3/91)

= 8 =

78

leaving behind his sons Asad Rahman, and Tauqeer Anwar, wife Shafina Khatoon, daughters Afsana Rahman Rahman, Shamin Safia and,

Whereas the said Shah Nawaz Anwar S/o late Dr. H. Rahman 2. Nafusa Khatoon D/o late Dr. Habibur Rahman and Shammi Sazya daughter late Ataur Rahman have executed a deed of General Power of Attorney no.320 of dated 26.8.1986 in favour of Asad Rahman S/o late Aataur Rahman appointing him (Asad Rahman) their Attorney and also authorising him to sale the property morefully described in the schedules below and also authorised him to execute a deed of sale before Registrar/Sub-Registrar Copetent for the same and as such he (Asad Rahman) is legally entitled to sale the property morefully described in the schedules below and to execute a deed of sale before the Sub-Registrar, Dhanbad in their absence and on their behalf, AND

22 MAR 2007

9 SEP 2004

23 JUN 2007

16 JAN 2007

Whereas Moiza Khatoon, Manfusa Khatoon, Mahfuza Khatoon, and Shagufta Khatoon all daughters of late Attaur Rahman and son Tanqur Anwar have also executed a deed of General Power of Attorney vide deed no.316 dated 25.8.86 appointing Asad Rahman as their authorney and authorised him to sale their shares in the property morefully described in the schedules below and ,

Attaur Rahman
15/3/91
Gholam Afzali
15.3.91
Asad Rahman
15.3.91

76

Whereas Sabiha Rahman widow of late M. Attaur Rahman and Afsana Rahman D/o late M. Attaur Rahman have also executed a deed of General Power of Attorney being deed no.34 dated 23.1.86 appointing Asad Rahman S/o M. Attaur Rahman as their Attorney and have also authorised him to sale their shares in the property morefully described in the schedules below, And

22 MAR 2007

Whereas on the strength of aforesaid deeds of General Power of Attorney the said Asad Rahman is entitled to sale shares of heirs and successors of Bibi Fazilan in the property morefully described in the schedules below AND,

9 SEP 2004

Whereas the vendors and executants of General Power of Attornies inherited the property morefully described in the schedule below as her (Fazilan Bibi) grand sons, gre great grand sons and great grand daughters, AND

23 JUN 2007

Whereas the vendors are legally entitled to sale their shares and shares of aforesaid executants of General Power of Attorney in the property morefully described in the schedules below. AND

16 JAN 2007

Whereas the vendors are in peaceful and undisturbed possession of the property morefully described in the

Engel in Notar
15/3/91

Ghulam Afridi
15.3.91

Asad Rahman
15.3.91

= 10 =

77

schedules below by exercising diverse acts of possession as well as by realising rents from the tenants. AND

Whereas the vendors are in urgent need of Cash Money for their business affairs and to meet the family necessities of aforesaid executants of deeds of General Power of Attorney and as such they extended their desires to sale the property morefully described in the schedule 'B' below to the purchasers who are known to them from before

AND

Whereas the purchasers accepted the offers of the vendors and agreed to purchase the property morefully described in the schedule 'B' below on valuable consideration of Rs. 93,000/- (Rupees ninety three thousand) only which is reasonable market price prevailing in the locality.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS ;-

1. That in persuance of the said agreement and in consideration of the sum of Rs. 93,000/- (Rupees ninety three thousand) only being the agreed highest market price prevailing in the locality for the property described in the schedule 'B' below which is shown in colour Red in the annexed plan paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby acknowledge

22 MAR 2007

9 SEP 2004

16 JAN 2007

23 JUN 2007

Mohammad Rahman
15/3/91

Gholam Afzali
15/3/91

Asad Rahman
15/3/91

= 11 =

78

and admit), the vendors hereby convey and transfer by way of absolute sale ~~all their rights and titles~~, interests (and executants of Power of Attorn~~ees~~) with possession and all benefits advantages, easement etc. unto the purchasers, their successor-in-interest, representatives, administrators and assigns to the said property.



2. That the purchasers shall make construction just at the side of the schedule 'A' property from all sides and from any other sides of Schedule 'A' property and other co-sharers will not make any interference, disturbance or obstruction, even the construction will close the door or windows of the vendors/other share holders/their tenants/ and their heirs and successors to which they have no objection.



3. That if the purchasers will lose any part or share of the schedule 'B' property for want of valid title of the vendors and other share holders the vendors and other share holders/ her legal heirs, representatives, administrators, or assign will compensate the said loss or damages incurred by the purchasers.



4. That the vendors has agreed to execute any further deed or documents in favour of the purchasers or their legal heirs and successors in interest which may be

Elgonur Rahman
15/3/51

Ghulam Afriq
15/3/51

Asad Rahman
15/3/51

= 12 =

79

necessary in order to perfect the title of the purchasers in respect of ~~the property~~, described in schedule 'B' below which is shown in colour Red in the annexed plan at the expenses of the purchasers and their legal heirs and successor-in-interest.

22 MAR 2007

5. That if the purchasers will be deprived of the possession over ~~the property~~ described in the schedule 'B' below which is shown in colour Red of the annexed plan or any part thereof by virtue of any person or persons claiming title therein, the vendors/~~other~~ share holders and their legal heirs and successors in interest or assigns shall always be bound to compensate the purchasers for such loss or damages for such act, determined at that time as per prevailing market value.

23 JUN 2007
9 SEP 2004

6. That the vendors will also render all possible assistance in getting the ~~name of the purchasers~~ mutated in the sherista of the State of Bihar and other authorities concerned.

16 JAN 2007

7. That the vendors hereby declares that they have not hereinbefore entered into any agreement of deed with any person or persons including ~~the property~~ described in the schedule 'B' of conveyed herewith to the purchasers,

Ehsan ur Rahman
(S.3/9)

Ghulam Afzid
(S.3/9)

Asad Rahman
(S.3/9)

= 13 =

80

but if it will transpire in future, then the vendors will be liable for cheating and criminal breach of the trust as well.

8. That, the purchasers from this day have taken possession of the property conveyed and shall from this day pay the rent to the State of Bihar being Rs.1/- annually in respect of the property morefully described in schedule 'B' below.

9. That the vendors admit and declare that the land described in the schedules below are free from all encumbrances.

10. That the vendors admit and declares that the property described in schedule 'B' below does not come under the perview of land ceiling Act.

11. That the ^{purchasers} ~~vendors~~ have agreed themselves that they will allot their shares in the purchased property described in the schedule 'B' below according to their mutual consent and convinience and for that they will prepare an un-registered agreement for amicable settlement and the terms and conditions and other clause as well as shares allotted to them in the said agreement shall be binding upon the purchasers.

22 MAR 2007

23 JUN 2007

9 SEP 2004

16 JAN 2007

Shah Nawaz Anwar
(15/3/19)

Abolam Afride
(15/3/19)

Asad Rahman
(15/3/19)

= 14 =

(81)

12. That, the contents of this deed have been read over and explained to the vendors and witnesses Shah Nawaz Anwar in presence of other witnesses in simple Hindi and the vendors and witnesses have understood the meaning of the same and put their signatures in sound state of mind and health and out of their own ~~ex~~ accord and free will without coercion, misrepresentation fraud or pressure whatsoever from any corner on the day month and year first herein mentioned above.

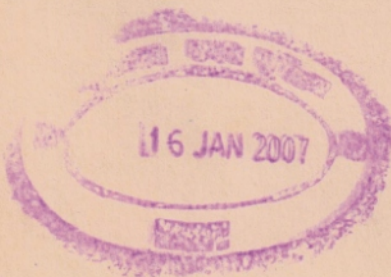
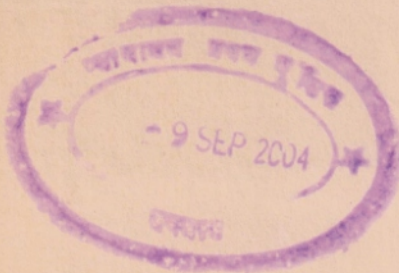
Schedule 'A'

All that piece and parcel of Homestead land with all Dwelling house etc. including all fittings and fixtures etc. situated in mouza Dhanbad, P.S. and Municipality Dhanbad, District Dhanbad, Mouza no.51, Ward no. 15(old) 13(New) holding no. 253,254,255,256, 257,258,259,260 area approximately .30 Kattas(Thirty kattas) more or less within plot no. 153/3372, which is butted and bounded as follows :

- North : House of late Damri Singh and his family.
- South : House of Rhoda Bux of Dhanbad Transport.
- East : Parti land and railway land.
- West : House of Raja Babu and Main Road.

Schedule - 'B'

(Schedule 'B' hereby sold to the purchasers)



Asad Rahman
15/3/91
Ghulam Afidi
15/3/91
Asad Rahman
15/3/91

= 15 =

82

Schedule 'B'

(Schedule 'B' hereby sold to the purchasers)
Out of Schedule ~~'A'~~ property a portion thereof
measuring an area approximately about 6 kattas (six
kattas) more or less situated at ~~Naya Bazar~~, Dhanbad
Ward no. 15 (Old) 13 (New) Plot no. 153/3372 which is
shown in the plan annexed herewith in colour Red,
along with plat form towards western side bearing
Holding nos. 253, 251 and 255 which is butted and
bounded as follows :

- North : House of late ~~Damri Singh~~ and his family.
- South : Portion of ~~homestead~~ land of landlord.
(Holding no. 255, 257, 258, 259 and 260)
- East : Vacant land or landlord.
- West : Road.

In witness whereof ~~the vendors~~ put their respective
signatures on this the day, month and year first above
written.

Witnesses

1. ~~Shahmaza Anwar~~
2. ~~_____~~
3. ~~_____~~
15/3/91

22 MAR 2007

9 SEP 2004

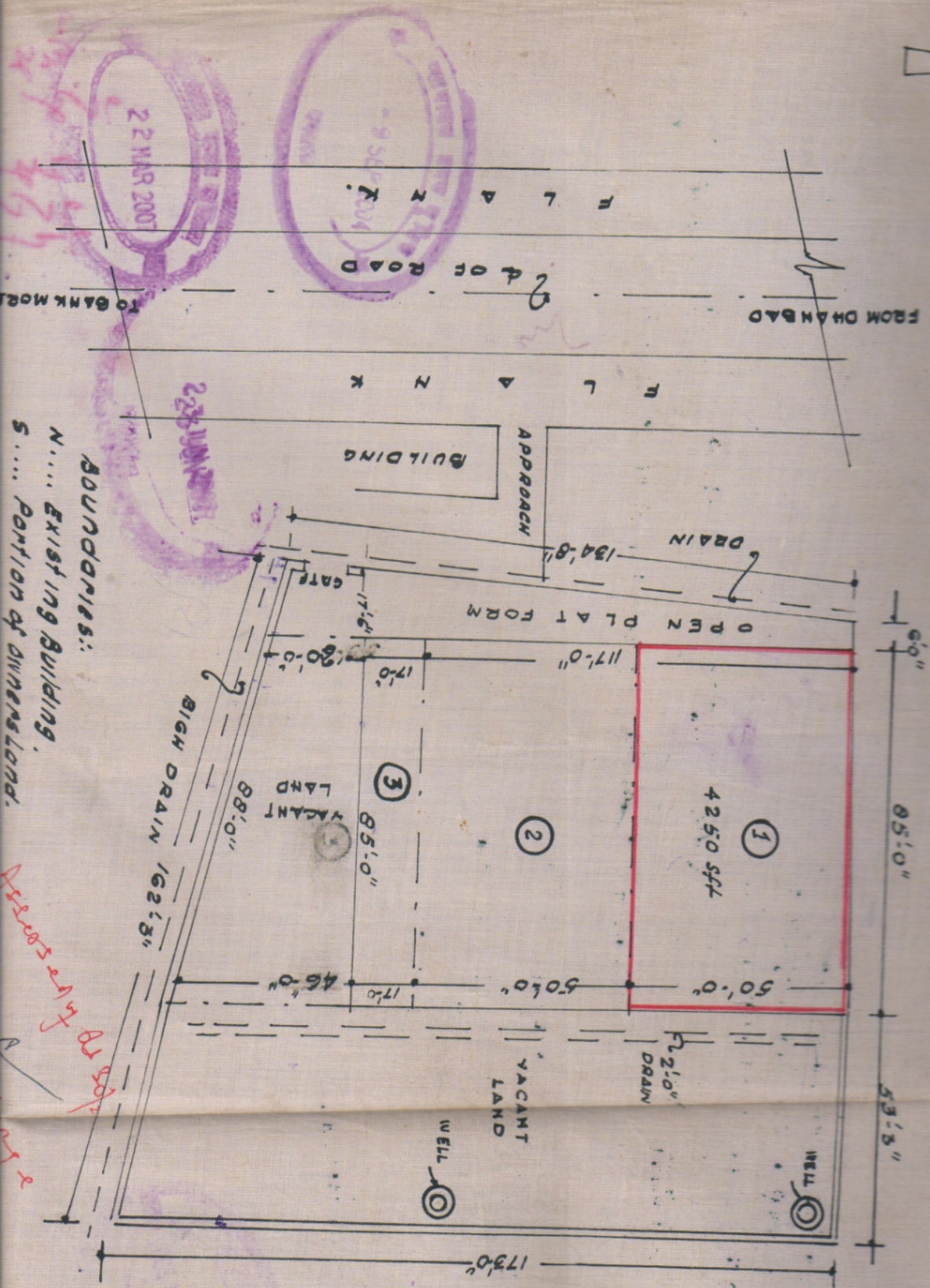
16 JAN 2007

23 JAN 2007

Typed by,
Geo 15.3.91
L.T.

12) Asad Rohmans/late Ahaur Rahman Both Central Street Hind Pire Ranchi and (2) Ghulam Ahmad (1) Anwar Ismail Khan s/o Late Md. Sohra Bichoo
 Ghulam Jamdani of Panchayat Akhara Goyo Tol (2) Bi/yees Khoran Dilate Md. Mogubul Khan.
 In part of Plot No 153/3372. of Mouza. Phaphar No 51. Khasra No 5700
 (3) Nabil Rasool s/late Ghulam Rasool
 (4) Nabil Rasool s/o Md. Tahir
 Municipal Holding No 887095
 (old) Ward No 15. Area. 4250sqft (More or less)

Ekman Singh



BOUNDARIES:
 N.... Existing Building.
 S.... Portion of Diversland.

Corrected by Ekman Singh



के विरुद्ध उक्त कसूर होना

(1) जाफलीया तुला जाफली विद्यालय
उत्पन्न हुए हैं एवं उन सब के अर्थ-2
वैतना के अर्थ द. नं 2563 त/15-3-71
के द्वारा धारणा विवेकन कार्यवाही से किसी
किताबें

(2) जाफली या अकेल भारतीय दल का है
आपत्ति नहीं पाया

(3) जाफली गैरवादी का दिया है। अर्थात्
मुहम्मदवादी / मुहम्मद लका 910 सी० सी० एल
स्वतंत्र की गयी है दल एवं भारत का का
के आजाद या आवेदित जाफली का पाठ
लेखित के लिए अनुबंध किया गये है
अंतर्गत के ही दल एवं लेखित के लिए
अनुबंध किया है

अतः दल का पाठ एवं अनुबंधित
के अंतर्गत परिवर्तन एवं अनुबंधित के आजाद
या आवेदित जाफली का दलिका-दलिका
अनुबंध के गण से
की जाती है

अनुबंधित मुहम्मद दल निर्णय के लिए
दलिका की जाती एक पत्र के द्वारा
आनुपालन परिवर्तन जाफली के उत्पन्न
के।

लिखा एवं मुहम्मद किया

अनुबंधित आवेदिका

अनुबंधित आवेदिका

अभिप्रेत सचिवी प्रतिलिपि

मेरे द्वारा फोटो काया
किया गया

मिलान किया

तुलना लिपिक

प्रधान सहायक
जिला अधिकारी

दिनांक 76 एक्ट 1/1872 द्वारा प्राधिकृत

Handwritten notes and signatures on the right margin, including the name 'Rajendra Prasad'.



749 (111) 93-94

अग्रिम

अग्रिम

अग्रिम

अग्रिम

अग्रिम अर्जाकरी वर कामाक्षी, बालासागर
वठो शाहूबाबू सं०- २५९ (111) 93-94

15/12/18

अग्रिम 51

अग्रिम 15

अग्रिम 13

अग्रिम 15

अग्रिम 259 955

अग्रिम 8563

अग्रिम 3372

अग्रिम 6 (रु०)

अग्रिम 24 13628

अग्रिम 20 रु०

अग्रिम

अग्रिम अर्जाकरी
अग्रिम अर्जाकरी
अग्रिम अर्जाकरी

1. अग्रिम अर्जाकरी अर्जाकरी अर्जाकरी
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अग्रिम अर्जाकरी

सेरे द्वारा फोटो कौपी
लिखा गया

अग्रिम अर्जाकरी

मिलान किया

अग्रिम अर्जाकरी
तुलना लिपिक

अग्रिम



अग्रिम अर्जाकरी सचवा प्रालिका

अग्रिम अर्जाकरी 15/12/18

अग्रिम अर्जाकरी
जिला अधिलेखानागार
अग्रिम अर्जाकरी 76 एक 1/1872 अग्रिम अर्जाकरी

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग

लगान रसीद

V

Sch XIV F. No. 180V

जिला का नाम धनबाद
 अनुमण्डल का नाम /
 अंचल का नाम /
 मौजा धनबाद
 थाना व/थाना नम्बर 51

वर्ष 1732
 रसीद क्रमांक JH 21 A019807
 रसिद का नाम आनवर उसमान खान
 पिता का नाम मिलकिस खान
 जमाबन्दी नम्बर जल्दी रसूल



खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
	<u>253, 251, 255, 153/3372</u>	<u>रकबा 6 कछ</u>

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया			विगत वर्ष	हाल
		3 वर्ष से ज्यादा	3 वर्ष	2 रा वर्ष		
हाल	<u>2015-16</u>				<u>2005-06</u>	<u>2015-16</u>
लगान	<u>20.00</u>				<u>200.00</u>	<u>20.00</u>
सेस	<u>5.00</u>				<u>50.00</u>	<u>5.00</u>
*ब्याज	<u>10.00</u>				<u>100.00</u>	<u>10.00</u>
विविध	<u>10.00</u>				<u>100.00</u>	<u>10.00</u>
योग	<u>50.00</u>				<u>500.00</u>	<u>50.00</u>

अदायगी	बकाया			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
लगान				<u>200.00</u>	
सेस				<u>50.00</u>	
*ब्याज				<u>100.00</u>	
विविध				<u>100.00</u>	
योग				<u>500.00</u>	

- कुल योग शब्दों में 550 पाँच सौ पचास 00 500.00 50.00
- नाम अदाकर्ता आनवर
- कुल बकाया 550

(हस्ताक्षर)

हस्ताक्षरित/दिनांक

* ग्राम महाल का बकाया (मादा/जारी) पर (सिवाय ऐसे बकायों/बिल पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

DHANBAD MUNICIPAL CORPORATION

Search...



Team Leader



Team Leader

Dashboard

Water Setup

JSK Water

Update Water Consumer

Water Report

Water DCB Report

Water Accountant

Trade Setup

TRADE JSK

Trade Back Office

Trade Colic Report

Trade App Report

Trade Level Report

Trade Accountant

Trade Denial

Property Setup

Property Payment

1. Search Property

2. Update Holding Details

3. Update Last Payment

4. View Property Details

5. View Payment Details

6. View Due Details

7. Update Existing Demand

8. Remove Additional Tax

Property Report

SAF Detail/Payment

SAF Report

PROPERTY ACCOUNTANT

All Module Report

Holding Details

Basic Details

Ward No	: 20	Holding No	: 0190000926000M0
Address	: NAYA BAZAR	Entry Type	: New Assessment
Memo No	: 132369181017052/13	Order Date	: 18-10-2017
Old Holding No	:	Property Type	: Vacant Land
Village/Mauja	: 51	Khata No.	: NA
Plot No	: 153,3372	Total Area(in Decimal)	: 9.9

Owner Details

Sl. No	Owner Name	R/W Guardian	Guardian's Name	Contact No.
1	ANWAR ISMAIL KHAN, BILQISH KHATOON, NABI RASODI, SHAMIM ARA	C/O	LT. SHUHRAB KHAN, LT. MAQBUL KHAN, LT. GULAM RASUL, W/O- MD TAYYAB	xxxxxx8781

Floor Details

Floor No	Use Type	Occupancy Type	Construction Type	Built Up Area (in Sq. Ft)	Carpet Area (in Sq. Ft)	Date of Completion (mm-yyyy)

Tax Details

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Lighting Tax	Quarterly Tax
1	0	1/ 2018-2017	250.00	0.00	0.00	0.00	0.00	0.00	250.00

5419

21/7/11 - 30000, 47605, 1260, 5212 5000Rs.



Handwritten notes in purple and red ink, including '62', '23', and '11.6.91'.

Ehsanur Rahman

Asad Rahman

Ghulam Afridi

11.6.91
9.7.91

4760/-
1260/-
3950/-
9170/-

2520/-
2599/-
9912

THIS DEED OF ABSOLUTE SALE is made this the 11th day of June, One thousand nine hundred and Ninetyone By and Between (1) Ehsanur Rahman, son of Late Ghulam Rabbani (2) Asad Rahman son of Late M.Attour Rahman residents of Central Street Hind Pire Ranchi (3) Ghulam Afridi, son of Late Ghulam Samdani, resident of Panchyati Akhara, Gaya, all by faith Muslim, by occupation business, P.S.Ranchi and Kotwali respectively, Dist.Ranchi and District Gaya, hereinafter called and referred to as the VENDORS (whose expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assignees) of the ONE PART:

A N D

1. KHALIDA KHATOON, wife of Shawkat Ayuob and (2) SHANKAT AYUOB

OFFICE OF THE TREASURY OFFICER,
HAZARIBAGH.

Sold to Sri
for Rs.

9170-00

श्रीवाण दा शर्मा, जयपुर बाजार, जयपुर

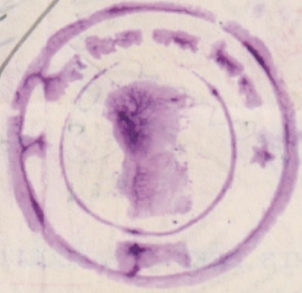
7-6-91

Stamp
Treasury, Hazaribagh

प्राप्त

श्रीवाण दा शर्मा
जयपुर बाजार
जयपुर

Ahsan ur Rahman
11.6.91



11.6.91

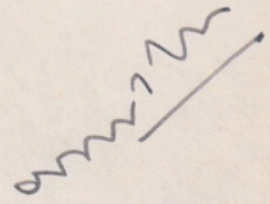
केहीन केहीन
अहम केहीन

12m
2) min (12m)

162
11/6/91

Ahsan ur Rahman

11.6.91



श्रीवाण दा शर्मा

3000Rs.



Sham u Rahman
Asad Rahman
11.6.91
Gulam Afid.
9.7.91

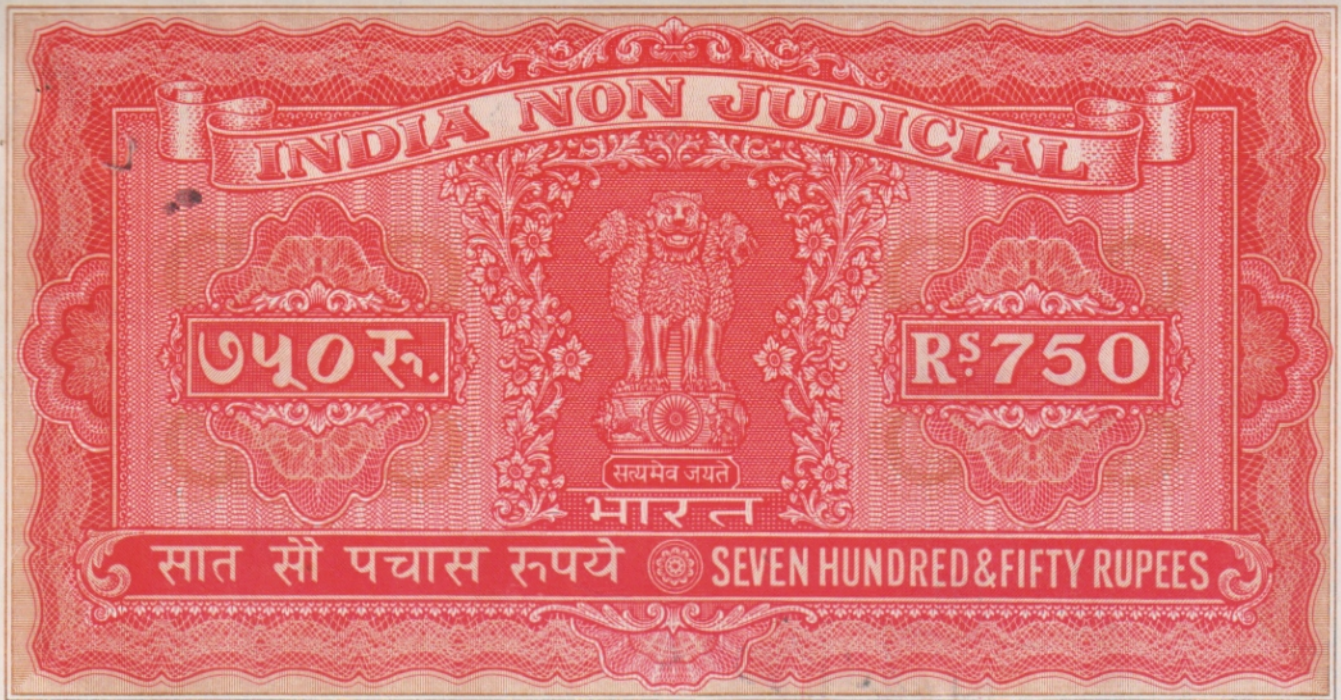
-- 2 --

Housewife and Business respectively, residents of Nayabazar Dhanbad, Police Station Dhanbad, chowki, sadar registry office Dhanbad, District Dhanbad, hereinafter called and referred to as the PURCHASERS(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART:

Whereas the property described in schedules below is known as AATHGHARWA situated at Naya Bazar in Ward No.15(Old)13 New at Plot No.153/3372 P.S.Bank More(Dhanbad)Dist.Dhanbad.

And whereas the property described in the schedules below originally belonged to Late Sk.Safdar Ali.

And whereas the said Sk.Safdar Ali died leaving behind



M. Hasan u. Rahman

Asad Rahman

11.6.71

Ghulam Offid.

9.7.71

--: 3 :--

And whereas said Bibi Fazilan was married with Sk. Salama and whereas the said Bibi Fazilan died leaving behind two sons namely (1) Ghulam Samdani (2) Ghulam Rabbani and one daughter Bibi Aiyasha Khatoon.

And whereas said Ghulam Samdani, Ghulam Rabbani and Bibi Aisha Khatoon being heirs and successors of Bibi Fazilan filed a partition suit being T.S. (Partition) No. 53/71 before the Court of Sub-Judge, 11th Gaya to get their shares in the property of Sk. Safdar Ali and they got the property morefully described in the schedules below in shape of their shares besides other property which they inherited from Bibi Fazilan in the aforesaid T.S. (P) No. 53/71. The property morefully described in the schedule below is already mentioned in Serial No. 1 of page no. 87 schedule 16 of the Takhtanama allotted to Bibi Fazilan which is



Ghulam Samdani

Asad Rahman

Ghulam Afzali

9.7.91

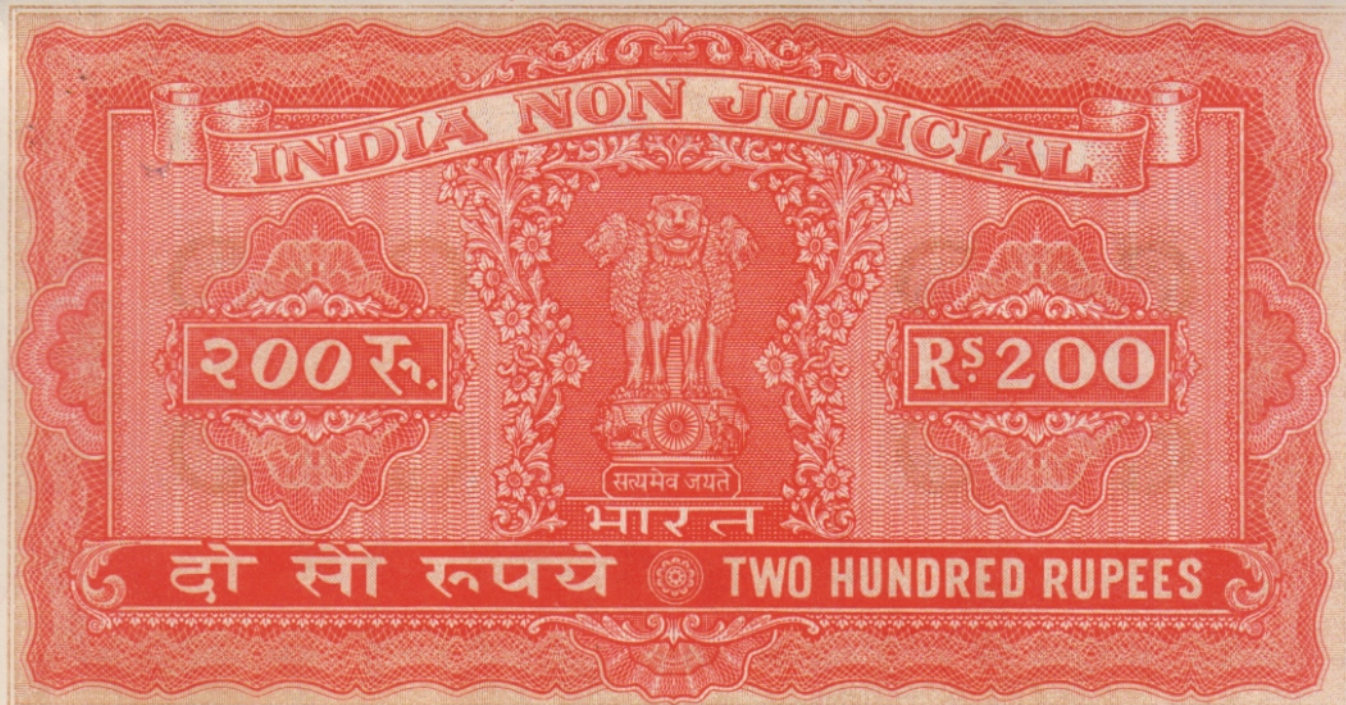
-- 4 --

And whereas the said Ghulam Samdani, Ghulam Rabbani and Aiysha Khatoon, after getting their shares in view of aforesaid takhtanama in the aforesaid Title Suit(P) became absolute and exclusive owners of the property morefully described in the schedule below and they were in actual physical and uninterrupted possession of the same.

And whereas the names of Ghulam Samdani and others were mutated in the sherista of Bihar in Mutation case NO.44(III) Dhanbad/86-87 and they have been paying rent in respect of Homestead land morefully described in the schedule below.

And whereas the said Ghulam Rabbani was married to one Akhtari Begum.

And whereas the said Ghulam Rabbani died leaving behind his only son EHSANUR RAHMAN and his wife Akhtari Begum as his



Ehsanur Rahman

Asad Rahman

Ghulam Afridi

9.7.91

--: 5 :--

And whereas after the death of Ghulam Rabbani, his wife Akhtari Begum being a Muslim lady and unable to look after the entire properties and her share in the property left by her husband (Ghulam Rabbani) she executed a deed of Power of Attorney vide General Power of Attorney No. 156 of 1976 in favour of his only son Ehsanur Rahman appointing and nominating him as her attorney and also authorised him to sale the property more fully described in the schedules below besides other properties which stands in the name of her husband Late Ghulam Rabbani or the said Ghulam Rabbani inherited in shape of his share from Fazilan Bibi. The said Akhtari Begum also authorised Ehsanur Rahman, her son to execute a registered deed of sale in respect of the property more fully described in the schedule below besides other property.



Abraar ur Rehman

Asad Rehman

Ghulam Afridi.

9.7.91

—: 6 :—

deed of absolute sale in favour of the vendees in respect of the property morefully described in the schedule below which is shown in annexed plan with Red ink.

And whereas the said Ghulam Shamdani died leaving behind his three sons namely (1) Ghulam Afridi (2) Ghulam Md. Nafis (3) Ghulam Abu Mohammed Yasin (Assain) one daughter Rana Noushad Khanum and his wife Bibi Kulsom as his heirs and successors.

And whereas the aforesaid Ghulam Md. Nafiz Ghulam Abu Md. Yasin (Assain) Rana Noushad Khanum and widow Bibi Kulsom executed a deed of General Power of Attorney in favour of Ghulam Afridi who is energetic and active one appointing him (Ghulam Afridi) their attorney and authorising him to sale the property morefully described in the schedule below in their absence on their behalf by a Registered deed of General power of Attorney being deed No. 10 dated 8/9-2-89 and on the strength of aforesaid deed of General Power of attorney the said Ghulam Afridi

Habibur Rahman

Asad Rahman

Chauhan Afid.

9.7.91

-: 7 :-

schedule below.

And whereas the said Aysha Khatoon wife of Dr.H.Rahman died leaving behind two sons Attaur Rahman and Shah Nawaz and five daughters namely Moiza Khatoon, Mahfooza Khatoon, Manfusa Khatoon, Shagufta Khatoon, Nafisa Khatoon.

And whereas the said Attaur Rahman son of Aysha Khatoon died leaving behind his sons Asad Rahman and Tauqeer Anwar, wife Shafina Khatoon, daughters Afsala Rahman, Shamin Safia.

And whereas the said Shah Nawaz Anwar, son of Late Dr.H. Rahman 2. Nafisa Khatoon, daughter of Late Dr.Habibur Rahman and Shammi Sazya daughter of Late Attaur Rahman have executed a Deed of General Power of Attorney no.320 of dated 26.8.1986 in favour of Asad Rahman, son of Late Aataur Rahman appointing him(Asad Rahman) their attorney and also authorising him to sale the property morefully described in the schedule below and also authorised him to execute a deed of sale before Registrar/ Sub Registrar competent for the same and as such he(Asad Rahman) is legally entitled to sale the property morefully described in the schedule below and to execute a deed of sale before the Sub Registrar, Dhanbad in their absence and on their behalf.

And whereas Moiza Khatoon, Manfusa Khatoon, Mahfuza Khatoon and Shagufta Khatoon all daughters of Late Attaur Rahman and son Touqeer Anwar have also executed a Deed of General power of Attorney vide deed No.316 dt.25.8.1986 appointing Asad

Fazilaan ur Rahman

Asad Rahman

Gulam Afsana

9.7.91

--: 8

Rahman as their attorney and authorised him to sale their shares in the property ~~morefully~~ described in the schedule below.

And whereas Sabiha Rahman widow of Late M. Attaur Rahman and Afsana Rahman, daughter of Late M. Attaur Rahman have also executed a deed of general power of attorney being deed No. 34 dt. 23.1.86 appointing Asad Rahman son of M. Attaur Rahman as their attorney and have also authorised him to sale their shares in the property ~~morefully~~ described in the schedule below.

And whereas on the strength of aforesaid deeds of general power of attorney the said Asad Rahman is entitled to sale shares of heirs and successors of Bibi Fazilan in the property ~~morefully~~ described in the schedule below.

And whereas the vendors and executants a General power of Attornies inherited the property ~~morefully~~ described in the schedule below as her (Fazilan Bibi) grand sons great grand sons and great grand daughters.

And whereas ~~the vendors~~ are legally entitled to sale their shares and shares of aforesaid executants of General Power of Attorney in the property ~~morefully~~ described in the schedules below.

And whereas the vendors are in peaceful and undisturbed possession of the property ~~morefully~~ described in the schedule below by exercising ~~diverse acts of possession as well as~~ by realising rents from the tenants.

Ehsan Rahman

Asad Rahman

Ghulam Afkida.
9.7.91

-- 9 --

And whereas the vendors are in urgent need of cash money for their business affairs and to meet the family expenses/ necessities of aforesaid executants of deeds of general power of Attorney and as such they extended their desire to sale the property morefully described in the schedule 'B' below to the purchasers who are known to them from before.

And whereas the purchasers accepted the offers of the vendors and agreed to purchase the property morefully described in the schedule 'B' below on valuable consideration of Rs. 63,000/- (Rupees sixtythree thousand) only, which is reasonable market price prevailing in the locality.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of the sum of Rs.63,000/- (Rupees sixtythree thousand) only being the agreed highest market price prevailing in the locality for the property described in the schedule 'B' below which is shown in colour Red in the annexed plan paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby acknowledge and admit) ~~the vendors hereby convey and transfer~~ by way of absolute sale all their rights and title, interest (and executants of power of ~~attornies~~) with possession and all benefits, advantages, easements etc. unto the purchasers, their successors-in-interest, representatives, administrators and assigns to the said property.

F. Hasan Ali Khan

Aseef Rahman

Ghulam Afzali
9. 7. 91

--: 10 :-

2. That if the purchasers will lose any part or share of the schedule 'B' property for want of valid title of the vendors and other share holders the vendors and other share holders/her legal heirs, representatives, administrators or assigns will compensate the said loss or damages incurred by the purchasers
3. That the vendors have agreed to execute any further deed or document in favour of the purchasers or their legal heirs and successors in interest which may be necessary in order to perfect the title of the purchasers in respect of the property, described in the schedule 'B' below which is ~~shown~~ shown in Colour Red in the annexed plan at the expense of the purchaser and their legal heirs and successors-in-interest.
5. That if the purchasers will be deprived of the possession over the property described in the schedule 'B' below which is shown in colour Red of the annexed plan or any part thereof by virtue of any person or persons claiming title therein, the vendors/other share holders and their legal heirs and successors in interest or assigns shall always be bound to compensate the purchaser for such loss or damages for such act, determined at that time as per prevailing market value.
6. That the vendors will also render all possible assistance in getting the name of the purchaser mutated in the sherista of the State of Bihar and other authorities concerned.
7. That the vendors hereby declares that they have not herebefore entered into any agreement of deed with any person

Ehsan ul Rehman

Asad Rahman

Ghulam Ghis
9.7.97

-: 11 :-

or persons including the property described in the schedule 'B' of conveyed herewith to the purchasers, but if it will transpire in future, then the vendors will be liable for cheating and criminal breach of the trust as well.

7. That the purchasers from this day have taken possession of the property conveyed and shall from this day pay the rent to the state of Bihar being Rs.1/- annually in respect of the property morefully described in the schedule 'B' below.

8. That the vendors admit and declare that the land described in the schedule below are free from all encumbrances.

9 That the vendors admit and declares that the property described in schedule 'B' below does not come under the perview of land ceiling Act.

10 That the contents of this deed have been read over and explained to the vendors and witnessess Shah Nawas Anwar in presence of other witnesses in simple Hindi and the vendors and witnessess have understood the meaning of the same and put their signatures in sound state of mind and health and out of their own accord and freewill without coercion, misrepresentation, fraud and pressure whatsoever from any corner on the day, month and year first above mentioned.

SCHEDULE 'A'

All that piece and parcel of HOMESTEAD LAND situated in Mouza: DHANBAD, P. S. & Municipality Dhanbad, District Dhanbad, Mouza

Ehsan ul Rehman

Asad Rahman

Gulam Agha

9.7.91

--: 12 :-

No.51, Ward No.15(Old)13 (New) Holding No.82 to 95 old area approximately 30 kathas (thirty kathas) more or less within Plot No.153/3372 which is butted and bounded as follows:-

North: House of Late Damri Singh and his family.

South: House of Khoda Bux of Dhanbad Transport.

East: Parti land and Railway land.

West: House of Raja Babu and Main Road.

SCHEDULE 'B'

HEREBY SOLD BY THIS SALE DEED

Out of the aforesaid Schedule 'A' a portion measuring an area 4 kathas (Four kathas) of land including kutchha dwelling house etc. thereon is hereby sold by this sale deed as per plan attached herewith and shown in colour Red.

Read over, explained and drafted by me.

[Signature]

Witnesses:

1. Naki Rasuk
Dhanbad

2. *[Signature]*
Dhanbad

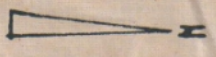
Naki Rasuk
Dhanbad
9.7.91

Typed by:

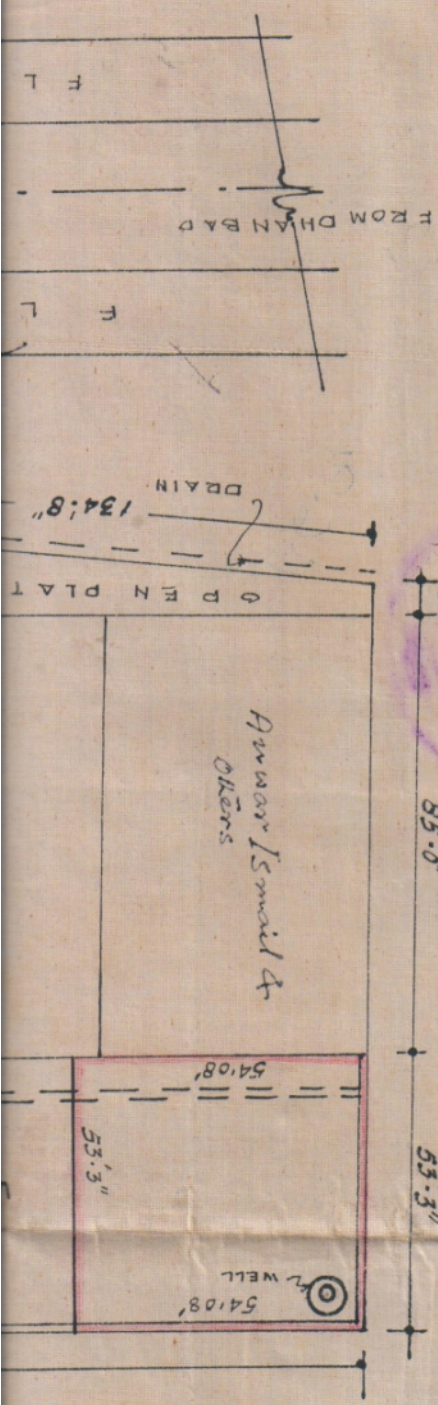
Plan Showing the Land In Red Sold by (1) Ehsanur Rahman s/o Late Ghulam Rabbani. (2) Asad Rahman s/o Late M. Ashur Rahman both Central Street Hind Pore Ranchi and (3) Ghulam Afridi s/o Late Ghulam Samdani of Panchyati Akhara, Goya, To (1) Kholida Khatoon w/o Shanakat Ayub. and (2) Shanakat Ayub s/o Md. Ayub - Siddiquee. Nayabogon. Area. Ak. 04. (More or Less) In Part of Plot No 153/3372 of Mouza. Dhanbad. No 51, Under Khata No x x x Municipal Holding No 8876951619 and 15 (New).

Scale: 1" = 33' 0"

Gulam Afridi
9.2.91



Dauri Singh



आदेश फलक

अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज मु० सा० (349) 11/11 63-04



दिनांक

आदेश फलक

अभ्युक्ति

24.5.03

आवेदक/आवेदिका खानसाह/खानसाह 402103/अभूषण 2103/अ
ने नामान्तरण के लिए आवेदन किया है। अभूषण 116 मो० अभूषण
आवेदन पत्र के अनुसार आवेदक/आवेदिका ने 163/सी, नयावागा
मौजा खानसाह मौजा न० 51 खाता न० 1211/पापमडी
प्लॉट न० 153/3372
रकबा 4.56
दलील सं० 5212
तारीख 9.7.91
के द्वारा श्री खानसाह/खानसाह
में प्राप्त किया है।

खानसाह
खानसाह
खानसाह

9.6.02

मूल आवेदन पत्र हल्का कर्मचारी को जांच हेतु दें इस बीच आम इस्तहार निर्गत करें।
अभिलेख दिनांक 9.6.02 को उपस्थित करें

अंचल अधिकारी
धनबाद

आदिमिल उपस्थानित खानसाह
आप खानसाह का नाममात्र आदिमिल से आपका
आदिमिल उभा। उपस्थानित का गौन आदिमिल आदि
जीमा उपस्थानित खानसाह जो खानसाह है।

- 1) उपस्थानित गौन नयावागा खानसाह की है।
- 2) उपस्थानित गौन का खानसाह सं० 1362 में खानसाह
दे नाम से रकबा होता है।
- 3) उपस्थानित गौन खानसाह में सं० 5212 दिनांक
9.7.91 द्वारा खानसाह की है। खानसाह खानसाह है।
- 4) उपस्थानित गौन खानसाह/खानसाह/खानसाह
मौजा से रकबा है।

आदिमिल खानसाह में खानसाह/खानसाह
खानसाह/खानसाह में खानसाह/खानसाह/खानसाह
खानसाह/खानसाह में खानसाह/खानसाह/खानसाह
खानसाह/खानसाह में खानसाह/खानसाह/खानसाह

तदनुसार मुद्देपर खानसाह/खानसाह/खानसाह
के अनुपातन रकबा से रकबा पांसे।
खानसाह/खानसाह/खानसाह/खानसाह/खानसाह/खानसाह



नेरे द्वारा फोटो काया
किबा गया

बतिलिपिक/टंकक

मिलान किया

अरालम पाषण
तुलना लिपिक 4/4/16

आमप्रमाणित सच्चो प्रातर

विशेष गुरु/विशेष
18.2.16

प्रधान सहायक
लिखा अधिकारी



हिलराव

14/12/1981 - 1982
L. No. 73-80
Dhanbad

मि. चहबरा
L. No. 73-80
Dhanbad
Jharkhand

हिलराव

अभिप्रेत सचवी प्रा.

क्रमांक 80/1/81
18-2-16

प्रधान सचिव

जिला अभियंता

78

II

क्रमांक 5212
5.7.91

श्री. शर्मा



हिलराव

हिलराव

हिलराव

क्रमांक - 153/3372
L. No. 73-80
Dhanbad

SI

हिलराव

349/11/03-04

विलान किया

श्री. शर्मा चहबरा

जिला अभियंता

बरे द्वारा फाटा कापा

किया गया

3/2/16

जिलालिक/टंकक



झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग
लगान रसीद

V

sch XIV F. No. 180V

जिला का नाम धनबाद
अनुमण्डल का नाम /
अंचल का नाम /
मौजा धनबाद
थाना बो थाना नम्बर 51

जम्मा: 2172
रसीद क्रमांक JH 21 A019725
रैयत का नाम श्रीमती रमाकुमारी
पिता का नाम श्रीकृष्ण
जमाबंदी नम्बर श्रीकृष्ण मिश्र

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
<u>नगरपालिका</u>	<u>153/3372</u>	<u>4 कठ्ठा - 10 रोपड़ी</u>

जोत की सालाना मांग एवं मांग का विवरण (बंकाया एवं हाल) चालू वर्ष का

हाल	मांग	वार्षिक	बंकाया			विगत वर्ष	2015-16
			3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
	<u>न.प.</u>	<u>2015-16</u>				<u>विगत वर्ष</u>	<u>2015-16</u>
	लगान	<u>30.00</u>				<u>180.00</u>	<u>30.00</u>
	सेस	<u>7.50</u>				<u>45.00</u>	<u>7.50</u>
	*ब्याज	<u>15.00</u>				<u>90.00</u>	<u>15.00</u>
	विविध	<u>15.00</u>				<u>90.00</u>	<u>15.00</u>
	योग	<u>7.50</u>				<u>45.00</u>	<u>7.50</u>
		<u>25.00</u>				<u>450.00</u>	<u>25.00</u>

अदायगी	बंकाया			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
				<u>2015-16</u>	
लगान				<u>180.00</u>	<u>30.00</u>
सेस				<u>45.00</u>	<u>7.50</u>
*ब्याज				<u>90.00</u>	<u>15.00</u>
विविध				<u>90.00</u>	<u>15.00</u>
योग				<u>45.00</u>	<u>7.50</u>

- कुल योग शब्दों में 525.00 रुपये मात्र
- नाम अदाकर्ता श्रीमती
- कुल बंकाया 450.00

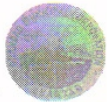
(हस्ताक्षर के साथ)

हस्ताक्षर 21/11/15

* खास मेहाल का बंकाया मालगुजारी पर (सिवाय ऐसे बंकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

DHANBAD MUNICIPAL CORPORATION

Search...



Team Leader



Team Leader

Dashboard

Water Setup

JSK Water

Update Water Consumer

Water Report

Water DCB Report

Water Accountant

Trade Setup

TRADE JSK

Trade Back Office

Trade Collc Report

Trade App Report

Trade Level Report

Trade Accountant

Trade Denial

Property Setup

Property Payment

1. Search Property

2. Update Holding Details

3. Update Last Payment

4. View Property Details

5. View Payment Details

6. View Due Details

7. Update Existing Demand

8. Remove Additional Tax

Property Report

SAF Detail/Payment

SAF Report

PROPERTY ACCOUNTANT

All Module Report

Holding Details

Basic Details

Ward No	: 20	Holding No	: 0190000930000M0
Address	: NAYA BAZAR	Entry Type	: New Assessment
Memo No	: 132375201017014310	Order Date	: 20-10-2017
Old Holding No	:	Property Type	: Vacant Land
Village/Mauja	: 51	Khata No.	: MUNICIPAL
Plot No.	: 153/3372	Total Area(in Decimal)	: 6.6

Owner Details

Sl. No	Owner Name	R/W Guardian	Guardian's Name	Contact No.
1	KHALIDA KHATOON, SHAUKAT AYUB	C/O	SHAUKAT AYUB , MD AYUB SIDDIQEE	xxxxxx8781

Floor Details

Floor No	Use Type	Occupancy Type	Construction Type	Built Up Area (in Sq. Ft)	Carpet Area (in Sq. Ft)	Date of Completion (mm-yyyy)

Tax Details

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrline Tax	Education Cess	Health Cess	Lighting Tax	Quarterly Tax
1	0	1 / 2016-2017	167.00	0.00	0.00	0.00	0.00	0.00	167.00