



7507 4,75,000 19,000 7080

24/7  
 विक्रय नियम 21 के अधीन प्रोपर्टी अफ़ाइडवन्ट  
 भारत का न्यायिक प्रोपर्टी अफ़ाइडवन्ट  
 जा घोषित है कि इस प्रोपर्टी अफ़ाइडवन्ट-1999  
 की प्रकृति 1 मा 1 मा 23 vide Affidavit के अधीन  
 नं० 99 & 100 dt 24-7-07 अथवा डिफ़्ट  
 Declaration No 644 dt 24-7-07  
 नवीन है।  
 ना० 24/7-07

अंचल अधिकारी ... से प्राप्त सूची के  
 निषिद्ध खाल त नदी है।  
 06AA 476076



Handwritten signatures and stamps, including a large circular stamp and several smaller ones, some with illegible text.

अपनी वारिसी का मुल्य मार्गदर्शिका के  
 अनुसार निर्धारित न्यूनतम मुल्य से कम नहीं है।

Freepaid  
 A/C 4750.00  
 Na) 54.00  
 4804.00  
 24/7/07

**DEED OF ABSOLUTE SALE**

THIS DEED OF ABSOLUTE SALE is made on this 24th day of July, 2007. (Two thousand Seven) BY AND BETWEEN SHAMIM ARA, Wife of Md.Taiyab, by faith- Muslim, by occupation- Housewife, resident of Biharsarif Mohalla, Sohdi, Near Masjid, P.S.- Sosarai, Diist.- Nalanda (Bihar) at present residing at Naya Bazar, Dhanbad, P.S.- Bank More, P.O.- Dhanbad, Chowki Sadar Sub-Registry Office, Dhanbad, Dist.- Dhanbad (Jharkhand) hereinafter called and referred to as the **VENDOR** (which expression shall be excluded by or repugnant to the context be deemed to mean and include her heirs, successors-in-interest, executors, administrators and assigns) of the **FIRST PART.**

801522/07

1105/0788  
Ms. Saeed  
Wasepur District

198807 (10000 + 50000/100000)

24/7/07

दिनांक 24/7/07 को मुंबई नगरपालिका में जिला अवर निबंधक

के कार्यालय, मुंबई में 10-1-1

द्वारा समाप्तिकृत मुखांतरनामा के अर्धी

लेख्यकारिणी या दावेतरी में सहा श्री शमीम आरा

पिता/पति का नाम मो. शेख

ग्राम वतमाग - नया बाजा पनवाड पनवाड

जाति मुस्लिम

निबंधन पदाधिकारी का हस्ताक्षर उपर पत्र के हस्ताक्षर

24-7-07



Shamim Ara  
24-7-07



अनुवृत्त श्री शमीम आरा

ने जिनकी पहचान श्री मो. शेख

पिता हकीम अब्दुल सत्तार

एक ही ग्राम, पेशा में सकारा कि उन्होंने बलापत्र

153  
24/7/07



Shamim Ara  
24/7/07

154  
24/7/07  
Md Fayal  
24/7/07

निबंधन पदाधिकारी



Shamshad  
24/10/07

-2-

AND

✓ (1) MD. SHAKIL, (2) MD. NAYEEM, both sons of Late Md. Yunus, by faith- Muslim, by occupation- business, resident of Millat Colony, Wasseypur, P.S.- Bank More, P.O.- Dhanbad, Chowki Sadar Sub-Registry Office, Dhanbad, Dist.- Dhanbad (Jharkhand) hereinafter called and referred to as the PURCHASERS (which expression shall be excluded by or repugnant to the context be deemed to mean and include their heirs, successors-in-interest, executors, administrators and assigns) of the SECOND PART.

Contd...3



*For E-4  
24-4  
Sharma*

-3-

WHEREAS the vendor along with (1) Anwar Ishmil Khan, (2) Bilquees Khanum, (3) Nabi Rashool have jointly purchased the property mentioned in Item No. – I, II, III and IV of the Schedule 'A' below by registered sale deed no. 2563 dated 15.03.1991, Registered Sale deed No. 3088 dated 30.03.1991, Registered Sale Deed No. 3089 dated 30.03.1991 and Registered Sale Deed No. – 5211 dated 11.06.91 respectively;

AND WHEREAS after purchasing the land mentioned in Schedule 'A' below the vendor and her co-sharer came in joint possession of the said property and got their name mutated in the sherista of landlord state of Bihar now Jharkhand vide Mutation Case No. 749 (iii) DHN/93-94, 748 (iii) DHN/1993-94, 750 (iii) DHN/93-94 and 747 (iii) DHN/93-94 respectively and are paying Tikuri rent jointly to the state for the said land under Jamabandi No. 1732, 1731 and 1730;

Contd...4



*For Shamim Ara  
20/11/2015*

-4-

AND WHEREAS the vendor along with her co-sharers also got their name mutated in Dhanbad Municipality and are pay rent for the holdings situated over the land mentioned in Schedule 'A'.

WHEREAS, it is pertinent to note out of the total area of the property mentioned in Schedule 'A' below the vendor Shamim Ara has purchased 4 kathas land along with house, Nabi Rashool, purchased 3 ½ kathas land along with house, Anwar Ismil Khan and his wife Bilquees Khanum jointly purchased 5 kathas land along with house and 1 kathas land has been purchased by the vendor and the aforesaid purchasers for common passage;

AND WHEREAS, it is also pertinent to note that vendor has got her right, title, interest over an area only 4 kathas out of the total area of the property described in the schedule 'A' below i.e. 13 kathas 9 chatakas.

Contd...5



Shamrao  
24-7-78

-5-

WHEREAS the vendor proposed to sell 2 kathas land with damaged house out of her own share from the property mentioned in Schedule 'A' below which is morefully described in the schedule 'B' below on a value consideration of Rs. 4,75,000/- (Four Lacs Seventy five thousand) only to purchasers;

AND WHEREAS, the purchaser agreed to purchase the property mentioned in Schedule 'B' below on a valuable consideration of Rs. 4,75,000/- (value of land Rs. 2,91,000/- and value for house Rs. 1,84,000/-).

Contd...6



Shamra  
24/7/07

-6-

NOW THIS DEED OF ABSOLUTE SALE WITNESETH AS FOLLOWS :-

1) That in consideration of the sum of Rs. 4,75,000/- (Four Lacs Seventy five thousand) only paid by the purchaser to the vendor (the receipt whereof the vendor oath hereby admit and acknowledge) for the sale of the property described in the schedule 'B' below and shown in colour 'RED' of the annexed plan and in consideration of the terms and conditions and covenants here-in-after contained the vendor doth hereby absolute and indefeasibly grant, sell, convey, transfer and assigns unto the purchasers by way of absolute sale all here right, title, interest and possession etc. together with all claims, demands, liberties, benefits, casements belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to the unto the use of purchasers peacefully and quietly for at all the time to come subject to the payment of rent to the landlord state of Jharkhand, having full right and authority living thereon or by letting out the same to any person or persons or otherwise the purchasers like.

sher 24

2) That, the vendor doth hereby covenant with the purchasers that she is the true and lawful owner of the property hereby conveyed and she have not in any way or manner transferred or encumbered the same or any part or portion thereof and should, therefore, in future if it transpires that the vendor are not the true and lawful owner of the said property or have other sharer or co-sharer or that vendor has no right and authority to transfer the same and or if any other reasons thereof the purchasers is put to any loss the vendor doth undertake to compensate the purchasers in every respect thereof.

3) That, the purchaser shall hereinafter pay proportionate annual rent and cess 1/- to the landlord the state of Jharkhand or any other amount that may be assessed for the said property hereby conveyed to the purchaser by this sale deed.

4) That, the vendor doths hereby further covenant with the purchasers to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchases name mutated in the sherista of landlord, the state of Jharkhand.

In witnesses whereof the vendor has set and subscribed her hands on this day, month and year first above written.

**Schedule 'A' as referred hereinabove**

**ITEM NO. - 1**

Homestead land with dwelling house situated in Mouza- Dhanbad, P.S.- Dhanbad under Municipality Khatian, District- Dhanbad, Ward No. 15 (Old), 13 (New), Mouza No. 51, Holding No. 253, 254 and 255 under municipal khatian situated over plot no. 153/3372 measuring an area more or less 6 kathas butted and bounded as follows :-

North - Holding No. 253, 254, 255 and thereafter Darmrising and his family

South - Portion of Holding No. 255, 257, 258, 259 and 260.

East - Vacant Land

West - Road

(Purchased by Deed No. 2563 dated 15.03.1991)



Shanin Aa  
24-7-07

SCHEDULE - B

All above written Schedule 'A' Item No. - I to IV total area 13 kathas 9 chhataks out of which 4 kathas of land including damaged house, which is butted and bounded :-

By North - Holding No. 253, 254, 255 and thereafter Damri Singh

By South - Part of Schedule A, Holding No. 258, 259 & 260.

By East - Khalda Khatoon

By West - Road thereafter house of Raja Babu

As per plan annexed herewith and shown in colour red

as above boundary out of 4 kathas of land with damaged house out of which measuring any area 2 kathas or to say (3.30 decimals) of land with damaged house is hereby sold by this sale deed.

Plinth area 600 sq.ft constructed in 1946 said property is for residential purpose.

Certified that the duplicate is the true and exact copy of the original.

Shanin Aa  
24-7-07

Signature of the vendor.

Shaniv  
24-7-11

**ITEM NO. - II**

Homestead land with dwelling house situated in Mouza- Dhanbad, P.S.- Dhanbad, District- Dhanbad, Ward No. 15 (Old), 13 (New), Mouza No. 51 Holding No. 255, 257 and 258 under Municipal Khatian situated over plot no. 153/3372 measuring an area 4 Kathas 8 Chhataks butted and bounded as follows :-

- North - Portion of Holding No. 253, 254, 255 purchased by vendor and others.
- South - Portion of Holding No. 258, 259, 260 (Purchased by vendor)
- East - Vacant Land
- West - Road  
(Purchased by Deed No. 3088 dated 30.03.1991)

**ITEM NO. - III**

Homestead land with dwelling house situated in Mouza- Dhanbad, P.S.- Dhanbad, District- Dhanbad, Ward No. 15 (Old), 13 (New), Mouza No. 51 measuring an area 2 kathas more or less 1445 sq.ft. Holding No. 255, 257, 258 alongwith platform towards Western side situated over Plot No. 153/3372 butted and bounded as follows :-

- North - Portion of Holding No. 258
- South - Vacant land of vendor and other
- East - Vacant Land of vendor and others.
- West - Road  
(Purchased by Deed No. 3089 dated 30.03.1991)

**ITEM NO. IV**

Homestead land along with kathas dwelling house situated in Mouza- Dhanbad, P.S. & Dist.- Dhanbad, Mouza No. 51 under Municipal Khatian Ward No. 15 (Old) 13 (New), Plot No. 153/3372 area 1 kathas.

Shen  
24-



Md. Saiful  
24-7-07

MD, KAYAM  
24-7-07

Certified that the finger prints of the left had of each person, whose photographs is affixed in the document have been obtained by me and Drafted by me, read over and explained contents of this deed to the executants and clamant.

Sadhan Chatterjee  
Deed Writer.

Licence No. 1/87  
Dhanbad.

WITNESSES :-

- 1. Md. Fayyaz
- 2. Anwar/Saifullah
- 3. Bilqees Khamm
- 4. Nabi Rasul



आवेदन की तिथि 16/10/17  
 अधिसूचना की तिथि 17/10/17  
 निर्गत तिथि 18/10/17

**अंचल अधिकारी का कार्यालय, धनबाद।**

शिफारिश न्यायलय, तिथि: रथान प्रखण्ड - सह - अंचल कार्यालय, धनबाद।  
 दाखिल खारिज मु० सं० 112 (अ) / 2015-16

| दिनांक   | आदेश फलक  | अभिप्रेत                        |
|----------|---|---------------------------------|
| 10/10/15 | <p>1) श्री० डा० किशु 2) श्री० नरसिं प्रसा 3) श्री० सुन्दर<br/>         अधिका / अधिका श्री / श्रीमती</p> <p>प्रति / प्रति</p> <p>श्री० मिहिरा कोली<br/>         तालपुर</p> <p>धाना कोली जिला - धनबाद ने नामान्तरण के लिए आवेदन किया है।<br/>         आवेदन के अनुसार आवेदक / अधिका ने मौजा धनबाद मौजा न० 51<br/>         खाता न० नगरपालिका प्लॉट न० 153/3372 रकबा 02 एकड़ 330<br/>         दलील सं० 7080 दिनांक 24/2/02 को द्वारा श्री / श्रीमती<br/>         सतीश द्वारा एवं रूप से प्राप्त किया है।</p> <p>उपरिपक्ष व्यक्तियों को दाखिल खारिज के संबंध में पञ्चजन सूचित<br/>         किया गया। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी / अंचल<br/>         निरीक्षक का जीध प्रतिवेदन प्राप्त है, जिसके अनुसार</p> <ol style="list-style-type: none"> <li>1) भूमि रैयती खाती की है।</li> <li>2) जमाबंदी सं० 3500 में विकेता / अती श्रीमती सतीश आगरा<br/>         के नाम लगान रसीद कट रहा है।</li> <li>3) आवेदक निबंधित दलील द्वारा भूमि प्राप्त कर प्रसंगत जमीन पर दखल कब्जा में<br/>         है।</li> <li>4) निबंधन धनबाद / कृष्णकान्ता निबंधन कार्यालय से किया गया है तथा अपार<br/>         मुद्रांक की राशि को कोषागार में जमा कर दलील को वैध करा लिया गया है।</li> <li>5) प्रसंगत भूमि गैर आबाद, आदिवासी खाता, भूदान, वन भूमि तथा गी०सी०सी०<br/>         एल० से एवं यह नामान्तरण सी०एन०टी० 46 (1) से मुक्त है।</li> </ol> <p>अतः हल्का कर्मचारी / अंचल निरीक्षक को जीध प्रतिवेदन एवं अनुहरा के<br/>         आधार पर आवेदित भूमि का दाखिल आवेदन को स्वीकृत किया जाता है।<br/>         तदनुसार शुद्धिपत्र निर्गत करे एवं हल्का कर्मचारी से एक सप्ताह में अनुपलभ<br/>         प्रतिवेदन मांगें।<br/>         लेखापित एवं संशोधित।</p> <p>अंचल अधिकारी,<br/>         धनबाद।</p> | <p>अभिप्रेत</p> <p>अभिप्रेत</p> |

मेरे द्वारा फोटो कोपी  
 किया गया  
 18/10/17  
 प्रतिलिपिक / टंकक

मने मिलान किया  
 सहायक

प्रमाणित सच्ची प्रतिलिपि  
 18/10/17  
 प्रधान सहायक  
 अंचल कार्यालय  
 धनबाद



आवेदन की तिथि 16/11/17  
 अधिसूचना की तिथि 13/11/17  
 दिनांक तिथि 18/11/17

म निहित इस्टेटों के अधिधारियों (रैयत) का नामान्तरण (दाखिल-खातिज) दिखानेवाला शुद्धि-पत्र

प्रमाणित सच्ची प्रतिलिपि  
 प्रमाणित दिनांक 18/11/17  
 प्रधान सहायक  
 अंचल कार्यालय  
 धनबाद

जिला- धनबाद, अनुमण्डल-धनबाद अंचल-धनबाद, हल्का सं०-(III) स्टेट का नाम- झारखण्ड

|   |             |   |   |   |       |   |                    |   |  |   |  |   |   |   |   |   |  |    |          |
|---|-------------|---|---|---|-------|---|--------------------|---|--|---|--|---|---|---|---|---|--|----|----------|
| 1 | क्रम संख्या | 2 | पत्ती संख्या 27 में नामान्तरण कैसे संख्या | 3 | गाँव  | 4 | धाना और धान संख्या | 5 | नामान्तरण और सम्बद्ध अप्रयुक्त की संख्या   | 6 | नामान्तरण मंजूर करनेवाला प्राधिकार और दिनांक | 7 | नामान्तरण किस कारण से होना है किसी दान विनियम उल्लंघन या बदलाव हुआ है ? | 8 | नामान्तरण से प्रभावित विनियम का पूरा वर्णन  | 9 | कर्मचारी द्वारा हल्का पत्ती/दस्तावेज को शुद्धि की गई ? | 10 | अन्यक्ति |
|   |             |   | दा० खा० 117 (III) 15-16                   |   | धनबाद |   | धनबाद 51           |   | खाता- नगरपालिका<br>प्लॉट- 153/3372<br>रकबा- 02 कड़वा या 3.30 डिसेठ<br>लगान- 2.00 रु० प्रखण्ड 4.00 रु० अच्येठ |   | अंचल अधिकारी<br>धनबाद                        |   | बित्री/उपप्रसधिकरी<br>दलील संख्या 7080<br>24/7/07                       |   | पुराना जमा- 1730<br>पुराना रैयत- आभिम ससीम आरा एव<br>क्रान्त ।<br>नया रैयत- ① मो० शाक्ति<br>② मो० नईम पिता खच मो०<br>सुबुस ।<br>साध- मितलत कोठारी लारेपुर<br>पाना बिके मोड<br>पिपरा चवकाद । |   | जमा सं० 5160 में दर्ज किया                             |    |          |

शापांक संख्या..... ता०..... 2015-2016  
 कर्मचारी हल्का सं० (III) को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है ।

अंचल अधिकारी  
 धनबाद

मेरे द्वारा फोटो कोपी  
 किया गया  
 प्रतिलिपि/टंकक

मैंने मिलान किया  
 सहायक

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग

लगान रसीद

V

जोत संख्या = 5160



रसीद क्रमांक

JH 21 A019705

रेयत का नाम

श्री श्री शक्ति

पिता का नाम

श्री श्री जईम पिता

जमाबन्दी नम्बर

2000 श्री श्री सुब्रह्म

Sch XIV F. No. 180V

जिला का नाम - पलामू

अनुमण्डल का नाम

अंचल का नाम

मौजा

थाना वी थाना नम्बर

रानकाट  
51

|             |              |                     |
|-------------|--------------|---------------------|
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में)     |
| नगरपालिका   | 153/3372     | 02 कछा या 3.30 डिसे |

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

| हाल     | मांग    | वार्षिक | बकाया            |           |           |           |
|---------|---------|---------|------------------|-----------|-----------|-----------|
|         |         |         | 3 वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | विगत वर्ष |
| 2015-16 | 2015-16 | 4.00    |                  |           |           | 4.00      |
|         | लगान    | 4.00    |                  |           |           | 4.00      |
|         | सेस     | 1.00    |                  |           |           | 1.00      |
|         | *ब्याज  | 2.00    |                  |           |           | 2.00      |
|         | विविध   | 2.00    |                  |           |           | 2.00      |
|         | योग     | 1.00    |                  |           |           | 1.00      |
|         |         | 10.00   |                  |           |           | 10.00     |

भुगतान का विवरण

| अदायगी | बकाया            |           |           |           | हाल     | अग्रिम |
|--------|------------------|-----------|-----------|-----------|---------|--------|
|        | 3 वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | विगत वर्ष | 2015-16 |        |
| लगान   |                  |           |           |           | 4.00    |        |
| सेस    |                  |           |           |           | 1.00    |        |
| *ब्याज |                  |           |           |           | 2.00    |        |
| विविध  |                  |           |           |           | 2.00    |        |
| योग    |                  |           |           |           | 1.00    |        |
|        |                  |           |           |           | 10.00   |        |

- कुल योग शब्दों में 10 दस रुपये मात्र
- नाम अदाकर्ता श्री श्री
- कुल बकाया 2

(हस्ताक्षर)

हस्ताक्षर एवं दिनांक

\* खाम्बे महाल का बकाया (मादामुजारी) पर (बिनाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL/2013

श्री श्री सुब्रह्म 112 (iii) 1576

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             | : 0190000927000M0 |
| Address         | : NAYA BAZAR         | Entry Type             | : New Assessment  |
| Memo No         | : 132370181017052908 | Order Date             | : 18-10-2017      |
| Old Holding No. | :                    | Property Type          | : Vacant Land     |
| Village/Mauja   | : S1                 | Khata No.              | : NAGAR PALIKA    |
| 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      | MD.SHAKIL,MD.NAYEEM | C/O          | LT.MD.YUNUS     | 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 / 2016-2017 | 83.00       | 0.00      | 0.00                    | 0.00           | 0.00        | 0.00         | 83.00         |

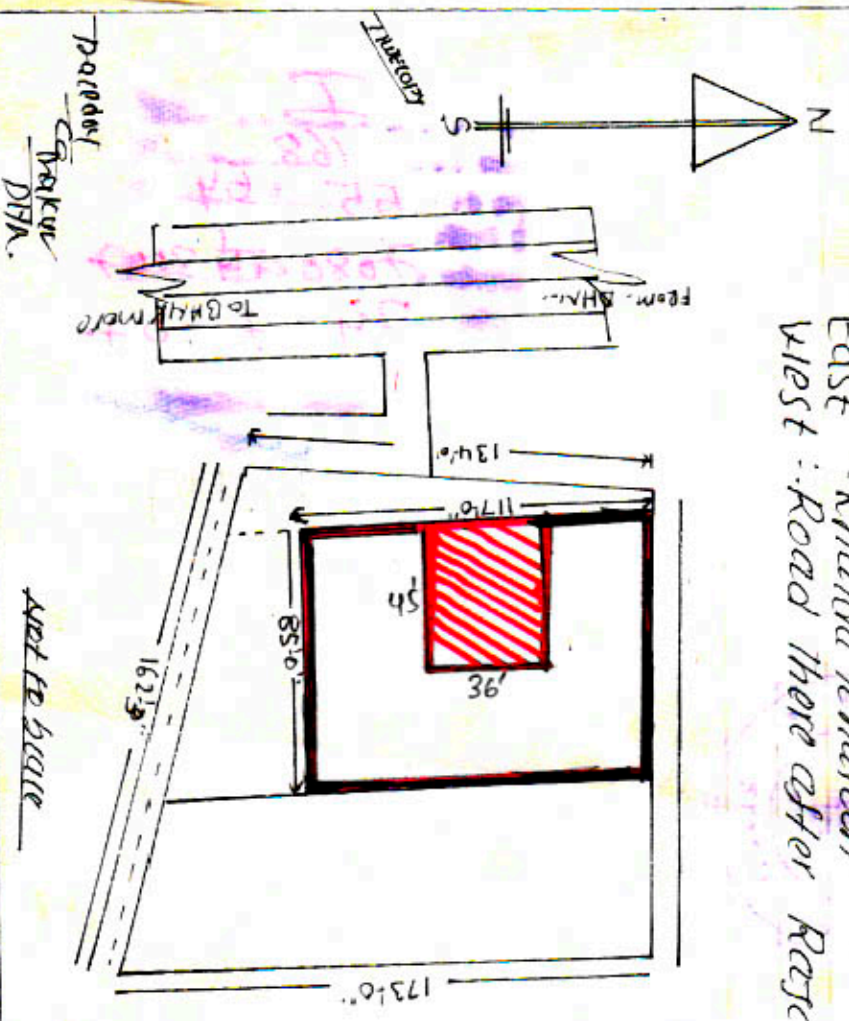
Seller :- Shamam Ara w/o Md. Tayyab al Bihar Sarif  
 Mohalla Sohdi Near Masjid, P.S. Gosarai, Dist. Nalanda (Bihar) at Pre. Naya Bazar, Dhanbad.

Purchaser :- (i) Md. Shakil (ii) Md. Nayeem s/o late Md. Yunus al Millat colony Wasseypur, P.S. Bank more, Dhanbad.

Schedule :- Mouza: Dhanbad No: 51, Municipal Khatiyon  
 Ward No: 15 (old) 13 (New), Holding No: 258, 259, 260.  
 Plot No: 153/3372, Area: 4 Katha out of which 2 Katha

Boundary :- North :- Holding No: 253, 254, 255  
 South :- Part of Schedule A, Holding No: 258, 259, 260  
 East :- Khalda Khateer  
 West :- Road there after Raja Babu

Shown in red



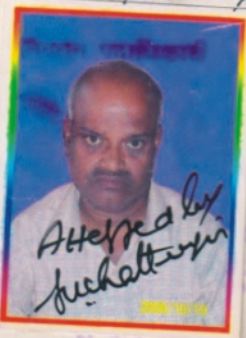
Shamam Ara  
 24.7.07.



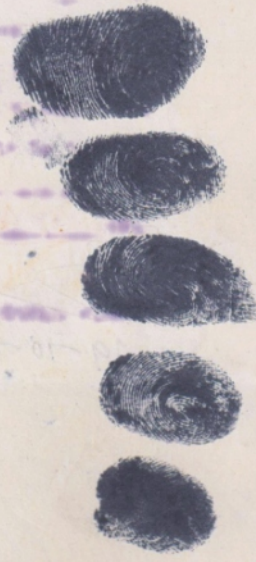


विभाग नियम 21 के अन्तर्गत और अधिनियम  
 कायदा नम्बर 107 के अन्तर्गत  
 23 vide Affidavit  
 जन्म 19 & 20 दिनांक 19-10-06  
 नमूना नं. 19-10-05

संयोजक कार्यालय के निम्न पुराने नम्बर 06AA 473815



Anwar Ismail Khan 19/10/06  
 Bilquees Khanum 19.10.06  
 Habib Rasool 19.10.06



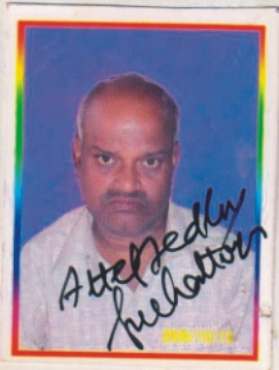
सबसे अधिक जमीन का मूल्य मार्गदर्शिका पंजी के अनुसार 19-10-05 का मूल्य कम नहीं है।

**DEED OF ABSOLUTE SALE**

Freepaid.  
 A/c 5490.00  
 E 250.00  
 NCA 90.00  
 5830.00  
 Paid 19/10/06

THIS DEED OF ABSOLUTE SALE is made on this 19th day of October, 2006 (Two Thousand Six) BY AND BETWEEN (1) ANWAR ISMAIL KHAN, Son of Late Md. Sahrab Khan (2) BILQUEES KHANUM, D/o. Late Md. Maqbool Khan and wife of Anwar Ismail Khan (3) NABI RASOOL, S/o. Late Ghulam Rasool all of them by faith Muslim, by occupation No.1 Business No. 2 House wife and No. 3 service and all of them resident of Naya Bazar, Dhanbad, P.O. & P.S.-Dhanbad, Chowki Sadar Sub-Registry Office and District- Dhanbad, hereinafter called and referred to as the VENDORS (which expression shall unless be excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, representatives and assigns) of the FIRST PART.

Nishad Nagar, Bhamhad  
B.M. Chatterjee (S.V.)  
19000 / (10000 + 5000 + 10000)  
10/10/06



A.E. - 90 - 000 - 9000 A.30

Anurama Datta  
19/10/06

30000 / 20000 / 10000

19-10-06



(3)

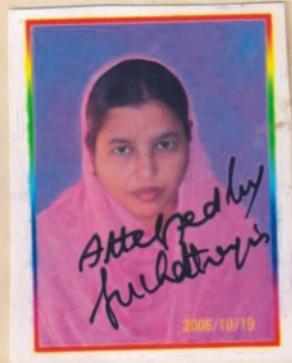
Handwritten text in red ink, including 'Anurama Datta' and '19/10/06', with lines connecting them to the stamp and fingerprints.

Handwritten text in red ink, including '10000' and '5000', with lines connecting them to the stamp and fingerprints.



Anurama Datta  
19/10/06

मिबंधन पदाधिकारी  
बनारस  
19-10-06



*Fuzwa Ismael Khan*  
19/10/06

*Bilqees Khannum*  
19.10.06

*Nabi Rasool*  
19.10.06



-2-

AND

(1) WAHIDA PARVEEN, D/o. Md. Yaqub, by faith- Muslim, by occupation- House wife, resident of Nisad Nagar, Dhanbad, P.O. & P.S.- Dhanbad, Chowki Sadar Sub-Registry Office and District - Dhanbad and (2) ZAHEERA PARVEEN, D/o. Zubair Ahmed, by faith- Muslim, by occupation- House wife, resident of Ghosh Nagar, Chas, P.O. & P.S.- Chowki, Sadar Sub Registry Office, Chas, District -Bokaro hereinafter called and referred to as the PURCHASERS (which expression shall unless be excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, representatives and assigns) of the SECOND PART.



*Anwar Ismail Khan*  
19/10/06

*Bilquees Khanum*  
19.10.06

*Nabi Rgsul*  
19.10.06



-3-

WHEREAS the vendors along with Shamim Ara, W/o. Md. Taiyab of Naya Bazar, Dhanbad jointly acquired the property mentioned in Item No. 1 of the Schedule 'A' below by virtue of purchase by registered sale deed no. 2563 dated 15.03.1991 and came in possession same. AND

WHEREAS the Vendors and the said Shamim Ara after purchasing the property described in Item No. 1 of Schedule 'A' below got their name mutated in the Sherista of 1 landlord state of Bihar vide Mutation Case No. 749 (iii), Dhanbad 93-94 and are paying Tikuri rent for the said Homestead land under Jamabandi No. 1732; AND

WHEREAS the vendors and the said Shamim Ara purchased the property described in Item No. II of the Schedule 'A' below by Registered Sale Deed No. 3088 dated 16.03.1991 and came in possession of the same; AND



*Anwar Ismail Dha*  
19/10/06

*Bilquees Khanum*  
19.10.06

*Habibi Rasool.*  
19.10.06

-4-

WHEREAS the Vendors and said the Shamim Ara got their name mutated in respect of the homestead land described in Item No. II of Schedule 'A' below in the Sherista of Landlord State of Bihar vide Mutation Case No. 748 (III), Dhanbad, 1993-94 and are paying rent under Tikuri Jamabandi No. 1731; AND

WHEREAS the vendors along with the said Shamim Ara also acquired the property described in Item No. III of Schedule 'A' below by virtue of purchase by registered Sale Deed No. 3089 dated 30.03.1991 and came in possession of the same; AND

WHEREAS the vendors and the said Shamim Ara after purchasing the property described in Item No. III of the Schedule 'A' below got their name mutated in the Sherista of landlord State of Bihar vide Mutation Case No. 750 (III) 93-94 and are paying rent under Tikuri Jamabandi No. 1732 for the said land; AND



Anwar Ismail Khan  
 19/10/06  
 Bilquees Khanum  
 19.10.06  
 Nabi Rasool  
 19.10.06

-5-

WHEREAS the vendors along with said Shamim Ara also acquired the property described in Item No. IV of the Schedule 'A' below by virtue of purchase by registered Sale Deed No. 5211 dated 11.06.91, came in possession of the same and are paying rent to the state under Tikuri Jamabandi No. 1730 after getting their mutated in the Sherista of Landlord State of Bihar vide Mutation Case No. 747 (III) 93 - 94; AND

WHEREAS, though the share of the Vendors and other purchaser namely Shamim Ara is not defined in the aforesaid purchased deeds i.e. Sale Deed Nos. 2563 dated 15.03.1991, Sale Deed No. 3088 dated 16.03.1991, Sale Deed No. 3089 dated 30.03.91 and Sale Deed No. 5211 dated 11.06.91 but the Vendors admit this fact that Vendors No. 1, Anwar Ismail Khan and Vendors No. 2 Bilquees Khanum have jointly paid consideration money only for 5 Kathas of

Contd....6



Anwar Ismail Khan  
 19/10/06  
 Balquies Khanum  
 19.10.06  
 Nabe Rasool  
 19.10.06

land along with house situated thereon out of the total area of the purchased property described in Item No. I, II, III and IV of schedule A below and Shamim Ara had paid consideration money only for 4 Kathas of land alongwith house situated thereon out of total area of the purchased property mentioned in item no. I, II, III and IV of the Schedule 'A' below and similarly Vendor No. 3 Navi Rasool had paid consideration money only for 3 ½ Kathas of land along with house situated thereon and 1 Kathas land out of the total area of the land described in Schedule 'A' below has been jointly purchased by the vendors and the said Shamim Ara for common passage. Thus the vendors no. 1 & 2 are owners of only 5 Kathas of land vendor no. 3 is the owner of only 3 ½ kathas land and the said Shamim Ara is the owner of only 4 kathas land and 1 kathas land has been purchased by the vendors and Shamim Ara for common passage out of the total area of purchase by aforesaid Sale deeds and described in Schedule 'A' below.



*Amir Ismail Chohan*  
19/10/06

*Belqees Khannum*  
19.10.06

*Nabi Rasool*  
19.10.06


-7-

WHEREAS, the vendors further admit that the purchasers had also intended to purchase 2 Kathas of land along with house situated their on from the property described in the Schedule 'A' below and had paid a very petty amount out of total consideration money of 2 Kathas land out of the total area purchased by aforesaid registered sale deeds which is described in Item No. I, II, III and IV of Schedule 'A' below to the Vendors and had also agreed to pay equal share of consideration money for the said 1 Kathas land for common passage of Rasta; AND

WHEREAS, it is pertinent to note that at the time of execution/registration of the aforesaid sale deeds the purchasers could not pay the balance price of 2 Kathas land out of total area of the Schedule 'A' below and/or share money of the land for Common Passage and as such they could not join as purchasers in the aforesaid sale deeds; AND







  
 Anwar Ismail Khan  
 19/10/06  
 B. Suresh Khannan  
 19/10/06  
 Maki. Resuk  
 19/10/06

WHEREAS, the Vendors admit that on failure of the purchasers to pay the agreed amount for 2 Kathas of land Vendors No. 1 and 2 jointly paid 50% money and vendor No. 3 paid 50% money for the aforesaid 2 Kathas of land for which some advanced was given by the purchasers and purchased the said 2 Kathas land ; AND

WHEREAS with the intervention of well wishers and common friends the Vendors No. 1 and 2 jointly agreed to sale and transfer their 1 Katha land alongwith house and vendor No. 3 agreed to sale to his 1 Katha land along with house to the purchasers; AND



  
 Anwar Ismail Khan  
 19/10/06  
 Bilquees Khanum  
 19.10.06  
 Nabea Rashed  
 19.10.06

-9-

WHEREAS in view of the aforesaid negotiation and settlement the vendors agreed to sell and transfer 2 Kathas land along with house described in the Schedule 'B' below along with right of easement of common passage on a valuable consideration of Rs. 5,49,000/- (Rupees Five Lacs forty nine thousand) only, value of land 2,64,000/- and value of houses 2,85,000/-.

WHEREAS the purchasers agreed to purchase the land described in the Schedule 'B' below alongwith right of easement of passage situated over 1 Kathas land out of the total areas of Schedule 'A' land on a valuable consideration of Rs. 5,49,000/- (Rupees Five Lacs forty nine thousand) only.

Amer Singh  
19/10/06

Balraj Kumar  
19.10.06

Nishi R. Singh  
19.10.06

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :

1) That in consideration of the sum of Rs. 5,49,000/- (Rupees Five Lacs forty nine thousand) only paid by the purchasers to the vendors (the receipt whereof the vendors doth hereby admit and acknowledge) for the sale of the property described in the Schedule 'B' below and shown in colour "Red" of the annexed plan and in consideration of the terms and conditions and covenants herein-after contained the vendors doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assigns unto the purchasers by way of absolute sale all their right, title, interest and possession etc together with all claims, demands, liberties, benefits, easements belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchasers peacefully and quietly for at all time to come subject to the payment of rent to the landlord state of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by constructing house etc thereon by living thereon or by letting out the same to any person or persons or otherwise the purchases like.

2) That, the vendors doth hereby covenant with the purchasers that they are the true and lawful owners of the property hereby conveyed and they have not in any way or manner transferred or encumbered the same or any part or portion thereof and should, therefore, in future if it transpires that the vendors are not the true and lawful owners of the said property or have other sharer or co-sharer or that vendors have no right and authority to transfer the same and or if any other reasons thereof the purchasers is put to any loss the vendors doth undertake to compensate the purchasers in every respect thereof.

3) That, the purchasers shall hereafter pay proportionate annual rent and Cess 1/- to the Landlord the State of Jharkhand or any other amount that may be assessed for the said property hereby conveyed to the purchasers by this sale

Amr Smay 1911  
Bijayees Khone 1911  
Narbi R. S. 1911

4) That, the vendors both hereby further covenant with the purchasers to do or to execute all such acts, deeds and things as may be required reasonably for better assuring to the purchasers name mutated in the Sherista of Landlord, the State of Jharkhand.

**SCHEDULE 'A' AS REFERRED HEREIN ABOVE**

**ITEM NO. 1:**

Homestead land with dwelling house situated in Mouza Dhanbad P.S. Dhanbad, District Dhanbad Mouza No. 51 Ward No. 15, (Old) 13 (New) Holding No. 253, 251, and 255 situated over Plot No. 153/3372 measuring an area more or less 6 Kathas butted and bounded as follows:

North : House of Late Damri Singh and his family.

South : Portion of Homestead land house of Vendors and Shamin Ara.

East : Vacant land.

West : Road

(Purchased by Deed No. 2563 dated 15.03.1991)

**Item No. II:**

Home Stead land with Dwelling house situated in Mouza Dhanbad, P.S.& District Dhanbad, Mouza No. 51, Ward No. 15 (Old) 13(New) Holding No. 255, 257, 258, measuring an area 4 Kathas 9 Chhataks of Plot No. 153/3372 which is butted and bounded as follows:

North : Portion of Holding No. 253, 254, 255 purchased by Vendor and others.

South : Portion of Holding No. 258, 259, 260 (Purchased by Vendor).

East : Vacant land

West : Road.

Amer (Banal) 19/11  
Bilgus Khan 19/10  
Nabi Rags 19/10

**Item No. III :**

Homestead land along with house situated in Mouza Dhanbad, P.S. & District Dhanbad Ward No. 15 (Old) 13(New) Mouza No. 51, measuring an area 2 Kathas more or less 1445 sq. ft. Holding No. 255, 257, 258 along with Platform towards Western side- situated over Plot No. 153/3372, Butted and bounded as follows:

North : Portion of Holding No. 258

South : Vacant land of vendors & other, 2 Nala then Khuda Box.

East : Vacant land of Vendors & others.

West : - Road.

(Purchased by sale deed No. 3089 dated 30.03.91)

**Item No. IV:**

Homestead land along with kutcha dwelling house situated in Mouza Dhanbad, P.S. & District Dhanbad Mouza No. 51, Ward No. 15 (old) 13(New) Plot No. 153/3372 area 1 Katha.

(Purchased by Sale No. 5211 dt. 11.06.91)

**SCHEDULE 'B'**

As above written Schedule 'A' Item No. I to IV, total area 9 Kathas 13 chattaks, out of which 2 Kathas (3.30 decimals) of land including damaged houses is hereby sold by this Sale Deed. As per plan Annexed herewith and shown in colour red. Which is butted and bounded by.

North - Vendors Own

South - Vendors Own

East - Khalda Khatoon

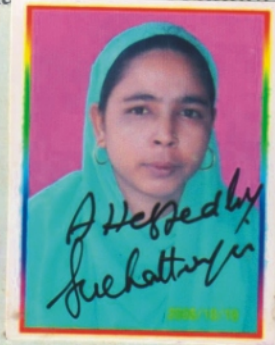
West - Vendors own.

Plinth area 700 sq.ft., year of construction 1946, said property for residential purpose.

Certified that the duplicate  
is the true and exact Copy  
of the Original

*Farooq Ismail*  
19/10/06

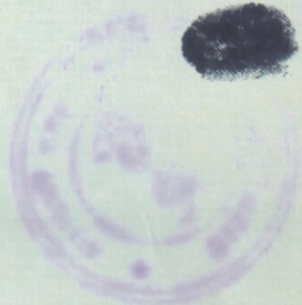
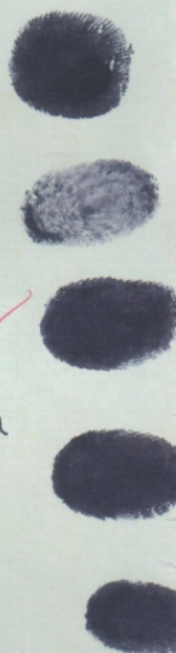
Signature of the Vendors



Wahida Perween  
19.10.06



Zahira Perween  
19.10.06



Certified that the fingerprints of the left had of each person, whose photograph is  
affixed in the document have been obtained by me or before me and Drafted by  
me, read over and explained the contents of this deed to the executants and  
clamant.

*Sadhan Kumar Chatterjee*  
Deed Writer.

Licence No. 1/87.  
DHANBAD

WITNESS

1. *Md. Shahzadul Haque*  
Naya Bazar  
19.10.06
2. *Srimanta Rai*

*Farooq Ismail*  
19/10/06  
*Bilquees Khan*  
19/10/06  
*Wahida Perween*  
19/10/06

Seller:- (i) Anwar Ismail Khan s/o Late Md. Sahrab Khan.  
(ii) Bilquees Khanum D/o Late Md. Maqbool Khan and  
w/o Anwar Ismail Khan (iii) Nabi Rasool s/o Late  
Ghulam Rasool at Nayq Bazar, P.S. & dist. Dhanbad.

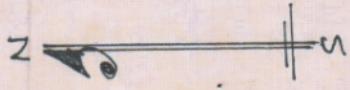
Purchaser:- (i) Wahida Parveen D/o Md. Yaqub of Misad Nagar  
Dhanbad. (ii) Zaheera Parveen D/o Zubair Ahmad  
of Ghosh Nagar Chas. dist. Bokaro.

Schedule:- Mouza:- Dhanbad No.: 51, ward No 15 (old) 13 (New)  
Holding No.: 253, 251 & 255. Plot no.: 153/3372  
Total area: 13 Katha, 9 Chhatak out of which 2 Katha

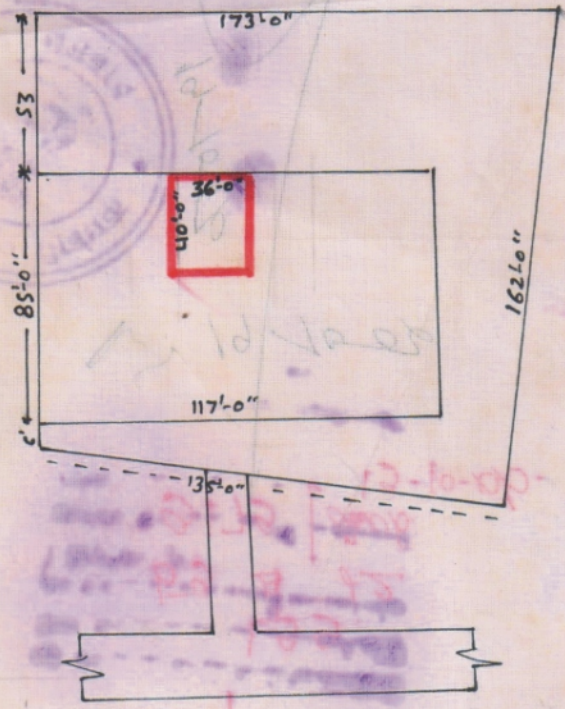
Boundary -  
North :- Vendor's own  
South :- Vendor's own  
East :- Khaildo Khateen  
West :- Vendor's own

Shown in Red

Amir Ismail Khan  
19/10/22  
Bilquees Khanum  
Nabi Rasool



TRUE COPY



TRUE COPY  
pan  
PTA

NOT TO SCALE



18/10/17

आवेदन की तिथि 16/10/17  
अधिकृत का तिथि 18/10/17  
निगंत तिथि 18/10/17

**अंचल अधिकारी का कार्यालय, धनबाद।**

विदित न्यायालय, तिथि स्थान प्रखण्ड -सह- अंचल कार्यालय धनबाद।  
दाखिल खारिज नुं सं १११ (11) / 2015-2016

| दिनांक   | आदेश फलक  | अभिज्ञ                        |
|----------|---|-------------------------------|
| 10/10/15 | <p>1) ताड़िया प्रजापिता पित्रा मां 0 माहुण<br/>अवेदक / अवेदिका श्री / श्रीमति<br/>2) लुधिया प्रजापिता पित्रा पुतोर अइमर<br/>पिता / पति</p> <p>श्री 011 अइमर-राय<br/>धाना खाली जिला - धनबाद ने नामांतरण के लिए आवेदन किया है।<br/>आवेदन के अनुसार आवेदक / अवेदिका ने मीजा 011/15 मीजा नं 51<br/>खाता नं 011/15 एलन नं 153 शक्या 02 फरका शक्ति<br/>दलील सं 011/15 दिनांक 10/10/15 के द्वारा श्री / श्रीमति 3-3-0 डिस्को<br/>अमीम आरा एव अन्य से प्राप्त किया है।</p> <p>उपरिधत व्यक्तियों को दाखिल खारिज के संका में प्रहकर सूचित<br/>किया गया। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी / अंचल<br/>निरीक्षक का जोध प्रतिवेदन प्राप्त है, जिसके अनुसार</p> <ol style="list-style-type: none"> <li>1) भूमि रैयती खाते की है।</li> <li>2) जमाबंदी सं 11 32 में दिशत / विधेती अमीम आरा एव अन्य<br/>के नाम लगान रसीद कट रहा है।</li> <li>3) आवेदक निबंधित दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल करण में<br/>है।</li> <li>4) निबंधन धनबाद / क्रमकृती निबंधन कार्यालय से किया गया है, तथा अंतर<br/>मुद्राक की राशि को कोषागार में जमा कर दलील को वैध करा लिया गया है।</li> <li>5) प्रश्नगत भूमि गैर अवका आदिवासी खाता, मूदान, वन भूमि तथा वी0रसी0सं0<br/>एल0 से एव यह नामांतरण सी0एन0टी0 46 (1) से मुक्त है।</li> </ol> <p>अतः हल्का कर्मचारी / अंचल निरीक्षक के जोध प्रतिवेदन एव अनुसरण के<br/>आधार पर आवेदित भूमि का दाखिल आवेदन को 011/15 किया जाता है।<br/>तदनुसार शुद्धिपत्र निगंत कर एव हल्का कर्मचारी से एक संधाह में अनुपालन<br/>प्रतिवेदन मांगे।<br/>लेखापिता एव सशोधित।</p> <p>अंचल अधिकारी,<br/>धनबाद।</p> | <p>18/10/17</p> <p>अभिज्ञ</p> |

मैने हतरा फोटो कोपी  
किया गया 18/10/17  
प्रतिलिपिक / टंकक

मैने मिलान किया  
18/10/17  
सहायक

प्रमाणित सच्ची प्रतिलिपि  
18/10/17  
प्रधान सहायक  
अंचल कार्यालय  
धनबाद





18/11/15

आवेदन की तिथि 12/11/15  
अभियुक्त कि तिथि 18/11/15  
निगत तिथि 18/11/15

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

जिला- धनबाद, अनुमंडल-धनबाद अंचल-धनबाद, हल्का सं०-III) स्टेट का नाम- शाखण्ड

|                                  |                         |   |       |          |  |                    |   |  |  |                            |           |
|----------------------------------|-------------------------|---|-------|----------|--|--------------------|---|--|--|----------------------------|-----------|
| क्रम संख्या                      | 1                       | 2 | 3     | 4        | 5  | 6                  | 7   | 8  | 9  | 10                         |           |
| पंजी संख्या नामान्तरण केस संख्या | दा० खा० १११ (III) 15-16 |   | धनबाद | धनबाद 51 | खाता- नगरपालिका<br>प्लॉट- 153/3372<br>रकबा- 02 घुंटा मा 3.30 डिमा<br>लगान- 1.00 रुपये 50000 4.00 रुपये | अंचल अधिकारी धनबाद | बिक्री/उत्तराधिकारी दलील संख्या 9179 19/10/03 | पुराना जमा०- 1732 टिंडरी<br>पुराना रयत- समीम आरा एण्ड अन्य,<br>नया रयत- ① लखिया प्रकीण पिता माँठ माकुव<br>② लखिया प्रकीण पिता लुबौर अहमद।<br>दा०- चौपे नगर चाल<br>धाना- चास पिता धनबाद | कर्मचारी द्वारा हल्का दर्जित तारीख जो शुद्धि की गई ? | जमा सं० 5159 में दर्ज किया | अभ्युक्ति |

ज्ञापक संख्या 2015-2016  
कर्मचारी हल्का सं० (III) को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।

अंचल अधिकारी धनबाद

मेरे द्वारा फोटो कोपी  
ज्या गया  
प्रतिलिपिक/टंकक

मेने मिलान किया  
सहायक

प्रमाणित सच्ची प्रतिलिपि  
प्रधान सहायक  
अंचल कार्यालय  
धनबाद

झारखण्ड सरकार  
राजस्व एवं भूमि सुधार विभाग  
लगान रसीद



Sch XIV F. No. 180V

जिला का नाम - पनखी  
अनुमण्डल का नाम  
अंचल का नाम  
मौजा  
थाना वों थाना नम्बर

V

जम्मा - 5159  
रसीद क्रमांक JH 21 A019704  
रेयत का नाम ① बाहिरा प्रवीण पिता  
पिता का नाम मा० साकुप  
जमाबन्दी नम्बर ② बाहिरा प्रवीण पिता

|             |             |                    |
|-------------|-------------|--------------------|
| खाता संख्या | खसरा संख्या | रकबा (एकड़ में)    |
| जगरपालिका   | 153/3372    | 02 कठ्ठा या 330 ईर |

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

| हाल    | वार्षिक | बकाया            |           |           |           | 2015-16 |
|--------|---------|------------------|-----------|-----------|-----------|---------|
|        |         | 3 वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | विगत वर्ष |         |
| लगान   | 4.00    |                  |           |           |           | 4.00    |
| सेस    | 1.00    |                  |           |           |           | 1.00    |
| *ब्याज | 2.00    |                  |           |           |           | 2.00    |
| विविध  | 2.00    |                  |           |           |           | 2.00    |
| योग    | 1.00    |                  |           |           |           | 1.00    |
|        | 10.00   |                  |           |           |           | 10.00   |

भुगतान का विवरण

| अदायगी | बकाया            |           |           |           | हाल   | अग्रिम |
|--------|------------------|-----------|-----------|-----------|-------|--------|
|        | 3 वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | विगत वर्ष |       |        |
| लगान   |                  |           |           |           | 4.00  |        |
| सेस    |                  |           |           |           | 1.00  |        |
| *ब्याज |                  |           |           |           | 2.00  |        |
| विविध  |                  |           |           |           | 2.00  |        |
| योग    |                  |           |           |           | 1.00  |        |
|        |                  |           |           |           | 10.00 |        |

- कुल योग शब्दों में 10 दस रुपये मात्र
- नाम अदाकर्ता जीव
- कुल बकाया ९

(हल्का बकाया)  
हस्ताक्षर एवं मुद्रा

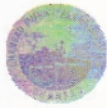
\* खास महल का बकाया (आदिवासी) पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL/2013

111 (iii) 15-16

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              | : D190000934000M0 |
| Address        | : NAYA BAZAR         | Entry Type              | : New Assessment  |
| Memo No        | : 132379201017020307 | 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 Decarnat) | : 3.3             |

Owner Details

| Sl. No | Owner Name                    | R/W Guardian | Guardian's Name       | Contact No. |
|--------|-------------------------------|--------------|-----------------------|-------------|
| 1      | WAHIDA PERWEEN,ZAHIRA PERWEEN | C/O          | MD YAQUB & ZUBER ALAM | 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/ 2016-2017 | 83.00       | 0.00      | 0.00                    | 0.00           | 0.00        | 0.00         | 83.00         |

1328

64,000.000 - 111507 - 1281 5000Rs.



Handwritten scribbles on the left margin.

Handwritten notes in purple and red ink, including the number '211182' and the date '20.2.93'.

Handwritten signatures and dates in blue ink: 'Ehsanur Rahman 20.2.93', 'Ghulam Afridi 20.2.93', and 'Asad Rahman 21.4.93'.

Handwritten notes in red ink, including the number '163007'.

DEED OF ABSOLUTE SALE

Handwritten notes in red ink: '3000', '30540', and '2111'.

THIS DEED OF ABSOLUTE SALE is made on this the 30<sup>th</sup> day of February 1993 (one thousand nine hundred ninety three) BY and BETWEEN 1. EHSANUR RAHMAN son of late Ghulam Rabbani, 2. ASAD RAHMAN son of late M. Attaur Rahman, by faith Muslim, by occupation business, resident of Central Stree, Hind Pirhi, Ranchi, P.S. & Dist. Ranchi, 3. GHULAM AFRIDI, 4. GHULAM MD. NAFIS sons of late Ghulam Samdani, by faith Muslim, by occupation business, resident of Pachayatia 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,



5000Rs.



*Ehsanullahman*

*20.2.93.*

*Gholam Afroz.*

*Gholam Holid. Hafis*

*24.4.93*

*Asad Rehman*

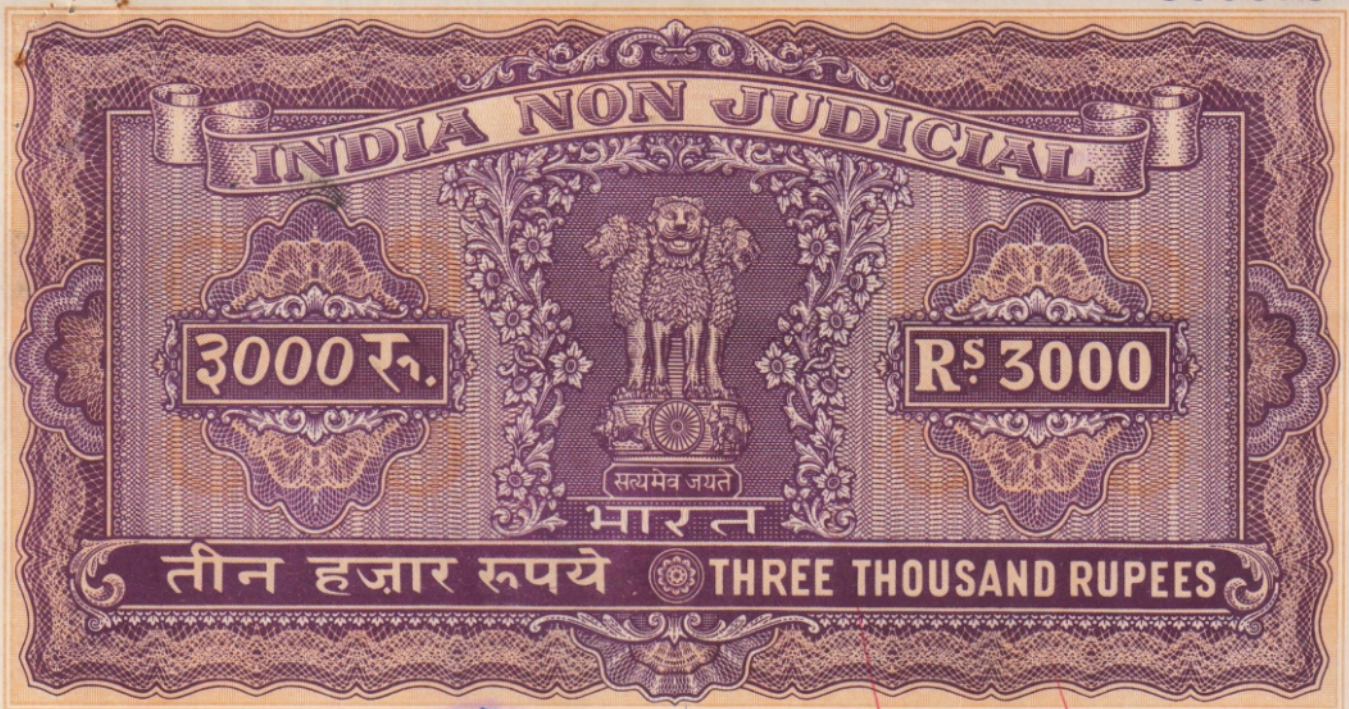
*25.5.93*

= 2 =

A N D

ZARINA PARVEEN w/o Md. Jalaluddin, by faith Muslim,  
 by occupation house, resident of Nichekulhi, Jharia,  
 P.S.Jharia, Dist. 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 includes her heirs, successors,  
 administrators, legal representatives and assigns) of  
 the OTHER PART :

Whereas the property described in the 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.



*Fahsan ul Aman*

*Ghulam Afzali*

*Ghulam Hald Hafes*

21.4.95

*Asad Kohmar*  
29.5.95

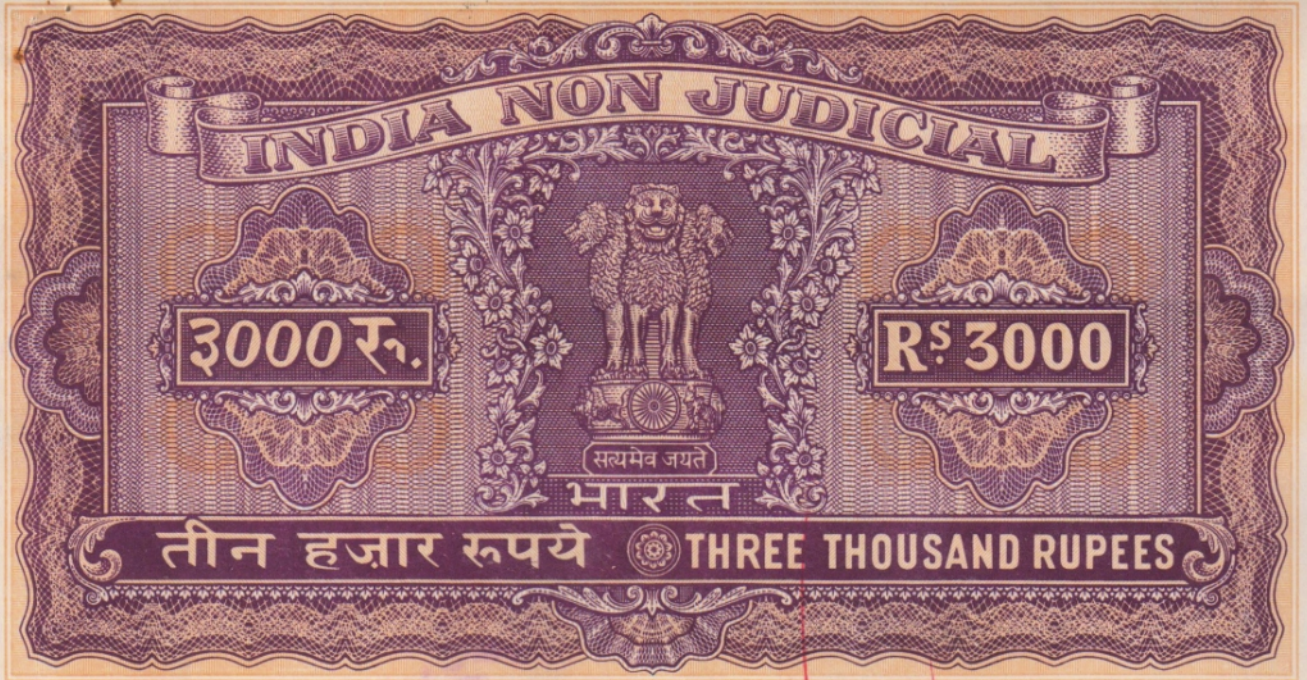
And whereas the property described in the schedule below  
-w originally belonged to late Sk. Safdar Ali.

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

And whereas said Bibi Fazilan was married with Sk.  
Salamat.

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



*Ehsanur Rahman*

= 4 =

*Ghulam Afzal*

*Ghulam Mollid. Nafis*

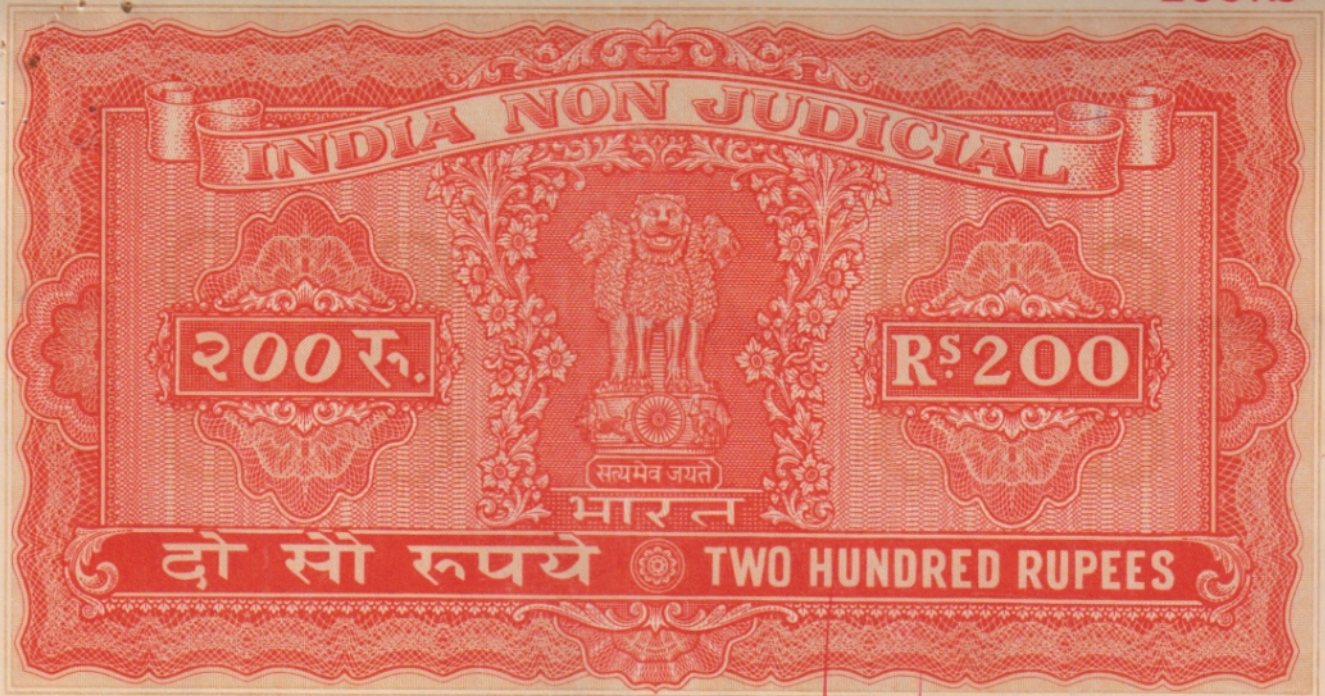
21. 4. 75

*Asoel Rahman*  
21/4/75

Bibi Fazilan filed a partition suit being T.S.(P) No. 53/71 before the court of Subjudge, IInd Court, Gaya to get their share in the property of Sk. Safdar Ali and they got the properties morefully described in the schedule A below in shape of their shares besides other properties which they inherited from Bibi Fazilan in the aforesaid T.S.(P) No.53/71. The property morefully described in the schedule A below is already mentioned in serial no.1 of the plaint in page 37 schedule 16 of the Takhtanama allotted to Bibi Fazilan by Abdul Rouf son of Sk. Sabtar Ali of the aforesaid title (Partition) Suit.

And whereas the said Ghulam Samdani, Ghulam Rabbani and Aiyasha Khaton after getting their share in view





*Ehsanur Rahman*

= 5 =

*Ghulam Afzal*

*Ghulam Moud. Hafis*

*Asad Rahman*  
25.5.95

absolute and exclusive owners of the property morefully described in the schedule A below and they were in actual physical and uninterrupted possession of the same.

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 the 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 heirs and successors.

And whereas after the death of Ghulam Rabbani his wife



Ehsanur Rahman

Ghulam Afzal

Ghulam Mudd. Hafiz

Asad Rahman  
25-5-45

Akhtari Begum being a Muslim lady and unable to look-after the entire properties and his 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 schedule A below besides other properties which stands in the name of her husband and 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 schedule A below, besides other property.

Ahsan ur Rahman  
Gholam Afroz  
" " " " " "  
" " " " " "  
" " " " " "

21. 4. 93

Asad Rahman  
25. 5. 93

And whereas the said Aiyasha Khatoon W/o Mr. H. Rahman died leaving behind two sons Attaur Rahman and Shah Nawaz and five daughters namely Moiza Khatoon, Mahfuza Khatoon, Manfusa Khatoon, Shaghoofta Khatoon, Nafisa Khatoon.

And whereas the said Attaur Rahman S/o Aiyasha Khatoon died leaving behind his sons Ashad Rahman and Tauqeey Anwer, wife Shafina Khatoon daughters Afsan Rahman, Shami Shazia.

And whereas the said Shah Nawaz Anwar S/o late Dr. Rahman, 2. Nafisa Khatoon D/o late Habibur Rahman and Shammi Sazya daughter of late Attaur Rahman have executed a deed of General Power of Attorney no. 320 of dated 26.8.1936 in favour of Asad Rahman S/o late Attaur Rahman appointing him (Asad Rahman) their Attorney and also authorising him to sale the property morefully described in the schedule B below and also authorised him to execute a regd. deed of sale before Registrar/Sub-Registrar and is competent for the same and as such he (Asad Rahman) is legally entitled to sale the property morefully described in the schedule B below and to execute a deed of sale before the Sub-Registrar, Dhanbad, in their absences and on their behalf.

And whereas Moiza Khatoon, Manfusa Khatoon, Mahfuza Khatoon and Shaqufta Khatoon all daughters of late Dr. Habibur

Habibur Rahman  
Golam Afroz  
Golam Mudd. Hafis  
= 21.4.97  
Asad Rahman  
25.5.95

Dr. Habibut Rahman and son Shahnawaz Anwar have also executed a deed of General Power of 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 schedule below.

And 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 share in the property morefully described in the schedule below.

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

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

Ahsanul geman  
Gholam Ghasbi  
10 = 21. 4. 93.  
Asad Rahman  
25. 5. 93

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 B below.

And whereas the vendors are in peaceful undisturbed possession of the property morefully described in the schedule B below by exercising diverse acts of possession.

And whereas the vendors are in urgent need of 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 purchaser who is known to them from before.

And whereas the purchaser accepted the offers of the vendors and agreed to purchase the property morefully described in the schedule B below on valuable consideration of Rs. 75,000/- (Rupees seventy five thousand) only.

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.75,000/-only being the

contd. 11.

E. Hanur Rahman

Gholam Sirohi

Gholam Mollid. Hafis

11 =

21.4.95

Asad Rahman

23.5.95

agreed highest market price of the property described in the schedule B below which is shown in colour Red in the annexed plan paid by the purchaser 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, titles and interest with possession and all benefits advantages easments etc. unto the purchaser their successors in interest representatives and administrators and assign to the said property.

2. That if the purchasers will lose any part of 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 damage incurred by the purchaser.

3. 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 purchaser in respect of the property described in the schedule B below which is shown in colour Red in the annexed plan at the expenses of the purchaser and her

contd. 12.



Asad Rahman

Ghulam Afzal  
Ghulam Moid. Hafis

21.9.97

Asad Rahman  
25.5.97

13 =

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.0.50 paise 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 does not come under the perview of land ceiling Act.

9. That the contents of this deed have been read over and explained to the vendors in presence of other witness in simple Hibdi and the vendors and witnesses have understood the meaning of the same and put their signatures in sound estate of mind and health and out of their own accord and free will without coercion mis-representation, fraud or pressure whatsoever from any corner on the day, month and year first herein mentioned above.

S c h e d u l e - A

All that piece and parcel of Homestead land situated in mouza Dharbad, P.S. and Municipality Dharbad, Dist. Dharbad, mouza no.51, Ward no.15(Old) 13 (New) Holding

contd. 14.



Ehsan ul Ghuman  
Gholam Agreer  
Gholam Moud. Hafis  
4 = 21. 4. 93

Asad Raza  
25. 5. 93

Holding no. 88 to 95 and 15(New) Area approximately 30 kattas more or less within plot no. 153/3372 which is butted and bounded as follows :-  
North : House of late Damri Singh.  
South : Nala then House of Khuda Bux.  
East : Parti land and Railway land.  
West : House of Raja Babu.

Schedule B hereby sold by this sale deed.

Out of aforesaid schedule and here a portion measuring an area about 2 kattas (two kattas) including kacha dwelling house <sup>of residential purpose of Plinth area 250 sqft.</sup> is hereby sold by this sale deed as per plan attached herein and shown in Red Colour which is butted and bounded as follows :

North : Land sold to Sagheer Hassan.  
South : Portion of the same land.  
East : Parti land & Railway land.  
West : Land sold to Nabi Rasool and others.

Above premises is under Holding no. 255/90 and ward no-13 (New)

Witnesses

1. Nabi Rasool
2. Jantonu Anby  
Shahid.

Read over, drafted  
and Typed by  
J.G. 27.1.93  
L.T.

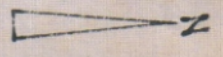
Nabi Rasool  
25. 5. 93  
Jantonu Anby  
25. 5. 93

Nabi Rasool  
21. 4. 1993  
Jantonu Anby 21. 4. 93

Ehsan ul Ghuman

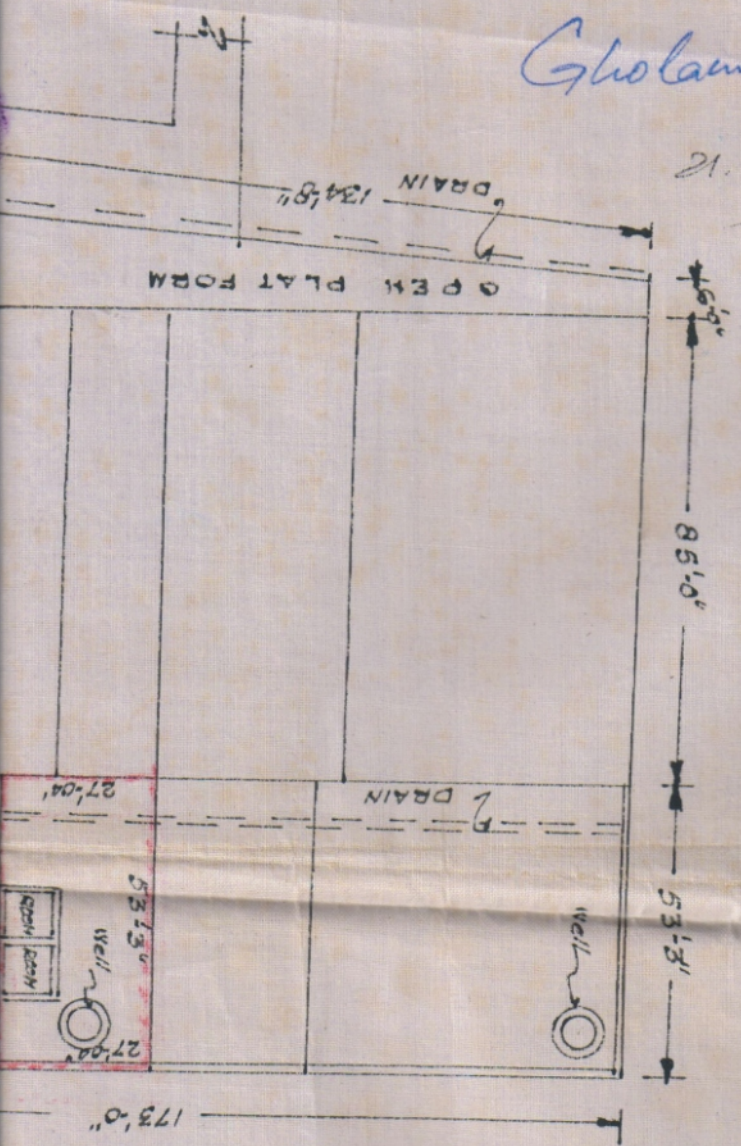
PLAN SHOWING THE VACANT LAND WITH EXISTING ROOM IN RED SOLID  
 (1) EHSANUR RAHMAN S/O LATE GHULAM RABBANI (2) ASAD RAHMAN S/O LATE. MATTOUR  
 RAHMAN BOTH CENTRAL STREET HINDPIDE, RANCHI AND (3) GHULAM AFRIDI AND (4) GHULAM  
 NAFISE S/O LATE. GHULAM SANDANI OF PANCHYATI AKHARA. GATA. TO ZARINA PERVEEN  
 W/O M.D. JALALUDDIN OF NECHERKUNU, THARIA. AREA 2K. CH. (MORE OR LESS) IN PART OF  
 PLOT. NO. 153/3372 OF MOUZA - DHANBAD. NO. 51. UNDER KHATA. NO. 15 (OLD) AND 13 (NEW).  
 WARD NO.

*Ghulam Mohd Nafis*  
*Ehsanur Rahman*  
*Ghulam Afridi*



SCALE: 1" = 33'-0"

66-4-12







नामान्तरण (दाखिल-खारिज) के आवेदन पर  
सहस्रीजदार या जमीन की रिपोर्ट का फारम

नामान्तरण (दाखिल-खारिज) के सं०

सं० 15 V.E.

शेखर दाशरथी नामा दाशरथी नामा सं० 29  
इन्स्टेट का नाम जिला दाशरथी

(1) निम्ने विक्रय, दान बटवारा या (1) 202.V.E. द्वारा होलिंग का 29382 अन्तरण  
उत्तराधिकारी।

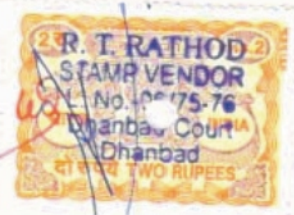
विक्री द्वारा अन्तरित क्षेत्र का रकबा 2 अ० 00 म० 00

(2) पूर्ण या अंश

बूकाया गया मुख्य 65000 रकबा

(3) यहाँ देय या महाजन लिखें। सरोदार का पेसा 1000 (3)

| अस्थिमान संख्या                            | अभिबारी का नाम   | प्लॉट संख्या | रकबा   | अमान और हेमिपत | अभ्युक्ति |
|--|--|--------------|--------|----------------|-----------|
| नामान्तरण (दाखिल-खारिज) के पहले हुए होलिंग |  |              |        |                |           |
| नामान्तरण सं० 15<br>नामान्तरण सं० 13       | श्रीमान दाशरथी<br>श्रीमान दाशरथी<br>श्रीमान दाशरथी<br>श्रीमान दाशरथी | 153<br>3372  | 0.3950 | 80.00          |           |
| नामान्तरण (दाखिल-खारिज) के बाद हुए होलिंग  |  |              |        |                |           |
|  |  |              | 0.36   | 73.50          |           |
| नया होलिंग                                 |  |              |        |                |           |
| नामान्तरण सं० 15<br>नामान्तरण सं० 13       | श्रीमान दाशरथी<br>श्रीमान दाशरथी<br>श्रीमान दाशरथी                   | 153<br>3372  | 2.0000 | 6.50           |           |



*Rajendra Kumar*  
तहसीलदार का हस्ताक्षर

नये और अभिलेखों में मुद्रित करने की तारीख

*ad*



क्र. १०४०

- 1) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।
- 2) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।
- 3) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।
- 4) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।
- 5) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।
- 6) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।
- 7) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।
- 8) प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।

अतः प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।

प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।

प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।

प्रस्तावित तारीख १९७६ का प्रस्तावित वारि १३ को पुनः १२ नया १३ होना है।

Received  
Date

मेरे द्वारा फोटो कौपी  
किया गया  
नाम  
प्रतिलिपिक/टंकक

मिलान किया  
प्रस्तावित वारि  
तुलना लिपिक

अधिकृत तारीख प्रतिलिपि  
6-10-17  
प्रधान सहायक  
जिला अभिलेखागार  
दिनांक १६ एक्ट १/१८७२ द्वारा प्रमाणित



झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग  
लगान रसीद

V

1825 रिकुरी



Sch XIV F. No. 180V

जिला का नाम चतरवाड़  
अनुमण्डल का नाम /  
अंचल का नाम चतरवाड़  
मौजा 51  
थाना वों थाना नम्बर

रसीद क्रमांक JH 21 A019727  
रेयत का नाम जमिनी जरीना प्रवीण  
पिता का नाम  
जमाबन्दी नम्बर

|             |              |                 |
|-------------|--------------|-----------------|
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| बगलपालिका   | 153/3372     | 2क201 -         |

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

| हाल | मांग   | वार्षिक | बकाया            |           |           | 2005-06           |         |
|-----|--------|---------|------------------|-----------|-----------|-------------------|---------|
|     |        |         | 3 वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | 2014-15 विगत वर्ष | 2015-16 |
|     | लगान   | 8.00    |                  |           |           | 80.00             | 8.00    |
|     | सेस    | 2.00    |                  |           |           | 20.00             | 2.00    |
|     | *ब्याज | 4.00    |                  |           |           | 40.00             | 4.00    |
|     | विविध  | 4.00    |                  |           |           | 40.00             | 4.00    |
|     | योग    | 2.00    |                  |           |           | 20.00             | 2.00    |
|     |        | 20.00   |                  |           |           | 200.00            | 20.00   |

| अदायगी | बकाया            |           |           | 2005-06 |         | हाल | अग्रिम |
|--------|------------------|-----------|-----------|---------|---------|-----|--------|
|        | 3 वर्ष से ज्यादा | 3 रा वर्ष | 2 रा वर्ष | 2014-15 | 2015-16 |     |        |
| लगान   |                  |           |           | 80.00   | 8.00    |     |        |
| सेस    |                  |           |           | 20.00   | 2.00    |     |        |
| *ब्याज |                  |           |           | 40.00   | 4.00    |     |        |
| विविध  |                  |           |           | 40.00   | 4.00    |     |        |
| योग    |                  |           |           | 20.00   | 2.00    |     |        |

- कुल योग शब्दों में 220 दोषों कीमत 200.00 20.00
- नाम अदाकर्ता जाम
- कुल बकाया 2

(हस्ताक्षर)

हस्ताक्षर

\* खाम महाल का बकाया (मालगुजारी पर) (सिवाय ऐसे बकायों जिन पर कि पार्टिकुलर जारी हो) सूद नहीं लिया जाता है।

SPL/2013

DHANBAD MUNICIPAL CORPORATION

Search



Team Leader



Team Leader

Dashboard

Water Setup

ISK Water

Update Water Consumer

Water Report

Water DCB Report

Water Accountant

Trade Setup

TRADE ISK

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             | : 0190000831000M0 |
| Address        | : NICHE KULHI JHARIA SIDE ADD NAYA BAZAR | Entry Type             | : New Assessment  |
| Memo No        | : 132375201017014734                     | 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     | RW Guardian | Guardian's Name | Contact No. |
|--------|----------------|-------------|-----------------|-------------|
| 1      | ZARINA PERWEEN | W/O         | MO JAMALUDDIN   | 9830008781  |

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         |