

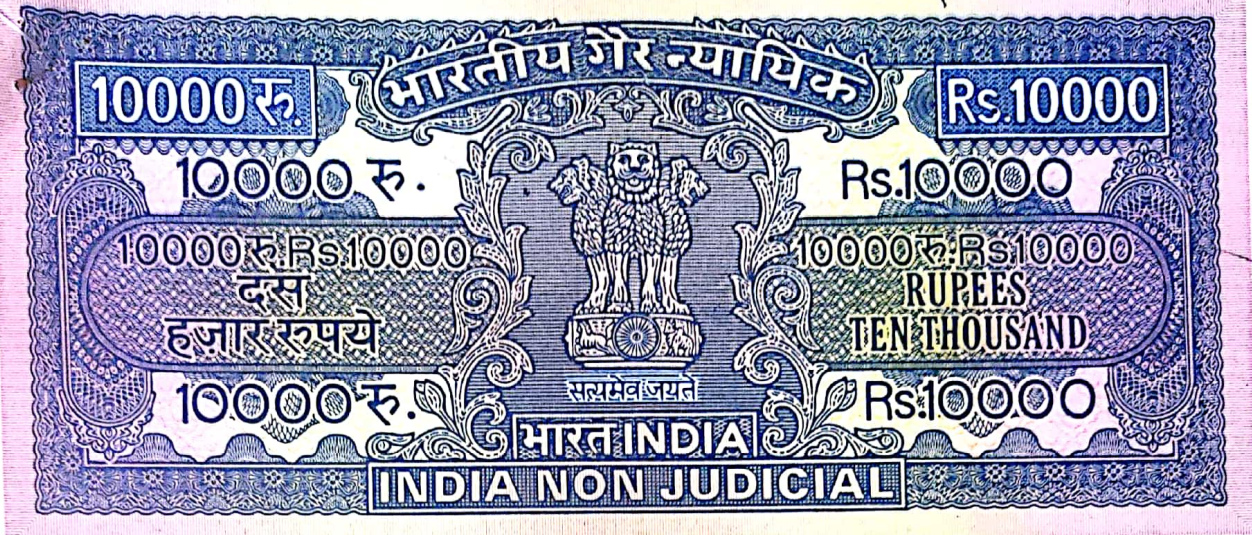
17068

384000/-

384000/-

15600/-

16177



55
29112
75

Deed of Sale No. 2812 of 2008

06AA 500265

निबंधन दिनांक 21 वीं दिसंबर 2008
 कास्टकारी कागज की मात्रा 10000 रु.
 जो कागज में उचित रूप में काटने
 की अनुमति है।
 कागज का मूल्य 29112 रु.
 नतीजा 29112 रु.

Junaid Ahmad
 29.12.08



29.12.08

निबंधन दिनांक 29.12.08
 कागज का मूल्य 29112 रु.
 नतीजा 29112 रु.
 तपसिल वर्गीत जमीन का मूल्य मालिकाना हक के अनुसार निर्धारित किया गया है जो कि मूल्य से कम नहीं है।

SALE DEED

This deed of absolute sale is made on this the 29th day of December two thousand 08. By And Between :- 1. Sri Ozair Ahamad 2. Junaid Ahmad both sons of Late Zahir Ahmad, by faith Muslim, by occupation Business, resident of Kawari Patti, Naya Bazar, Word No. 16, P.O.- Dhanbad, P.S.- Bank More, Dist- Dhanbad (Jharkhand), here in after called and referred to as **VENDORS:** (Which expression shall unless excluded by or repugnant to this context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

Fee Paid
 38400/-
 250
 095
 3863.44
 3843.44

Contd....2

004465/08.

धनबाद कोषागार, २९ दिगों
कीकगार पदाधिकारी
धनबाद

Memo No. 4240/08-09
Issued to Nazim Khatoon -
of Nazim Khan, Dhanbad.
Through

Non Judicial/Court Fee Stamps
of Rs. 13600/- (10000 + 10000 + 500 + 100)

Accountant/Stamp Clerk
District Treasury, Dhanbad

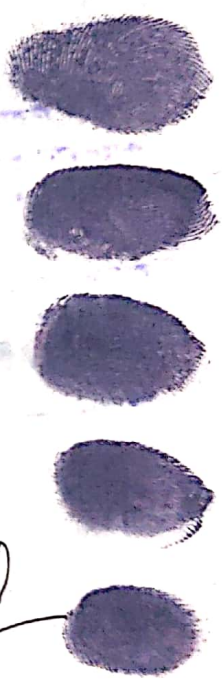
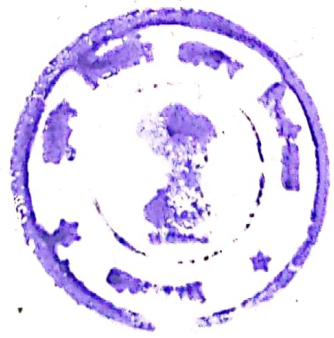


29/12/08 - 10-1
वजीर उद्दिन
29.12.08
वकील
29.12.08
29.12.08

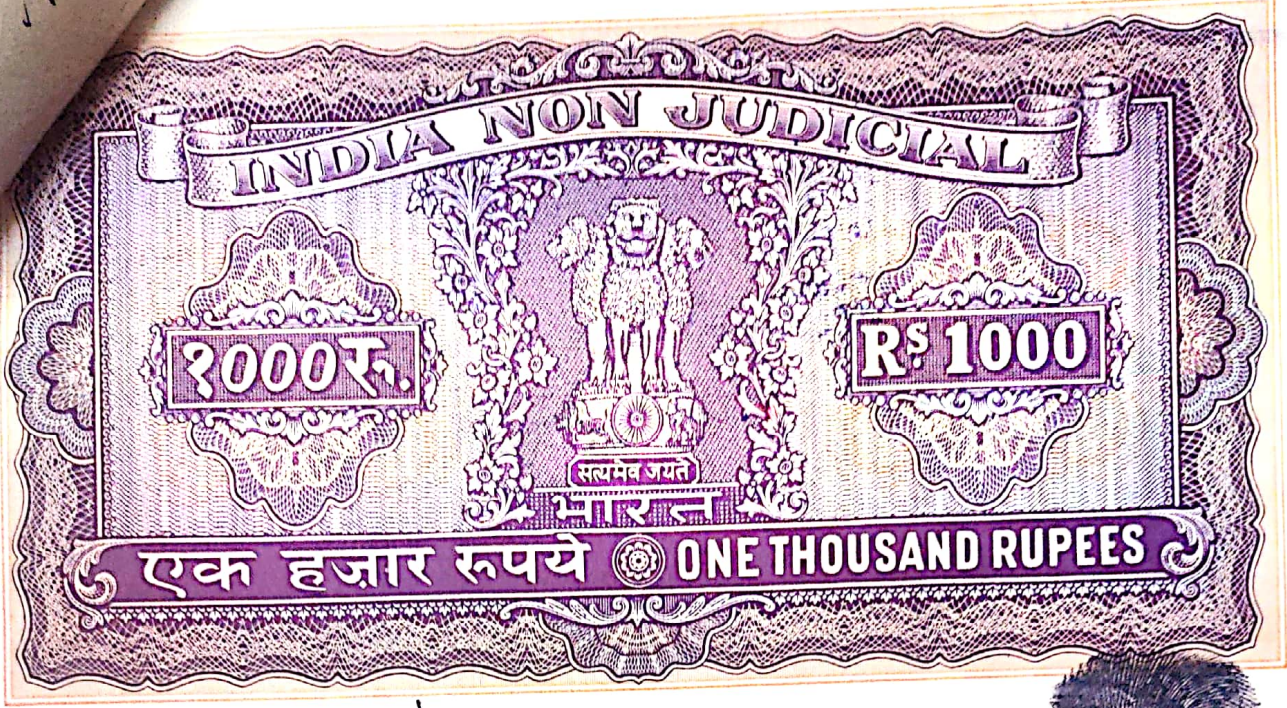


Attested by M
M. Lilla
Dhanbad

29.12.08
Ahmad

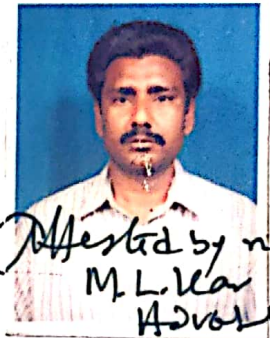


29.12.08

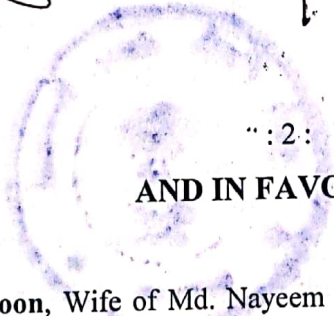


Zahir Ahmad
29.12.08

Tunaid Ahmad.
29.12.08



Witnessed by me
M. L. Kar
Advocate
29.12.08



AND IN FAVOUR OF

Smt. Nazra Khatoon, Wife of Md. Nayeem Khan, by faith Muslim, by occupation House Wife, resident of Kawari Patti, Naya Bazar, Word No. 16, P.O.- Dhanbad, P.S.- Bank More, Dist- Dhanbat (Jharkhand), here in after called and referred to as **PURCHASER:** (Which expression shall unless excluded by or repugnant in the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the vendors above named is the absolute owner and is in exclusive possession of the house property specifically described in the schedule below, which they inherited from their father Zahir Ahmad since deceased being the sons and successors, they acquired the said property by virtue of a registered partition

Contd....3

029276/08

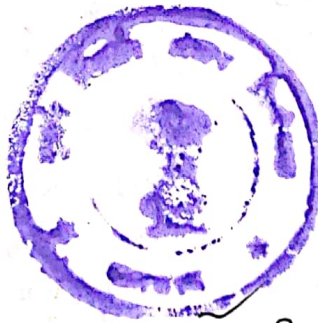
धनबाद कोषागार से निगत

कोषागार प्रदाधिकारी
धनबाद

Memo No. 4240/08-09
Issued to Naron K. L. L. L.
of Naya Bazar, Dhanbad.
Through

Non Judicial/Court Fee Stamps
of Rs. 13600/- (10000 + 37500 + 1000)

[Signature]
Accountant/Stamp Clerk
District Treasury, Dhanbad



29.12.08



Zahir Ahmad
20/11/68

Jumaid Ahmad
20/11/68

: 3 :


of family settlement deed no. 17933/17934/17935 dated 11.11.68 registered of Dhanbad Sub- registry Office and entered in Book No. I, Volume No. 93, Pages 556 to 568 under the Thoka No. 141 is the rightful owner.

Be it mentioned that after acquired the same, as aforesaid Zahir Ahmad since deceased father of the Vendors had constructed the said house property thereon in the year 1968-69 and remain in occupation of the same as his residential house and by amicable arrangement, the house property described in the schedule below, the Vendors is in peaceful and undisturbed exclusive possession thereof by residing therein and also exercising diverse acts of possession.

AND WHEREAS the vendors while thus in peaceful and undisturbed possession thereof became desire of selling the land including the house construction thereon, which is morefully described in the schedule below and whereas the purchaser has agreed to purchase the said property and offered to pay a sum of Rs. 3,40,000/- (Rupees- Three Laes Forty thousand) only, as the highest consideration thereof.

Contd.....4





 Ahmad
 28.12.08
 Ahmad.
 28.12.08

:4:

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. . 3,40,000/- (Rupees- Three Lacs Forty thousand) only, has been paid by the purchaser to the vendors (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land including house construction thereon which is morefully described in the schedule below and in consideration of the terms, conditions and covenants herein after contained, the vendor doth hereby absolutely and indefeasibly grant, sell, conveys, transfers and assigns unto the purchaser by way of Absolute Sale all their right, title, interest and possession etc. together with all claims, demands, liberties, benefits, easements etc. belonging or to appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly for at all times to come subject to the payment of rent that to the landlord the state of Jharkhand, having full right and authority to transfer the same by sale, gift, mortgage by making another and further construction thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

Contd.....5



झारखण्ड JHARKHAND

880175

Ozair Ahmad
25.12.08

Jameid Ahmad
25.12.08

: 5 :

That the vendors doth hereby covenant with the purchaser that they are the true and lawful owner of the property hereby sold and transfer absolutely and is in sole and exclusive possession over the said property and they are have not in any way or manner transferred or encumbered the said property or any part or portion thereof and should therefore in future if it transpires that the vendors are not the true and lawful owner of the said property or has other sharer or co-sharer or that the vendors has no right and authority to transfer the said property and if by and other reasons thereof the purchaser in put to any loss, the vendors doth hereby undertakes to compensate and indemnity the purchaser's loss for which the purchaser may be put to.

That the purchaser shall hereafter pay the proportionate annual rent Rs. 7.50 paise to the landlord the state of Jharkhand as well as municipal taxes and the purchaser will be liable for the imposed tax or taxes if any.

Contd.....5

Contd.....8

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 293582



Ahmed
29.12.08

Ozair

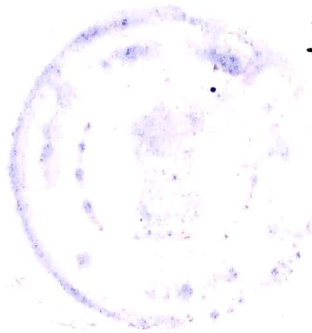
Junaid Ahmad
29.12.08

: 6 :

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

IN WITNESS WHEREOF, the vendors has set and subscribed their hands out of their own free will and choice on this the day, month and year first above written.

Contd.....7



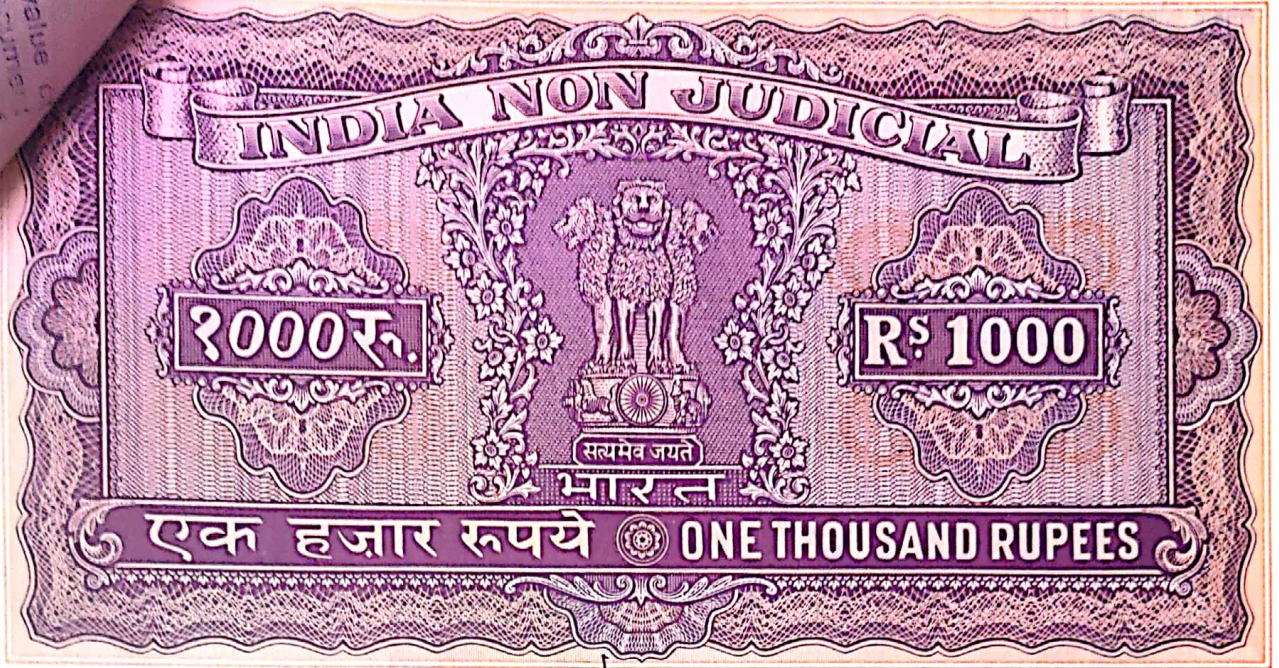
:7:

SCHEDULE

All that piece and parcel of HOMESTEAD LAND including old dilapidated house construction thereon situated in Mouza- Dhanbad, P.S. Bank More and Municipality Dhanbad, Chowki Sadar Sub- Registry Office, Dhanbad, Dist.- Dhanbad. Mouza- Dhanbad, Mouza No. 51 within Municipal Khatian of Plot No. 3243, measuring an Area 14 Kathas $2 \frac{1}{3}$ Chhataks out of which 1.4 Kathas or to say 2.31Decimal i.e. 68 ft. x 12 ft. = 816 Sq. ft. of land together with old dilapidated house construction, structure etc. consisting of one room with courtyard standing thereon, consisting plinth Area 116 Sq. ft. constructed in the year 1968-69, which is being used for the purchase of residential, is hereby sold by this sale deed, own share of the vendors.

The above mentioned premises is situated within Dhanbad Municipal Word No. 16 as per plan attached herewith and shown in colour red.

Contd.....8



Zair Ahmad
29.12.08

Juneid Ahmed.
29.12.08

:8:

Valuation of land	:-	Rs. 3,24,000/-
Valuation of construction	:-	Rs. 60,000/-
Total		Rs. 3,84,000/-

Butted and bounded as follows:-

By East	:-	House of Aslam Azad,
By West	:-	NIJ (Rest Portion of Plot No. 3243)
By North	:-	Rasta
By South	:-	Rasta

Witnesses:-

Amit Kumar Dubey
of Chamber
29.12.08

1. M. D. Ghosil & Yn' Shi
Late Uman & U'n' Shi
Sham Shuri Nagar 29.12.08
2. Amit Kumar Dubey
S/O Sriudei Bham Dubey Contd.....9
M.A.D.A High bur 29.12.08

Ozaib Ahmad

Junaib Ahmad

: 8 :



Witnessed by me
M. L. Khan
Advocate

29.12.08

मलखन खान
29.12.08



Certified that the finger prints of the left hand of the vendors and purchaser, whose photographs are affixed in the document have been duly obtained before me that the contents of this deed have been read over and explained to the executants in Hindi Language by me and they after fully knowing the contents of the same have put their signature in my presence.

Signature..... M. L. Khan, Advocate
29.12.08

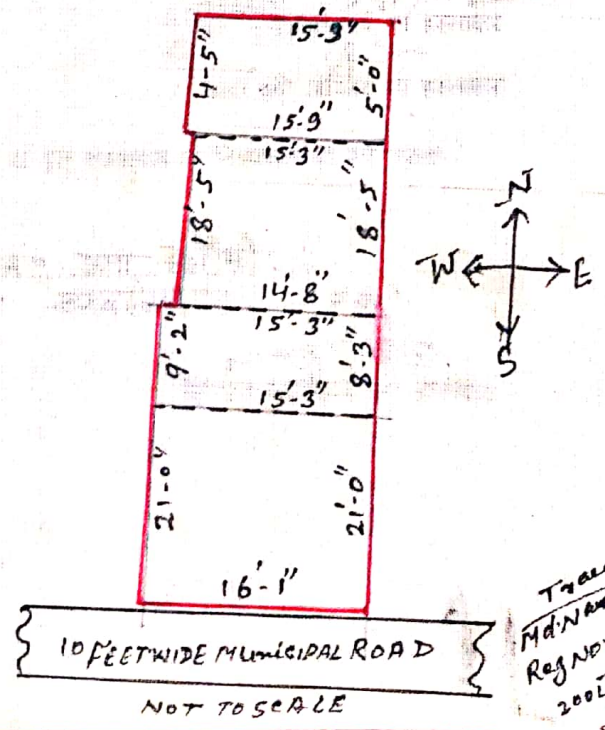
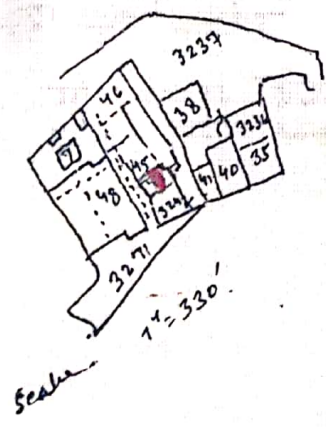
Licence No..... 3142/04

VENDORS (1) SRI OZAIR AHMAD (2) JUNAID AHMAD BOTH SONS OF LATE ZAHIR AHMAD R/O KAWARI PATTI NAYABAZAR WARD-NO 16 P.O. DHANBAD. P.S. BANK MORE DIST-DHANBAD (JHARKHAND)

VENDEE- SMT. NAZRA KHATOON W/O MD. NAYEEM KHAN-R/O. KAWARI-PATTI NAYABAZAR. WARD NO-16 P.O. DHANBAD. P.S. BANKMORE DIST. DHANBAD. (JHARKHAND)

SCHEDULE - MADYA-DHANBAD NO- 51 MUNICIPAL KHATIAN NOF PLOT NO 3243 AREA. 811 SQUARE FEET OR SAY TO 01 KATHA AND 02 CHHATAK OR SAY TO 1.86 DESMIL OF LAND.

BOUNDARY - NORTH - PARWEZ KHAN
 SOUTH - 10 FEET WIDE MUNICIPAL ROAD.
 EAST - ASLAM AZAD.
 WEST - MD. HANIF



Traced by
 Md. Nazamul Haque
 Reg No 113
 2004/2005



निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

55

Token Date/Time: 29/12/2008 14:20:10

Document Type	Sale Deed	Presenter	Ozair Ahamad
Presenter Name & Address	Kawari Patti, Naya Bazar, Bankmore, Dhanbad		
Date of Entry	29/12/2008	DOE	
Document Value	384000	Stamp Value	15600
Special Type		Serial No.	0
Remarks / Other Details		Total Pages	24
		Book	1
		CNO/PNO	

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
DHANBAD	51	16	DHANBAD		3243			TAANRD	2.31 Decimal

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Ozair Ahamad	Late Zahir Ahamad	Business	Other		Kawari Patti, Naya Bazar, Bankmore, Dhanbad
2	VENDOR	Junaid Ahamad	Late Zahir Ahamad	Business	Other		Kawari Patti, Naya Bazar, Bankmore, Dhanbad
3	VENDEE	Nazra Khatoon	Md. Nayeem Khan	H Wife	Other		Kawari Patti, Naya Bazar, Bankmore, Dhanbad
4	Identifier	Md. Slakil Qurishi	Late Umar Qurishi	Business	Other		shamshar nagar, dhanbad
5	Witness1	Md. Slakil Qurishi	Late Umar Qurishi	Business	Other		Shamshar Nagar, Dhanbad
6	Witness2	Amiya Kumar Dubey	Udai Bhan Dubey	Business	Other		M.A.D.A. Colony Hirapur, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	3,840.00
4	SP	360.00
Total		4,203.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

Ozair Ahamad
प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ① ओ.ज़ैर अहमद ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया ② जुनैद अहमद

जिसकी

पहचान मो० शकील कुरैशी

निवासी शम्शर नगर, धनबाद

पिता स्व० उमर कुरैशी

पेशा व्यवसाय ने की।

मन्नापुत्र
निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.55 Token Date: 29/12/2008 14:20:10

Serial/Deed No./Year :17068/16177/2008

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ozair Ahamad Father/Husband Name:Late Zahir Ahamad (VENDOR) Kawari Patti, Naya Bazar, Bankmore, Dhanbad		
2	Junaid Ahamad Father/Husband Name:Late Zahir Ahamad (VENDOR) Kawari Patti, Naya Bazar, Bankmore, Dhanbad		
3	Nazra Khatoon Father/Husband Name:Md. Nayeem Khan (VENDEE) Kawari Patti, Naya Bazar, Bankmore, Dhanbad		
4	Md. Slakil Qurishi Father/Husband Name:Late Umar Qurishi (Identifier) shamshar nagar, dhanbad		
5	Md. Slakil Qurishi Father/Husband Name:Late Umar Qurishi (Witness1) Shamshar Nagar, Dhanbad		
6	Amiya Kumar Dubey Father/Husband Name:Udai Bhan Dubey (Witness2) M.A.D.A. Colony Hirapur, Dhanbad		

Book No. I
Volume 371
Page 513 To 536
Deed No 17068/16177
Year 2008
Date 29/12/2008 14:40:53

29/12/08
District Sub Registrar

Signature of Operator



COURT FEE
2
 INDIA
 L. No. 219234/09
 S. N. Ghoshal

INDIA
 DISTRICT
 COURT NO. 014
 21-8-09

25P.

TWENTYFIVE PAISE

प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
20-8-09	20-8-09	21-8-09	22-8-09	22-8-09

अंचल अधिकारी का कार्यालय, धनबाद ।
 दाखिल खारिज मु० संख्या - 411(111)/2009-10

दिनांक	आदेश फलक	अभियुक्ति
03.8.09	<p>आवेदिका श्रीमति नजरा खातुन पति मो० नईम खान सा० कबाडी पट्टी थाना धनबाद, जिला - धनबाद ने नामांतरण के लिए आवेदन किया है। आवेदन के अनुसार आवेदिका ने मौजा- धनबाद मौजा नं०- 51, खाता नं० नगरपालिका प्लॉट नं० - 3243 रकवा - 2.31 डी० दलील सं० 16177 दिनांक 29.12.08 के द्वारा श्री ओजैर अहमद एवं अन्य पिता स्व० जहीर अहमद से प्राप्त किया है।</p> <p>मूल आवेदन पत्र हल्का कर्मचारी की जाँच हेतु दें, इस बीच आम इश्तेहार निर्गत करें। अभिलेख दिनांक 19.8.09 को उपस्थापित करें।</p> <p>ह०/- अस्पष्ट 3.8.09 अंचल अधिकारी, धनबाद।</p>	अभियुक्ति
19.8.09	<p>अभिलेख उपस्थापित किया गया / आम इश्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपति नहीं किया है। हल्का कर्मचारी/अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है, जिसके अनुसार 1) भूमि रैयती खाते की है। (2) जमाबन्दी सं० 860 में विक्रेता के पिता के नाम से लगान रसीद कट रहा है। (3) आवेदक निबंधित दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है। 4. निबंधन धनबाद निबंधन कार्यालय से किया गया है। 5. प्रश्नगत भूमि, गैर आवाद, आदिवासी खाता, भूदान, बन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है।</p> <p>अतः हल्का कर्मचारी/अंचल निरीक्षक का जाँच प्रतिवेदन तथा अनुशंसा के आधार पर आवेदित भूमि का दाखिल खारिज आवेदन को स्वीकृत किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें।</p> <p>लेखापित एवं संशोधित ह०/- अस्पष्ट 19.8.09 अंचल अधिकारी, धनबाद।</p> <p>ह०/- अस्पष्ट 19.8.09 अंचल अधिकारी, धनबाद।</p>	

द्वारा कॉपी किया गया।

22/8/09

ने मिलान किया।

22-8-09

प्रमाणित तथ्यों प्रतिलिपि

219234/09
 प्रधान सहायक
 अंचल कार्यालय
 धनबाद।



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
20-8-09	20-8-09	21-8-09	22-8-09	22-8-09

सरकार में निहित स्टेटों की अभिधारियों (रैयतों) का नामान्तरण दाखिल खारिज दिखाने वाला शुद्धि पत्र
जिला- धनबाद अनुमंडल - धनबाद सर्किल/अंचल- धनबाद हल्का-III स्टेट का नाम -
झारखण्ड

क्र०	पंजी सं० 27 में नामांतरण केस सं०	गाँव	थाना और थाना सं०	नामांतरण के संबंध अभ्युक्ति की सं०	नामान्तरण मंजूर करने वाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण होना है। बिक्री दान विनमय, उत्तराधिकारी या बटवारा हुआ है।	नामान्तरण से प्रभावित विनमय का पुरा ब्यौरा	कर्मचारी द्वारा हल्का पंजी किस तारीख को शुद्ध की गई	अभियुक्ति
1	2	3	4	5	6	7	8	9	10
	दा० खा० केस नं० 411(III) 09-10	धनबाद	धनबाद - 51	खाता नं०-नगरपालिका प्लॉट नं० 3243 रकबा 2.31 डी० लगान 5.00 रु० अलावे शेष।	अंचल अधिकारी, धनबाद,	विक्री दलील सं० 16177 / 29.12.08	पुराना रैयत जहीर अहमद जमा सं० - टिकुरी 860 में। नया रैयत श्रीमति नजरा खातुन पति मो० नईम खान सा० कबाडी पट्टी, नया बाजार, धनबाद।		

ह०/- अस्पष्ट

19.8.09

अंचल अधिकारी,
धनबाद।

मेरे द्वारा कॉपी किया गया।

मेरी मिलावट किया।

[Signature]
22/8/09

[Signature]
22-8-09

पंजीकृत संख्या प्रतिलिपि

21183405

प्रधान सहायक,
अंचल कार्यालय
धनबाद।

