

More, Dist- Dhanbad (Jharkhand), here in after called and referred to us 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.

Contd....2

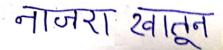




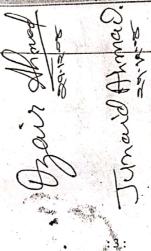
Smt. Nazra Khatoon, Wife of Md. Nayeem Khan, by faith Muslim, by occupation House Wife, resident of Kawari Patti, Naya Bazar, Word No. 16, P.O.- Dhanbad, P.S.-Bank More, Dist- Dhanbat (Jharkhand), here in after called and referred to us PURCHASER: (Which expression shall unless excluded by or repugnant 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







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 Lacs Forty thousand) only, as the highest consideration thereof.

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नाजरा श्वातुन

1000Rs.

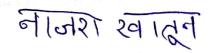


Janes Ahmad

# 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, mortage 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





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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.

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नालहा इवार्ष्य



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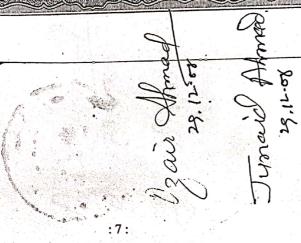
That the vendors doth hereby further covenant with the purchaser to do or to execute all such acts, deeds and things, as may be required reasonably for better assuring to the purchaser to in and over the vendors property and the vendors shall render all possible aid and assistance to the purchaser in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

नाजरा खादन





## 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 <sup>1/3</sup> 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

चालरा हवादन



Cais Ahmed 28,12.05 Juneal Human.

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

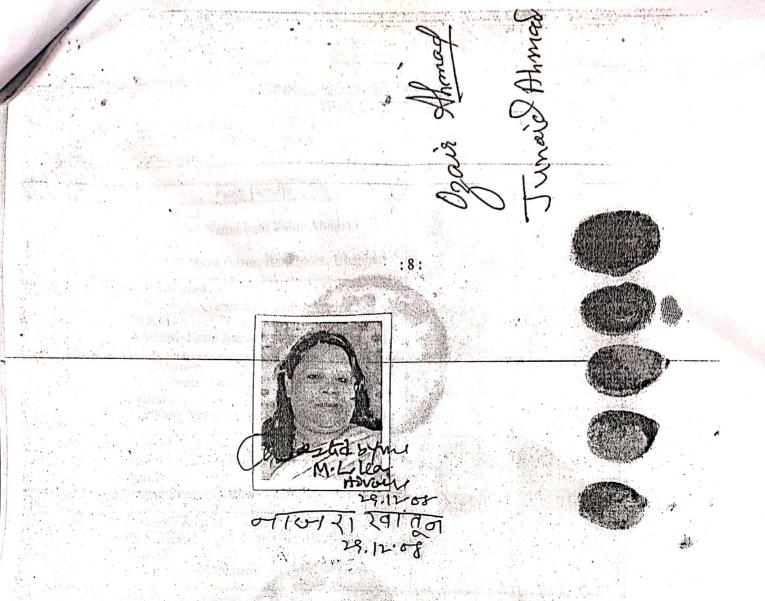
Rasta

Witnesses:-

Hive Kuman Dang A Drambar

1. M. B. Shapil Byn Shi Egle VMON BUN Shi Skamshiri NAGA 29.1207 2. Amira Kuman Duber Slosnindei Bhan Duber M. A. D. A. Hish bur 29.12.08

नाजश खादन



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. War, Advocuse 29,1208

Licence No. 3142/04

जानरा उवार्षित

VENDORS (1) SET, OZAIR AHMED (2) JUNAID AHMAD BOTH SONS OF LATE ZAHIS AHMAD RIO KAWARI PATTI NAYABAZAR WARD-NOK RO-DHANBAD. PS. BANK MORE DIST-DHANBAD (JHARKHAND) VENDEE- SMT. NAZRA, KHATOON W/O MD. NAYEEM KHAN-RIO. KAWARI-PATTI NAYABAZAR WARDNO-16 P.O. DHAN BAD. P.S. BANKMORE DIST-DHANSAD (JHAR KHAND) SCHEDULE - MADIA - DHANBAD NO- 51 MUNICIPAL KHATIAN MOF PLOTNO 3243 AREA. BII SQUAR FEET ORSAY TO ALKATHA AND OZ CHHATAK ORSAY TO 1-86 DESMIL OF LAND. NORTH -PARWEZKHAN SOUTH . 10 FEET WIDE MUNICIPAL ROAT ASLAM AZAD. NOT TO SCALE



# 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
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	Address:	<b>X</b>	
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		X	
5	Amiya Kumar Dubey Father/Husband Name:Udai Bhan Dubey (Witness2)	×	×	
,	M.A.D.A. Colony Hirapur, Dhanbad	A P		

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

Signature of Operator



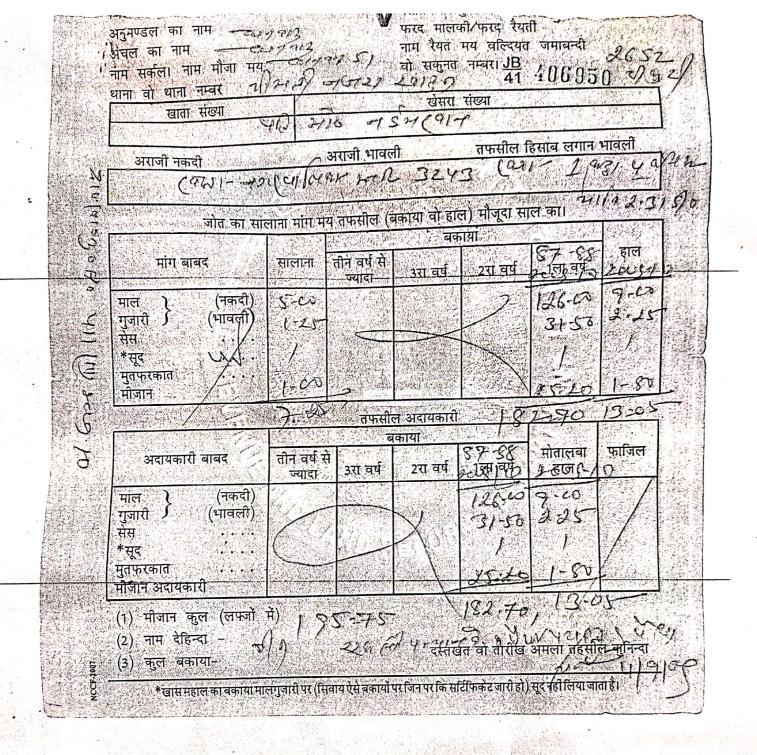
# निवंधन विभाग, झारखंड धनबाद 🔑

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 29/12/2008 14:20:10 Token No: 55 **Ozair Ahamad** Presenter Sale Deed **Document Type** Kawari Patti, Naya Bazar, Bankmore, Dhanbad 24 **Total Pages** Presenter' Name & Address DOE 29/12/2008 Book 15600 Date of Entry Stamp Value CNO/PNO 384000 **Document Value** 0 Serial No. Special Type Remarks / Other Details Category Area **Property Details:** Plot Type Plot No Kh. No. TAANRD 2.31 Decimal Th.No. Wrd/Hlk Mauza Anchal 3243 DHANBAD DHANBAD 16 Other Property Details: Amount Rate Area Location Th. No. Wrd Mauza **Property Type** Party Details: PAN/F Address Occupa Casto . Father/Husband 60 **Party Name** P Type SN Kawari Patti, Naya Bazar, Bankmore, Business Other Late Zahir Ahamad VENDOR Ozair Ahamad Dhanbad 1 Kawari Patti, Naya Bazar, Bankmore, Business Other Late Zahir Ahamad Dhanbad VENDOR Junaid Ahamad 2 Kawari Patti, Naya Bazar, Bankmore, Other H Wife Nazra Khatoon Md. Nayeem Khan Dhanbad 3 VENDEE shamshar nagar, dhanbad Business Other Md. Slakil Qurishi Late Umar Qurishi Identifier Shamshar Nagar, Dhanbad Late Umar Qurishi Business Other Md. Slakil Qurishi Witness1 5 M.A.D.A. Colony Hirapur, Dhanbad Business Other Udai Bhan Dubey Amiya Kumar Dubey Witness2 6 Fee Details: Amount Description 2.50 LL 0.94 P 3,840.00 A1 360.00 SP 4,203.44 Total उपरयुक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है। निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है | .....ने इस दस्तावेज के निष्पादन को मेरे समक्ष उपरयुक्त .... का प्रसेट ... अहमर स्वीकार किया अने अहम्य पिता द्वि उम् हिट्सी पेशा....ठप्यसाञ्जा ने की।

लायरा स्वाप्ट

निबंधन पदाधिकरी का हस्ताक्षर



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पंजी ॥ विवरण

विवरण

भाग वर्तमान

पृष्ठ संख्या

2652

जिला का नाम

अनुमंडल नाम

धनबाद

अचंल का नाम

हलका का नाम

हलका-03

मौजा का नाम

होल्डिंग संख्या

2652

थाना नाम

श्रीमती नजरा खातुन पति -

51

तोजो संख्या

इस्टेट का नाम

निवासी

झारखण्ड

रेयत का नाम

क्रम सं.

1.

रैयत का नाम

कवाडीपट्टी,धनबाद

बकाया राशि का विवरण

प्रज बकाया राशि

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3 .	2012-2013	5.00	1.25	2.50	2.50	1.00	12.25
4	2013-2014	5.00	1.25	2.50	2.50	1.00	12.25

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	8	2017-2018	5.00	1.25	2.50	2.50	1.00	12.25
		2018-2019	5.00	1.25	2.50	2.50	1.00	12,25

ANOTE: यदि एक बार भुगतान हो चुका है, किंतु लगान रसीद नहीं मिल पाया है तो पिछले भुगतान की स्थिति स्पष्ट करने के लिए "लंबित अगान देखें" बटन का उपयोग करें। कृपया पिछले भुगतान की स्थिति स्पष्ट होने से पहले पुनः भुगतान ना करें।

पूर्व सील और

यकित भुगतान देख

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नाजरा खादन

## झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

March 3, 2019

### पंजी ॥ प्रति

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नीवरा खालन



प्रतिलिपि के लिए आवेदन की तारीख

Date of application for the copy.

स्याम्य और फोलिओ की अपेक्षित संस्या सुचित करने की निश्चित तारीख

Date fixed for notifying the requisite number of stamps and follos.

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# अंचल अधिकारी का कार्यालय, धनबाद दाखिल खारिज मु0 संख्या - 411(111)

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03.809	आदेश फलक
	आवेदिका श्रीमित नजरा खातुन पित मो० नईम खान सा० कबाडी पट्टी थाना धनबाद जिला — धनबाद ने नामांतरण के लिए आवेदन किया है। आवेदन के अनुसार आवेदिका ने मौजा— 16177 दिनांक 29.12.08 के द्वारा श्री आजेर अहमद एवं अन्य पिता नार निवास के अनुसार आवेदिका ने मौजा— 1817 दिनांक 29.12.08 के द्वारा श्री आजेर अहमद एवं अन्य पिता नार निवास के अनुसार आवेदिका ने मौजा— 1817 दिनांक 29.12.08 के द्वारा श्री आजेर अहमद एवं अन्य पिता नार निवास के अनुसार
	है।
	मूल आवेदन पत्र हल्का कर्मचारी की जॉच हेतु दें, इस बीच आम इश्तेहार निर्गत करें। अभिलेख दिनांक 19.8.09 को उपस्थिापित करें।
	हैं0 ∕ — अस्पष्ट 3.8.09
19.8.09	अंचल अधिकारी,
4	अभिलेख उपस्थापित किया गया /आम इस्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपति नहीं किया है। हल्का कर्मचारी/अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त हैं। किसी व्यक्ति ने 1) भूमि रैयती खाते की है। (2) जमाबन्दी संवा अहल में किन्ना ने कि
	कट रहा है। (3) आवेदक निबंधत दलील द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर देखल कब्जा में
	अ।।दवासा खाता, भूदान, बन भूमि तथा बी०सी०सी०एल० के क्षेत्र से बाहर है।
	करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगें। लेखापित एवं संशोधित
	ह0/- अस्पष्ट 19.8.09
	अंचल अधिकारी, धनबाद। अंचल अधिकारी, धनबाद।



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20-8-09

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22-8-09

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

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25/8/09.

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नायरा ज्वापुन

# DHANBAD MUNICIPAL CORPORATION, DHANBAD

# HOLDING TAX RECEIPT

Receipt No. TRN28456322112021051612

Date: 22-11-2021

Ward No:16

Department / Section: Revenue Section Account Description: Holding Tax & Others

SAF No.: SAF409015221121051646

Application Type: New Assessment

Property Type: Vacant Land

Owner Name

NAZRA KHATOON W/O MD. NAYEEM KHAN

Address: KABARI MARKET BHULI MORE NAYA BAZAR DHANBAD,

DHANBAD, DHANBAD Pin - 826001

MOB No: 9122739703

A Sum of Rs. 2878.00

(in words) Two Thousand Eight Hundred and Seventy-Eight Only

towards Holding Tax & Others vide Cash

Dated 22-11-2021 Drawn on NA Place Of The Bank.

N.B.Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Account Description	Period	Amount
Holding Tax Arrear	1 / 2016-2017 4 / 2020-2021	560.00
Holding Tax Current	1 / 2021-2022 4 / 2021-2022	112.00
	Total	672.00
	Additional Tax	0.00
	Penalty Amount	2206.36
And the second s	Rebate on current Demand	0.00
	Adjust amount	0.00
	Amount Received	2878.00
	Advance Amount	0.00



Signature of Tax Collector

This is a Computer genrated Receipt. This receipt does not require physical signature.

Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th june of the Financial Year.

· without prejudice to land right

For Details Please Visit: suda.jharkhand.gov.in

or Call us at

In Collaboration With Dhanbad Municipal Corporation

जाजरा हवादेव