

515

496

Sale 15,00,000/- P.S. - Sader Chaibasa sl- 60,000/-; Rent 1.00P

- 2 -



Namita Goswami

Namita Goswami

अधिन 2- क अधिन धाहय भारतीय स्टाम्प अधिनियम
1899 की अनुसुची 1 या 1 क. स0 के अधिन तथा
छांटानागपुर कास्तकारी अधिनियम के धारा - 23 -
क अधिन दधावत स्टाम्प सहित (या स्टाम्प शुल्क) से
विमुक्त या स्टाम्प शुल्क अग्रहित नहीं।

नेबन्दाक पदाधिकारी
27/10/2020

DEED OF SALE

NAME OF THE SELLER:- NAMITA GOSWAMI, aged 71 years, wife of late Shyamal Kumar Goswami, daughter of late Binod Bihari Bose, grand daughter of late Khirod Bihari Bose, by faith – Hindu, by occupation – Dependent, by caste – Brahmin, resident of Tungri, P.O. and P.S. – Chaibasa, District Singhbhum West;

PAN no. ARZPG2429D;

NATIONALITY :- Indian.

NAME OF THE PURCHASER :- MOHAN LAL VIJAY, aged about 42 years, son of Sri Ramesh Chandra Vijay @ Ramesh Vijayvargi, grand son of late Kanhaiyalal Vijay, by faith Hindu, by occupation – Business, by caste – Marwari Vaishya, resident of Mohalla New Colony, Nimdih, P.O. & P.S. – Chaibasa, District Singhbhum West;

PAN no. AJDPV0224B;

NATIONALITY : Indian

CLASS OF DEED :- Sale deed in respect of 3.042 decimal of Kayami right residential land.

Fee paid

ACD - 45,000.00
Salami - 3.00
Process - 1.00
S.P. 1,140.00
46,144.00

27/10/2020

VALUATION AS PER GOVERNMENT RATE :- Valuation of 3.042
Decimal of land @ Rs. 2,47,060/- per decimal (2,47,060/- X
3.042) = Rs. 7,51,557/-

CONSIDERATION AGREED : Rs. 15,00,000/- (Rs. Fifteen lakhs only)

SCHEDULE OF THE PROPERTY HEREBY SOLD :- Registry and
District-West Singhbhum, Sub-Registry, P.O. & P.S. - Chaibasa,
Old Ward no. 5 (five), new ward no. 19, of Chaibasa
Municipality, Kayami right land, situated by the side of other
road, bearing Municipal Holding no. 0190000255000A4, of
ward no. 19, under Khata no. 303, portion of plot no. 209, (from
western side) measuring area of 3.042 decimals (Three decimals
forty two bargkaries), bounded on the :-

North :- Road,

South :- Road on plot no. 213,

East :- portion of same plot of seller,

West :- Hiralal.

Boundaries in feet :-

Northern :- 27 feet,

Southern :- 27 feet,

Eastern :- 47 feet,

Western :- 51 feet 02 inches.

The land hereby sold has been specifically shown in red colour in the map annexed to this deed, which shall form part of this Deed, and is hereinafter referred to as "schedule property".

ANNUAL RENT :- Rs. 1.00 only.

LANDLORD (To whom Malguzari is payable) :- The ADC Singhbhum West through C.O., Sadar at Chaibasa.

WHEREAS, land under old plot no. 686, of Mauza Dumbisai, Pargana - Kolhan, Thana no. 643, corresponding to new Plot no. 209, under Khata no. 303, stands remarked in the name of Rabi Banerjee and Badal Banerjee, both sons of late Abinash Banerjee; in the survey settlement Records of Rights, finally framed and published in the year 1973.

AND

WHEREAS, the heirs of the said Rabi Banerjee and Badal Banerjee, subsequently sold the said plot of land, along with other land in favour of Sri Banwari Lal Newatia and mutation in respect of the said plot of land was allowed in the name of Sri Banwari Lal Newatia, in the office of the C.O. Sadar at Chaibasa, vide Mutation case no. 86(M)/1996-97.

AND

WHEREAS, by virtue of a sale deed no. 12911, dated 6.09.1985, Sri Banwari Lal Newatia sold the said Plot in favour of late Shyamal

Kumar Goswami, and came in possession of the said land and also applied for and was allowed mutation in respect of the same in the office of the C.O. Sadar at Chaibasa, vide Mutation case no. 303(M)/1996-97.

AND

WHEREAS, late Shyamal Kumar Goswami, happened to be husband of the seller, who passed away in the year 2010, leaving behind the seller and his only son – Rajiv Goswami, as his heirs and successors.

AND

WHEREAS, by and under mutual arrangement, seller got her name mutated in respect of the said plot of land and her son Rajiv Goswami tendered his no-objection.

AND

WHEREAS, the said plot of land under new Khata no. 303, plot no. 209, is the absolute property of seller and same stands mutated in her exclusive name, in the office of the C.O. Sadar at Chaibasa, vide Mutation case no. 132/R-27/2020-2021, vide order dated 31.07.2020, which has been entered in Jamabandi Register II at page no. 8, volume no. 8 & Malguzari concerning the said land stands paid up to the year 2020-2021, vide Online Malguzari receipt no. 0761636045, dated 31.07.2020.

AND

WHEREAS, in the aforesaid manner the seller is in exclusive possession of said piece of land, as absolute owner thereof and she is

having her house over Eastern Half portion, while western half portion is vacant.

AND

WHEREAS, the seller intended to dispose of western vacant portion of her land, described in schedule above by absolute sale and was looking for buyers.

AND

WHEREAS, the purchaser who were on the look-out for a suitable piece of land, approached the seller with an offer to purchase the same.

AND

WHEREAS, the seller accepted the proposal of the purchaser and agreed to sell the schedule property at a total consideration of Rs. 15,00,000/- (Rs. fifteen lakhs only), and the purchaser agreed to purchase the same at the said consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That the seller have sold schedule property to the purchaser at the consideration of Rs. 15,00,000/- (Rs. fifteen lakhs only), and the purchaser has purchased the same at the said consideration amount
2. That entire consideration amount of Rs. 15,00,000/- (Rs. fifteen lakhs only), has been paid by the purchaser to the seller in following manner :

- (a) Rs. 1,00,000/- (one lakhs only), vide cheque no. 326766 drawn on Punjab National Bank, Chaibasa branch drawn in favour of the seller.
 - (b) Rs. 4,00,000/- (Four lakhs only), vide cheque no. 326767 drawn on Punjab National Bank, Chaibasa branch drawn in favour of the seller.
 - (c) Rs. 5,00,000/- (Five lakhs only), vide cheque no. 326768 drawn on Punjab National Bank, Chaibasa branch drawn in favour of the seller.
 - (d) Rs. 5,00,000/- (Five lakhs only), vide cheque no. 326769 drawn on Punjab National Bank, Chaibasa branch drawn in favour of the seller.
3. That seller hereby acknowledges receipt of payment of the entire consideration amount of Rs. 15,00,000/- (Rs. fifteen lakhs only), from the purchaser.
 4. That all the right, title, interest, property claim and demand whatsoever of sellers into or upon schedule property is hereby conveyed and transferred unto purchaser.
 5. That the Seller hereby agrees and declare that she has good right, title and interest to convey and transfer the schedule property unto the Purchaser.
 6. That the Seller has handed peaceful possession of the schedule property and the Purchaser hereby acknowledges receipt of the peaceful possession of the schedule property.
 7. That the Purchaser shall or may at all times hereafter peaceably

Namita Goswami

and quietly hold use, possess any enjoys the schedule property hereby sold.

8. That it is hereby declared by the seller that there is no pending litigation in respect of the schedule property and same is neither a Raiyati government land, nor Khas Mahal lease land.
9. That the words and express "Seller" and "Purchaser" unless repugnant to the context, shall mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF THE SELLER HAS PUT HER SIGNATURE ON THIS DEED OF SALE ON THIS 27th DAY OF OCTOBER, 2020.

Witnesses

1. R. Goswami

RAJIV GOSWAMI

1st. S. K. Goswami
Goswami House, Tunzri, Chalbaba

2. Yendora Prasad

1st. Deven sio
At New colony nimalhi
Chalbaba

✓ Namita Goswami
(Seller)