

735 Sale 16000/- Madhupur 2905000RS.



4535

2000/-  
= 1400/-  
25

1690  
320  
2010

Madho Das Bhattar  
17-7-99

Free Paid  
A/C 640200  
N/C 36200  
676200

SALE DEED VALUED AT RS.16,000/-

17-7-99

THIS INDENTURE made this the 5th. Day of July 'One Thousand Nine Hundred Ninety Nine BETWEEN Shri Madho Das Bhattar son of Late Prayag Das Bhattar owner and proprietor of M/s Pari Enterprises, Permanent resident at 173, Mahatma Gandhi Road, Calcutta - 700 007, at present resident in Madhupur, P.O., P.S. and Subdivision - Madhupur, District - Deoghar, hereinafter called "the Vendor" which expression unless repugnant to the context shall be deemed to include his heirs, successors, executors and legal representatives and assigns,

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~~SEVEN HUNDRED & FIFTY RUPEES OF 1924 OF DEOGHAR SUBDIVISION~~

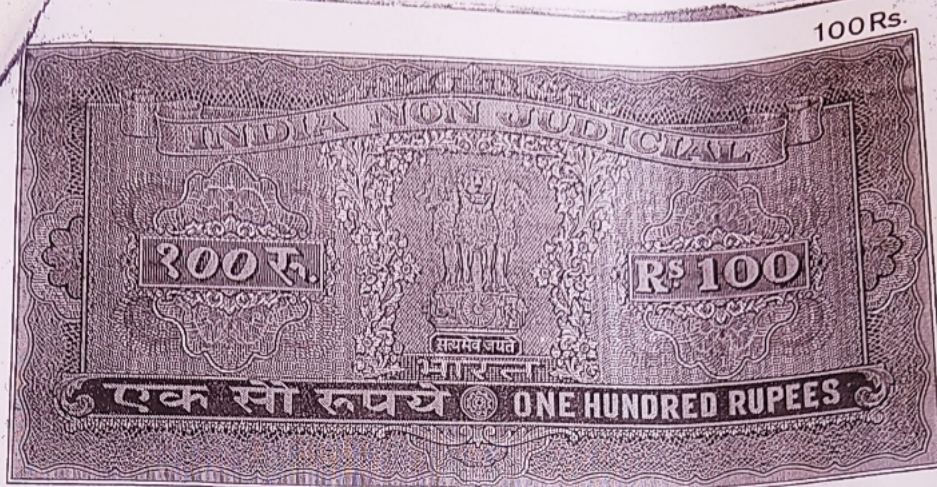
A N D

Smt. Anju Devi wife of Shri Dinesh Kumar Gupta, by faith Hindu, by profession House wife, resident of S.C. Mukherjee Road, Madhupur, P.O., P.S. and Subdivision - Madhupur, Registry Office and District - Deoghar, hereinafter called the PURCHASER which expression unless repugnant to the context shall be deemed to include her heirs, successors, administrator, legal representative and assigns to the Other Part.

WHEREAS the Pari Enterprises was a partnership firm of which the present Vendor Shri Madho Das Batter and Vikash Dalmia son

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*Manoj Das Bhatnagar*  
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son of Jaiprakash Dalmia were the Partners.

AND WHEREAS Pari Enterprises, Ravi Enterprises, Swastik Enterprises and Jai Enterprises all being Registered Partnership Firm separately purchased the entire undivided interest of the owner Shri Chittotosh Mukherjee and Shri Manatosh Mukherjee by separate deeds in the map appended with separate share as shown in the map each respective Sale Deed of the respective Purchasers, so that each Purchaser may take and possess their respective land and WHEREAS each firm had confirmed the sale of such demarcated land of respective Firms by putting signature on the Map/each Sale Deed of the Other appended with the same so that there may not be very ambiguity regarding the defined land of each Firm.

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AND WHEREAS Pari Enterprise purchased the land covered Sale Deed No. 126 and 128 in both dated 16.01.94 of Deoghar Sub-Registry Office.

AND WHEREAS the Firms Pari Enterprises was dissolved by mutual consent and the Partners Madho Das Bhattar and Vikash Dalmia amicably settled their account finally, including all assets and liabilities of the Firms as per Balance Sheet duly prepared, accordingly and approved and accepted by the Partners and the land under the said Sale Deed hereinafter with the deleted from the list of the Firm.

AND WHEREAS owing to dissolution of the Firm Pari Enterprise has become and known as proprietorship Firm of which Shri Matho Das Bhattar is only owner of the properties with absolute

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absolute authority to sell the land under Deed No.126 and 128.

AND WHEREAS the Vendor Madho Das Bhattar mutated his name in the Circle Office, Madhupur and subdivided his land and made sub-plots with easementary provision of Road and lane in order to sell the same intending Purchaser or purchasers.

AND WHEREAS the Sub-plot No.29 in approximate 2000 Sq.ft. fully described in the Schedule from part of the land covered by Sale Deed No.126 and 128 and advertised to the Sale in Public in general.

AND WHEREAS the such Advertisement many purchasers came and offered price according to their assessment but the price of Rs.16,000/- (Rupees Sixteen Thousand) only offered by the Purchaser Smt. Anju Devi, was found to be the highest and adequate according to prevailing market price.

AND WHEREAS the Vendor agreed to sell the Sub-plot No.29

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Sub-plot No.29 marked in Red colour of the map appended with the Deed and Purchaser agreed to purchase the same on a consideration of Rs.16,000/- (Rupees Sixteen thousands) only.

NOW THIS DEED WITNESSETH that in persuance of the said Agreement and in consideration of Rs.16,000/- (Rupees Sixteen thousand) only paid to the Vendor Madho Das Bhattar by the PURCHASER Smt. Anju Devi as price of the property hereby conveyed and sold, receipt whereof is being acknowledged and the Vendor does hereunder grant, convey, sell and transfer, assign and assure all right, title and interest in the property mentioned in the Schedule and shown in Red colour of the Map appended herewith forming part of the Sale Deed with appertenances, hereditment appendages, tenement, whatsoever together with path, light, liberties, previllages, assessment whatsoever to the land described in the Schedule.

AND ALL THE Estate, right, title, claim and demand whatsoever

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whatsoever of the Vendor into and upon the same and every part thereof.

TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, her heirs, executors, administrators, assigns, absolutely and for ever AND THE VENDOR does hereby covenant with the PURCHASER, her heirs, executors, administrators, legal representative and assigns that notwithstanding any act, deeds or things hereto before done, executoes or knowingly settled to the said property free from any encumbrances, attachment and defect in title whatsoever and that vendor has full power and absolute authority to sell the property in the manner aforesaid and the PURCHASER shall hereafter peacefully and quitly hold, posses and enjoy the same property in khas without any claim or demand, whatsoever from the Vendor or any person through or under him.

AND FURTHER that the Vendor, his heirs, executors, administrators of assign covenant with the Purchaser, her heirs, executors, or assigns to save harmless indemnify and keep indemnified the Purchaser, her heirs, administrators or assigns from and against all encumbrances, charges and whatsoever.

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*M. D. Deshpande*  
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AND THE VENDOR his administrators or assign further covenant that he ~~or they~~ shall at the request and the cost at the Purchaser, her heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the said property and every part thereof and in manner aforesaid according to the true intents and meaning of this Deed.

SCHEDULE REFERRED:

In the District and Registry Office - Deoghar, Subdivision and P.S. & P.O. - Madhupur, Mouza - Bara Sheikhpura, Thana No. 272 portion of Thoka No. 2/2, within Madhupur Municipal Town Ward No. 14, portion of Holding No. 94, Sub-plot No. 29, area 2000 sq. ft. Basouri land show in Red colour appended map herewith butted and bounded as follows:-

North : Vendor's land i.e. Sub-plot No. 28.

South : Vendor's land i.e. Sub-plot No. 30.

East : 3' wide common drains.

West : 13' wide common private road.

DECLARATION:

The land is situated more than 131' from the main road namely SIR ASHUTOSH MUKHERJEE ROAD.

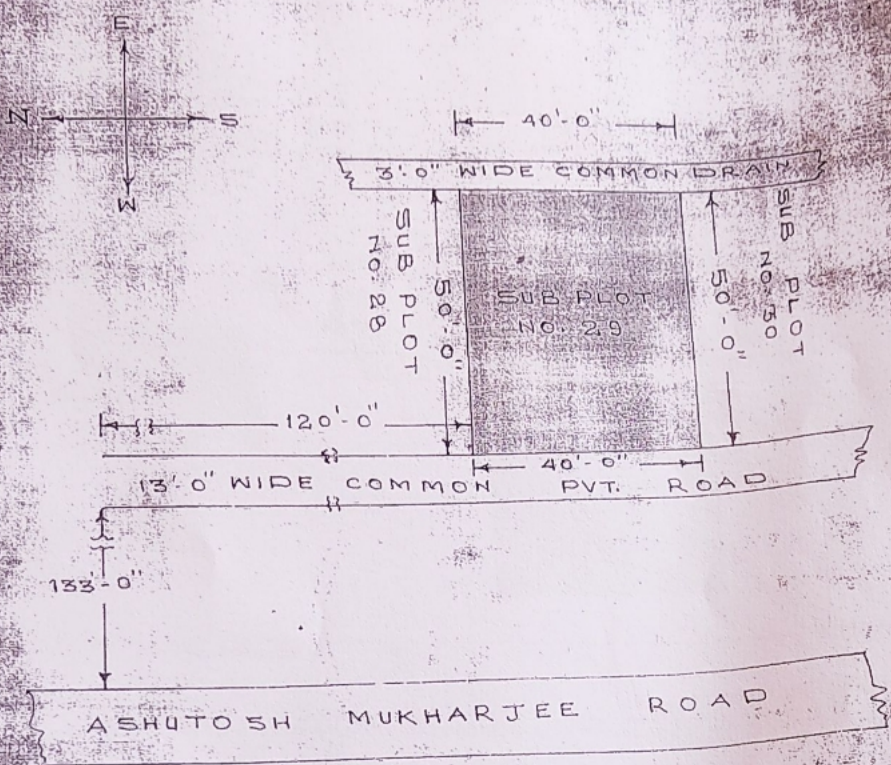
*M. D. Deshpande* 17-7-99  
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PROPERTY HEREBY CONVEYED TO SMT. ANJU DEVI  
(DELINEATED IN RED COLOUR) BASOURY LAND SUB PLOT  
NO. 29 MEASURING 2000 SQ. FT. BEING PORTION OF THOKAL  
NO. 2/2 IN MOUZA BARA SHEIKHPURA, THANA NO. 272, LYING  
WITHIN WARD NO. XIV OF MADHUPUR MUNICIPALITY, BEING  
PORTION OF HOLDING NO. 94, P.S. & SUBDIVISION  
MADHUPUR, DISTRICT DEOGHAR.  
SCALE 1" = 25 FT.



*Madho Char Bhatta 17-7-99*  
SIGNATURE OF VENDOR

DRAWN BY  
R.R. SODI  
(MADHUPUR)



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