

259

Value 13,87,500/- = 7.8 Madhupur

247



Area  
 $\frac{1387500}{170} = 7.88 \text{ Dec}$

0200 757676

Stamp

55500 =

fees

170, 416.25 =

8 fee 416.25

42041.25

21/8/16  
23/8/16  
Smt. Sumitra Devi

निबंधन अधिनियम... के अंतर्गत  
 और छोटानामपुर/संतोखपुरा में स्थित...  
 पारा... के अधीन में...  
 इण्डियन स्टाम्प एक्ट 1899 की अनुसूची A में...  
 खण्ड... के अधीन यथावत स्टाम्प...  
 (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अर्पित नहीं)

23/08/16  
 निबंधन प्रमाणिका

SALE DEED OF Rs. 13,87,500/-

THIS INDENTURE OF SALE made this 23 August 2016 A.D. BETWEEN SMT SUMITRA DEVI JHUNJHUNWALA, Wife of LATE JAGDISH JHUNWALA, by faith-Hindu, caste Marwari Vaisya, by Occupation- Business, resident of LORD SINHA ROAD MADHUPUR, Ward No. 06, P.O. & P.S.- Madhuipur, Sub-Division & Sub-registry Madhupur, Sadar Sub-Registry & District- DEOGHAR, in the JHARKHAND hereinafter called the VENDOR Which expression

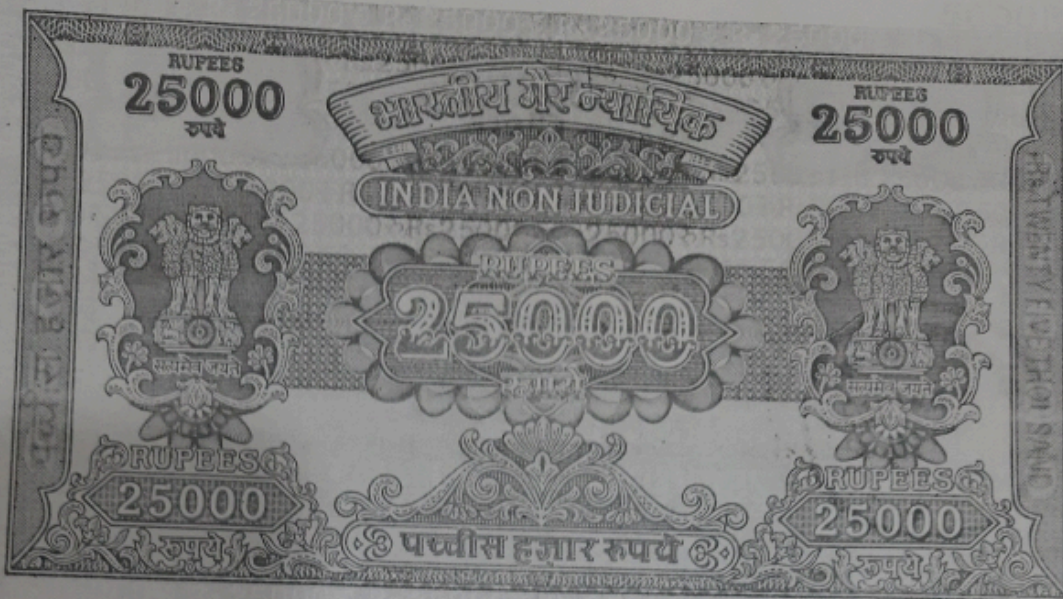
shall unless excluded by or repugnant (to the subject or Context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the PAN-

A JHPJ8175C ONE PAR:

Samsung 64 MP Camera  
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un Jhun  
Madupur



02DD 757675

सुरिना केरी प्रसिद्धकाल  
8/8/16

AND

SRI SURAJ JHUNJHUNWALA, S/o. Late Jagdish Jhunjhunwala, by faith Hindu, by caste-Marwari Vaisya, by Occupation- Business, resident of - LORD SINHA ROAD, MADHUPUR, Ward No. 06 P.O. & P.S.- Madhupur, Sub-Division & Sub-registry - MADHUPUR, Sadar Sub Registry & District- DEOGHAR In the State of JHARKHAND hereinafter Called - THE PURCHASER (Which expression Shall unless, excluded by of repugnant to the subject or context be deemed to mean and include his heirs, Successors, executors, administrators, legal representatives and assigns) of the OTHER PART. PAN.-ALVPJ 7576Q

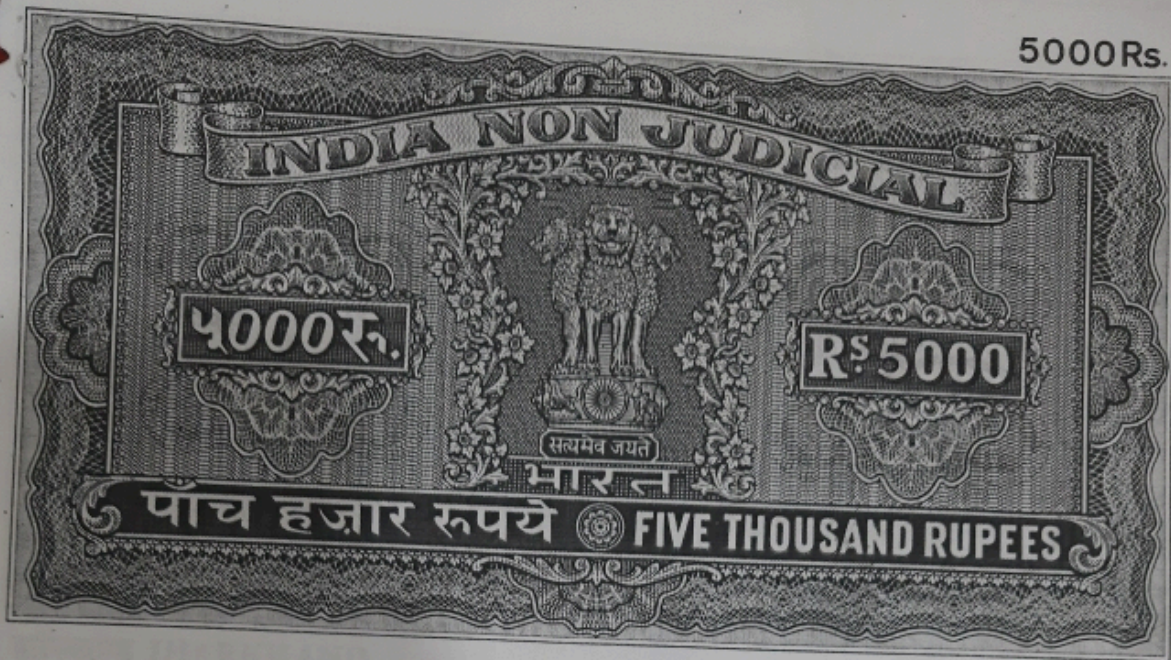
WHEREAS One Bigha, Seven Kathas and Ten Dhurs of the Basouri Vacant land in mouza, Bherwa appertaining to Thoka No. 149/A, and 9/1 was acquired by Tikait Krishna Prasad Singh Ghatwal of Pathrol Estate through Rev. Misc. No. 571 of 1911-12 Of the Court of the Sub-Division Officer-Deoghar u/s. 25A of Regu. II of 1886 same in plot No. 561 of Mouza Bherwa offer to Mr. J.A. Levalette, who since after taking possession on 9.3.1912 continued to possess the same till his death on the 8<sup>th</sup> day of March, 1926.



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5000Rs.

सुमित्रा देवी सुमरुच १४४१  
२३/४/६

AND WHEREAS by way of registered partition on 02.07.1937 the said land and Premises fell to the share of Albert Mourice Lavelette who continued to possess the Said land and premises till 25.07.1946 when the same was sold to one Chiraguddin Khan Deoghar Sub-registry Office contained in Book No. 1, Vol. No. 4, from pages 274 to 278 Being Deed No. 207 for the year 1946.

AND WHEREAS the said land and premises including all trees and structures was Sold in favour of Issov David Rodda by way of registered sale Deed registered on the 12.10.1947 contained in Book No. 1, Vol. No. 5 pages 465 to 470 being Deed No. 374 for The year 1947 of the Sub-Registry Office of Deoghar in the name of his minor son Bengimen Nathan Rodda.

AND WHEREAS Issac Devid Rodda was seized and possessed of the said 949 when he died leaving the property in the sole and absolute ownership and Bengimen Nathan Rodda, S/o late Issoc Devid Rodda.



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झारखण्ड JHARKHAND

B 25840

सुमिता देवी भुगुरुनवास्त्र  
११/११/१६

AND WHEREAS the said land and premises covering an area 1 Bigha, 7 Kathas & 10 dhurs in the town of Madhupur, together with gardens, wells, tress and compound Walls was sold by Bengimen Nathen Rodda in favour of Kedra Nath Agrawala, S/o Sri Banshidhar Agarwala, a resident of Barhiya, P.O & P.S. Barhiya, Dist. Munger by of registered Deed of sale or dated 10.11.1967 registered at Calcutta contained in Book No. 1, Vol. No. 191, pages 80 to 85 being Deed No. 5837 of 1967.

AND WHEREAS after the aforesaid purchase Kadar Nath Agrawala seized, and Possessed the land and properties peacefully and Kadar Nath Agrawala was sold the Said land and premise covering area 1Bigha, 7 Kathas & 10dhurs in the town of Madupur Together with gardens , wells , tree and compound walls and transfer the same to Sri SATYANARAYAN JHUNJHUNWALA, S/o. late Bhim Raj Jhunjhunwala, by way of registered Deed of sale on dated 12.07.1984 registered at Dist. Sub-Registry Office at Deoghar contained in Book No. 1, Vol. No. 21, pages 13 to 18 being Deed No. 2744 to 1984. Xerox copy of same deed attached herewith Annexure-1.

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सुश्री देवी सुश्री देवी  
23/8/16

AND WHEREAS after the aforesaid purchase SATYANARAYAN JHUNJHUNWALaseized & possessed the land and propertied peacefully by mutating, The namebefore the Revenue Department of Anchal Adhikari Madhupur, entered in Register-II & regularly paying the rent vide Thoka No. 9/1. On dated-17.05.1999 Satyanarayan Jhunjhunwala died leaving behind his widow Smt. Rukmini Devi and 5 sons namely Jagdish Jhunjhunwala, Shankar Jhunjhunwala, Shambhu Jhunjhunwala, Krishna Murarai Jhunjhunwala and Shrawan Jhunj- -hunwala, all have inherited the entire land premises of Late Satyanarawan Jhunjhunwala.

AND WHEREAS similarly David High Rodda, S/o Issoc David Rodda, resident of M/s. National Tobacco Co. of Indian Ltd, Kamarhatti, 24-Parganas had purchased the land and premises through registered Sale Deed on dated 12.10.1947 contained in Book No. 1, Vol. No. 5 pages 471 to 475 being Deed No. 375 for the year 1974 of the Sub-Registry Office of Deoghar from one Cheraguddin Kashmiri, S/o. late Mahamadin Kashmiri of Madhupur 08 Katthas 18





23/8/16  
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dhurs of Basouri land together with the buildings standing thereon known as "Mahammadin Manzil" and named it as "David Castle" and purchase and has been seized and possessed of the same by mutating his name in the Revenue Records of the Madhupur Municipality and Pathrole Estate and by regularly paying the ground rent to the Pathrole Estate and the Circle Office Madhupur after vesting of the Pathrole Estate to the State Government of Bihar vide Thoka No. 149(A) of mouza Bherwa No. 274.

AND WHEREAS said David High Rodda was sold the said land and premises covering an area 8 kattha 18 dhur of basouri land together with the building standing there on known as "David Castle" in the town of Madhupur, transfer the same to Sri mati RUKMINI DEVI, W/o. Sri Satyanarayan Jhunjunwala by way of registered Deed of Sale on dated 28.01.1969





सुमित्रा देवी जूनजुनवाला  
23/8/8

registered at Sub-Registrar Calcutta, contained in Book No.1, Vol. No. 27, pages 78 to 82 being Deed No. 396 of 1969 at the price of Rs. 15,000/- Xerox copy of same attached herewith annexed-2..

AND WHEREAS after the aforesaid purchase Srimati RUKMINI DEVI seized, Possessed the land and properties peacefully by mutating her name before the Revenue Department of Anchal Adhikari Madhupur, entered in register-II Paying the rent regularly vide Thoka No. 149/A. On dated-23.10.1999 Rukmini Devi died Leaving behind her 5 sons namely Jagdish Jhunjhunwala, Shankar Jhunjhunwala, Shambhu Jhunjhunwala, Krishna Murarai Jhunjhunwala and Shrwana Jhunjhunwala, all Have inherited the entire land and premises of late Satyanarayan Jhunjhunwala.

AND WHEREAS Jagdish Jhunjhunwala, has died on dated 01.12.2008 Leaving behind his widow Smt. Sumitra Jhunjhunwala and son, all have inherited jointly the

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सुमित्रा देवी जून्जुनवाला  
११/८/१६

entire land and premises of late Satyanarayan Jhunjhunwala and late Rukmini Devi

AND WHEREAS entire estate in the name of late Satyanarayan Jhunjhunwala and late Rukmini Devi have been partitioned amongst all 6 co-sharers through **DEED OF FAMILY ARRANGEMENT-CUM-FAMILY PARTITION** which was executed before the Notary Civil Court Madhupur on 20 Feb. 2016 and on the basis of said Family-Partition, All the co-share seized, possessed their share land and properties peacefully by mutating the Name. The present Vendor Smt. Sumitra Jhunjhunwala has Mutate her name & entered in register-II through mutation case no. 131/2015-16 in the Anchal Adhikari Madhupur, and use to pay the rent of same land area 7204 Sq. Feet in her own being part of Thoka No.149/A. & 9/1 (part). Xerox of Family settlement & mutation with vitiation attached here annexure 3, 4, 5.

AND WHEREAS the vendor has in need of money, hence she has intend to sale her share land part area 3432 Sq. feet (7.88 dec.) and the purchaser Offered to purchase the said part area of land fully described in the schedule below and also show in the sketch map in red color on a consideration the sum of Rs. 13,87,500/- (Thirteen Lak eighty Seven Thousand and five hundred) only and the Vendor thinking the same to be the highest equitable and fair price prevail in the

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11/18/18  
29/8/18  
सुनिता देवी 1114/18

locality agreed to sell the same with Purchaser for a consideration, the sum of Rs. 13,87,500/- (Thirteen Lak eighty Seven Thousand and five hundred) only which has Already been received by Vendor from purchaser hereby submit and acknowledge in-full and final assigns and assure the said vacant Land which is particularly described in schedule hereunder, the Vendor do hereby grant convey, transfer, sell, written and delineated in map annexed herewith.

AND TOGETHER WITH rights, liabilities, privileged or easement facilities, benefits Appurtenance whatsoever to the Basori land and property or any part thereof belonging to or anywise appertaining or usually held or enjoyed therewith or reputed to belong to the appurtenant thereto and the estate, right, title, interest, claim and Demands whatsoever of the vendor are to or upon the said land and property or Part thereof TO HAVE AND HOLD SAID PERPERTY hereby granted, conveyed, or transferred or expressed or interest so to be unto and to use of purchaser absolutely And forever in peaceful possession, enjoyment and free from all encumbrances. The vendor doth hereby declare and confirm that there are no chargers mortgage, lien or other encumbrances in respect of "the property hereby conveyed" The vendor doth hereby covenant with the purchaser that vendor shall indemnify and always keep indemnified the purchaser from and against all encumbrances charges damages demands and cost which the purchaser may sustain or incur by reason of any claim or demands whatsoever from or by vendor or any person/persons lawfully rightfull or equitably claiming under or in



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23/8/16

trust the vendor in respect of the property that the vendor shall at all time hereinafter and upon the request and at the cost of the purchaser to do and execute or cause to be done and executed all such lawful act deed and thing whatsoever for further and more perfectly conveying and assuring or any part thereof to the purchaser that the purchaser after registration of the deed of sale get his name mutated in Circle Office-Madhupur and shall pay the proper rent in his own right without any objection, interruption claim or demand whatsoever from or by the vendor in respect of the property hereby conveyed.

SCHEDULE OF THE PROPERTY

ALL THAT revenue paying piece or parcel of Basouri vacant land measuring an area 7.88 decimal (3432 Square feet) a little more or less situated at mouza-Bherwa, Thana No. 274, Basouri Thoka No. 149(A) & 9/1 part, Sub-Plot No.(C), Town Plot K, under Madhupur Municipality, under Police Station and Subdivision Madhupur, Sub-registry Madhupur, and District- Deoghar in the State of Jharkhand more fully shown in annexed sketch map in Red Color which is butted and bounded as below:-





23/8/16  
H/18/16  
Kavita Jhunjhunwala

- By North:- Lord sinha Road.
- By South:- 20 Feet Wide Common Passage.
- By East:- Sub plot "F" share of Kavita Jhunjhunwala.
- By West:- 7 Feet common Passge..

Declaration

Stamp duty has been paid as per rule of Govt. Circular. Property is residential beside main road.

IN WITNESS WHEREOF the Vendor above named do hereunto set and subscribed his hands and seal the day month and year first above written in presence of the following witnesses:-

WITNESSES:-

① SHUBHAM JHUN JHUN WALA

*स्मिता देवी मुकुन्दकरा*  
23/8/16  
SIGNATURE OF VENDOR

S/O = SAM BHU JHUN JHUN WALA Deed Drafted, read over and explained the contents

Of this Deed of Sale to the parties by me;  
Lord sinha Road, Madhupur Dehore.  
23/8/16

② Gautam Kumar Rout  
S/o Sri Kamtes Rout

*M. Singh*  
Advocate 23-8-16

Ad - Bherua Naw Lih  
PS+PO - Madhupur (Benghar)  
23/8/16


Civil Court- Madhupur








SPECELIMEN FORM FOR FIVE LEFT HAND FINGER PRINTS

Affected by  
 JPS  
 No. 23-8-16  
 23-8-16

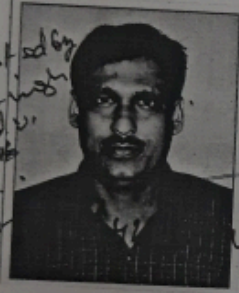







LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
				

सुमित्रा देवी अनुमत्तु नगर  
 23/8/16

23-8-16 JPS

Affected by  
 JPS  
 No. 23-8-16  
 23-8-16



LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
				

सुरज थुनथुन w  
 23/8/16

wck.

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
X				

Certified that the left hand finger print of all the persons whose photographs affixed in this deed have been taken by me.  
 JPS  
 Advocate 23-8-16.  
 Civil Court Modhupur.

