

B. L. Tekriwalla
21.7.05

DEED OF SALE

THIS DEED OF SALE made on this the 21st day of July Two Thousand Five A.D. BETWEEN SMT. BABITA TEKRIWALLA, wife of Shri Ashok Kumar Tekriwalla, by religion -Hindu, residing at T.P. Bose Road, Madhupur, P.O., P.S. and Sub-Division- Madhupur, District-Deoghar, hereinafter called the VENDOR (which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assignees) of the ONE PART,

AND

UDAY NARAYAN MARODIA, son of Shri Bilas Rai Marodia, by religion - Hindu, residing at Hatia Road, Madhupur, P.O., P.S. & Sub-Division- Madhupur, District-Deoghar, hereinafter called the PURCHASER (which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assignees) of the OTHER PART.

WHEREAS one Farooq Ali, son of Late Rustam Ali, the predecessor-in-interest of the Ex-Vendors, seized and possessed as an absolute owner, the property all that piece and parcel of basouri land measuring an area of more or less three bighas eighteen cottahs eighteen dhurs, bearing C.S. Dag no.-345, comprising Thoka No. - 3, in Mouza - Kusumahi, P.S. Madhupur within Madhupur Municipal Ward No -XIV,
Contd 2nd Page.

Uday Narayan Marodia

1000Rs.



Subd by Tekravella
21.7.05

Subdivision - Madhupur, District - Deoghar, and hereinafter referred to as "the said property", vide Conveyance Deed No. 2067 for the year 1983 dated 28th February, 1983, registered in Book No. 1, Volume No. 118 for the year 1983, Pages 1 to 8, in the office of the Registrar of Assurances, Calcutta, for the valuable consideration mentioned therein.

AND WHEREAS said Farooq Ali mutated his name in the Revenue records and paying the land revenue/khajana and obtaining receipts for the same in respect of the said property.

AND WHEREAS said Farooq Ali died intestate in the month of December, Two Thousand A.D., leaving behind him his wife namely Smt. Parween Farooq, two sons namely Aamir Ali and Adnan Ali and one daughter namely Samreen Farooq, as his legal heirs.

AND WHEREAS said Smt. Parween Farooq, died intestate in the month of March, Two Thousand Four A.D. .

AND WHEREAS thus in the circumstances aforesaid, the Ex-Vendors namely 1.) Aamir Ali, 2.) Adnan Ali and 3.) Samreen Farooq, as the joint owners, seized and possessed the said property.

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Babita Tekriwalla
21.7.05

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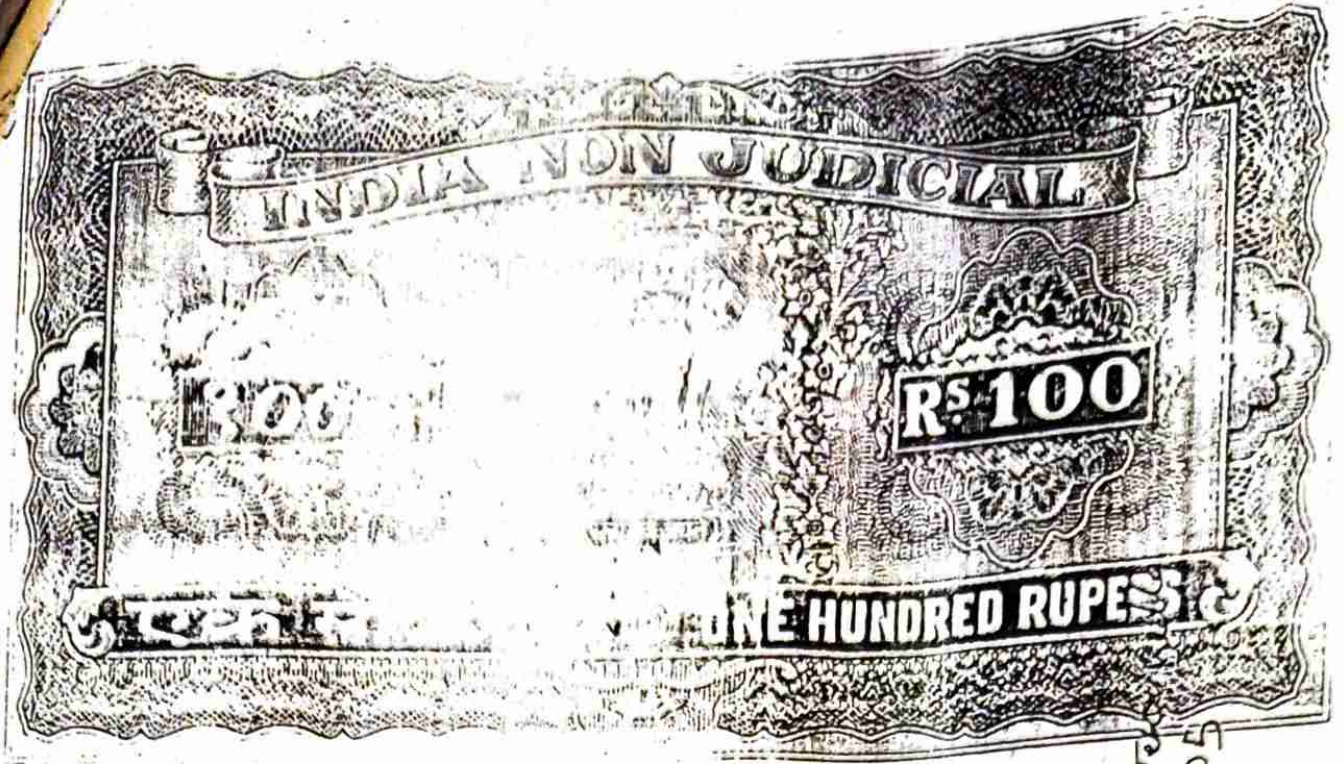
AND WHEREAS vide registered deed of sale bearing No. 3619 for the year 2004, registered in Book No. 1, Volume No. 89 for the year 2004, Pages 289 to 296, registered in the Office of the District Sub-Registrar, Deoghar, the Ex- Vendors namely 1.) Aamir Ali, 2.) Adnan Ali and 3.) Samreen Farooq, sold to the Vendor Smt. Babita Tekriwalla, the portion of the said property, all that piece and parcel of basouri land measuring an area of more or less five cottahs nine dhurs, and hereinafter referred as 'the said portion of the said property', on a consideration mentioned therein.

AND WHEREAS the Vendor agreed with the Purchaser for sale of the part of the said portion of the said property, all that piece and parcel of basouri land measuring an area of more or less two cottahs five dhurs, fully described in the Schedule hereunder written and delineated in Red Colour on the plan annexed hereto, on a consideration mentioned hereunder.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement, the Vendors abovenamed received the consideration money of Rs. 52,000/- (Rupees Fifty Two Thousand) from the Purchaser abovenamed, before the execution of this deed of sale (the receipt whereof, the Vendor doth hereby admit, acknowledge and confirm), the Vendor doth hereby grant, sell, convey, transfer and assign unto the Purchaser, ALL THAT piece and parcel of basouri land measuring an area of more or less two cottahs five dhurs, fully described in the Schedule hereunder written and delineated in Red Colour on the plan annexed hereto, and hereinafter referred to as 'the property hereby conveyed', TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and for ever. That the Vendor has good right, lawful authority to grant, sell, convey, transfer and assign 'the property hereby conveyed' or any part

Contd 4th Page.

Uday Nayam Marooba



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thereof. That the Vendor shall at all times hereafter 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 furth- and more perfectly conveying and assuring 'the property hereby conveyed' or any part thereof to the Purchaser. That the Purchaser after registration of this deed of sale, shall get his name mutated in Madhupur Circle Office and Madhupur Municipality and shall pay the proper rent (khajana) and taxes 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 ABOVE REFERRED TO :
(Schedule of 'the property hereby conveyed')

In the District of Deoghar, Registry Office - Deoghar, Subdivision - Madhupur, P.S. - Madhupur, in Mouza - Kusumah, being portion of Thoka No. 8, all that piece and parcel of basouri land measuring an area of more or less two cottahs five dhurs, lying within Madhupur Municipal Ward No.XIV. The property hereby conveyed is butted and bounded as under:

North : Portion of the said property, forming portion of same Thoka No. 8.

South : Other's land.

Contd 5th Page.

Uday Narayan (Morsebia)

East Portion of the said property (same Thoka No. 8)
belonging to the Vendor

West Common Passage 15 feet wide

A Plan showing "the property hereby conveyed" delineated in Red Colour annexed hereto. The plan annexed hereto forms part of this deed of sale.

The Common Passage lying on the West of 'the property hereby conveyed' shall in common use by the Vendor and the Purchaser and persons on their behalf.

'The property hereby conveyed' comprises of a piece of land. 'The property hereby conveyed' is lying/situated at a distance of more than 131 feet from the Municipal Road. The stamp duty has been paid as per rate determined

IN WITNESS WHEREOF the Vendor in her sound physique and mental state, presence of the witnesses named below, put her hands on this the day, month and year first above written

Signature of the Vendor

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

Signature of the Vendor

Babita Tekriwalla
21.7.05
(Babita Tekriwalla)

Drafted by me:

Chandra Shekhar Tewary
Advocate, Deogarh, corl.

21.7.05

Typed By:

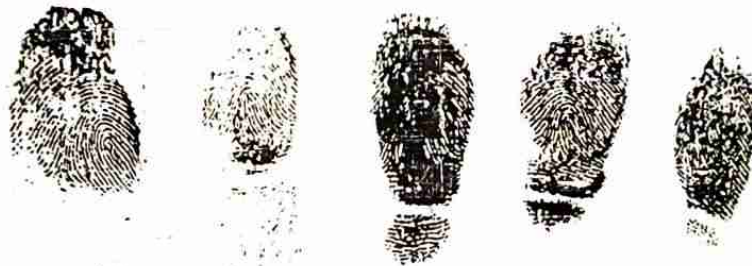
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Devi Nayam Moradbe

क्रेता के छायाचित्र तथा हस्ताक्षर के साथ बायें हाथ की अंगुलियों के निशान



Uday Narayan Marodia



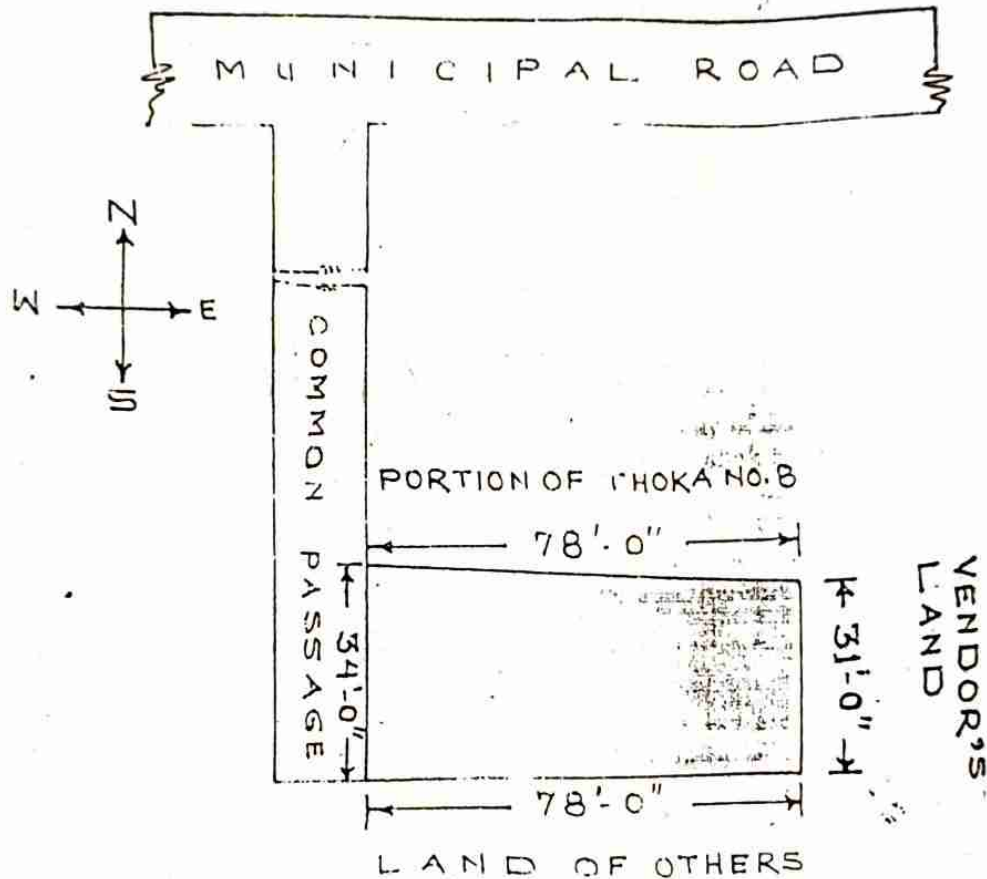
प्रमाणित किया जाता है की प्रत्येक व्यक्ति, जिनका छायाचित्र दस्तावेज में लगा है, के बायें हाथ की अंगुलियों के निशान मेरे द्वारा या मेरे सामने लिए गए है।

Chandana Shukla
Advocate, Delhi

Uday Narayan Marodia

PROPERTY HERE BY CONVEYED (DELINEATED IN RED COLOUR) BASOURI LAND MEASURING MORE OR LESS TWO COTTAHS FIVE DHURS BEING PORTION OF THOKA NO. 8 IN MOUZA - KUSUMAHA WITHIN MADHUPUR MUNICIPAL WARD NO. XIV, P.S. AND SUBDIVISION - MADHUPUR, DISTRICT - DEOGHAR, CONVEYED TO UDAY NARAYAN MARODIA S/O SRI BILAS RAI MARODIA OF MADHUPUR.

SCALE 1" = 30 FT.



Uday Narayan Marodia
21.7.05

DRAWN BY
R. Prasad.
(MADHUPUR)

SIGNATURE OF THE VENDOR

Uday Narayan Marodia

No. 180V

बि० न० प्रस गया $\frac{X}{39}$

गुजारी
सकल नाम मीजाम्भय

V

नाम रियत मय वल्लियत जमावन्दी
वो सकुनत। नम्बर। AA 2050066

धाना वो धाना नम्बर

करी कुमहाड उदय नारायण मरोडिया चौका 844

दमी-8

राजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

0-2-5 M.C. Case No. 17/09-10/3205/21.6.04 wr. 09-10

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष	
माल-गुजारी } (नकदी)	20 ru					20 ru
गुजारी } (भावली)	10 ru					10 ru
सेस	10 ru					10 ru
सुद	/					/
मुतफरकात						
मीजान	40 ru					40 ru

तफसील अदायकारी

अदायकारी बाबत	बकाया				मीतालवा हाल	फाजिल
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	१ला वर्ष		
माल-गुजारी } (नकदी)					20 ru	
गुजारी } (भावली)					10 ru	
सेस					10 ru	
सुद					/	
मुतफरकात						
मीजान अदायकारी					40 ru	40 ru

(१) मीजान कुल (लपजों में घटाए) सके पर 40 ru

(२) नाम देहिन्दा- 294

(३) कुल बकाया- 40

दस्तखत वो ताराख अमना लखी कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सुद नई लिया जाता है।

Uday Narayan Mrodehu

नाजीर रसीद का प्रपत्र

0187367

अनुसूची 14 - फारम नं० 511

जिल्द संख्या 233/08 वर्ष 2009-10.....

किससे प्राप्त हुआ श्री. (इरफ़ नाज़ीर) मो. री. री. श्री. हरिनाथ मजूमदार

किस मद रामानाथ वर नं० 17/08-10.....

रकम
रु० _____ पै० _____

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नाद
स्टाम्प के रूप में
कुल
(Faint circular stamp)

(केवल रुपये पैसे)

तारीख 01-08-2009.....

प्राप्त करनेवाला पदाधिकारी
(Signature)
बिचल नाज़ीर
नाज़ीर (इ.क.व.प.)

SPL-2002

Beby Nazim Masood